Appendix H

Phase I Environmental Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT

459 &469 Piercy Road
San Jose, California 95138

Prepared for:

Xebec Realty Partners
3010 Old Ranch Road Suite 470
Seal Beach, CA 90740

Prepared by:

Hazard Management Consulting, Inc.
211 W. Avenida Cordoba, Suite 200
San Clemente, CA 92672
(949) 361-3902

February 26, 2021

TABLE OF CONTENTS

EXECUTIVE SUMMARY III

1. INTRODUCTION 1

1.1. Objective 1
1.2. Scope of Services, Methodology and Limitations 2

2. SITE DESCRIPTION 3

2.1. Site Setting 3
2.2. Regional Geology and Hydrogeology 3
2.3. Interviews and User Provided Information 4
2.4. Title Records 4
2.5. User Knowledge 4
2.6. Owner/Occupant Knowledge 4
2.7. Environmental Liens or Activity and Use Limitations 5

3. SITE USE AND HISTORY 6

3.1. Aerial Photograph Review 6
3.2. Topographic Maps 6
3.3. Sanborn Maps 7
3.4. EDR City Directory Review 7
3.5. Summary 8

4. PRIOR INVESTIGATIONS 8

5. SITE RECONNAISSANCE 9

5.1. Site Vicinity 10

6. REGULATORY AGENCY DATABASE RESEARCH 11

6.1. Database Records Concerning the Target Property 11
6.2. Database Records Concerning the Site Vicinity 11
6.3. Summary of Off-Site Issues 12

7. LOCAL AGENCY AND OTHER RECORDS REVIEW 13

7.1. Tribal Records 13
7.2. Oil and Gas Wells 13
7.3. State of California 13

7.4. Santa Clara County Environmental Health Department 13
7.5. Bay Area Air Quality Management District (BAAQMD) 13
7.6. San Jose Fire Department 13
7.7. City of San Jose, Building Department 14

8. VAPOR INTRUSION, ASBESTOS AND OTHER CONCERNS 14

8.1. Vapor Intrusion 14
8.2. Asbestos 14
8.3. Radon 14
8.4. Mold 14

9. SUMMARY OF FINDINGS 14

10. DATA GAPS 15

11. CONCLUSIONS 15

12. RECOMMENDATIONS 16

13. QUALIFICATIONS 17

14. REFERENCES 18

TABLES

Table 1 EDR Records Summary

FIGURES

Figure 1 Site Location
Figure 2 Site & Vicinity Map

APPENDICES

A - Site Photographs
B - EDR Historical Reports
C - Historic Site Maps, Previous Reports, & Misc. Documents

Executive Summary

Hazard Management Consulting, Inc. (HMC) is pleased to submit this Environmental Site Assessment (ESA) for the property referenced above in the City of San Jose, California (Site) (Figures 1 & 2). This ESA was prepared to evaluate the Site for potential Recognized Environmental Conditions (RECs) that may be present and was conducted as part of your efforts to acquire the Site. The Site includes two parcels: 469 Piercy Rd (APN 678-93-08) includes approximately 3.6 acres of land and 459 Piercy Rd (APN 678-93-28) includes approximately 2 acres of land. The Site consists of largely undeveloped land, with a two-story residence and adjacent garage, constructed in 2001. The Site, prior to the 1970s, had been a Walnut Orchard. The Site is currently occupied by Timothy and Tena Knea as a single-family residence.

The Site is relatively flat with an elevation of approximately 207 feet above mean sea level (msl), adjacent to a hillside with a slope to the southwest. The Site is located in the City of San Jose, Santa Clara County and is set in an area recently rezoned from "Industrial Park" (IP) to Combined Industrial/Commercial Zoning District (CJS 2019).

The Site is bound:

- to the northeast by vacant land;
- to the southeast by Piercy Road, across which are multiple commercial buildings;
- to the southwest by Hellyer Avenue, across which are commercial buildings;
- to the northwest by a commercial building, across which is Silver Creek Valley Road.

Key findings of this Phase I ESA are as follows:

- The Site was observed to have historically been used for agricultural purposes since at least the late 1920's until the 1970s when the Walnut Orchard was cleared, and a residence was constructed. Mr. & Mrs. Knea demolished the old residence and began construction of a new house in 1996 which was completed in 2001. The site includes a groundwater well at the corner of Hellyer Ave and Piercy Road and a currently active septic tank and two leach fields on the northern side of the residence building. No significant changes to the Site were noted since the initial development. The septic tank and leach fields are associated with a residential use and there was no data obtained to suggest that agricultural activities were associated with these features. Given the length of time since the orchard was cleared, there is a low likelihood that pesticides would remain in the soil at actionable

concentrations given the intended redevelopment for commercial purposes. There were no RECs noted from the historical or current uses of the Site.

- Based on the review of the available regulatory information, the Site is located in an area with a near 60-year history of commercial uses. Several facilities were identified to store and use hazardous chemicals, none have had known releases in the immediate vicinity of the Site. There was a former 5,000-gallon diesel underground storage tank used temporarily by the City of San Jose during the construction of a capital improvement project for Hellyer Avenue. The case closure report indicated that the UST in question was located offsite, over 370 feet south of the Property on Hellyer Avenue. The closure report indicates that the tank was removed on April 16, 2002 and the tank was in good condition and intact at the time of removal. Lab results indicated no concentrations of TPH or VOCs were present exceeding the method detection limits (MDLs). There were no off-site facilities found to pose a potential environmental threat to the Site.
- There were no vapor intrusion conditions found as part of this assessment.
- There are two buildings on Site including a garage constructed in 1970 and the main residence constructed and completed by 2001. The garage was constructed when asbestos containing materials were commonly in use while the main residential structure was constructed when asbestos was not commonly used. Prior to any demolition, all asbestos containing materials should be properly abated.

Conclusions

We have performed a Phase I Environmental Site Assessment in accordance with ASTM E1527-13 Guidelines for the property located at the 469 Piercy Road in San Jose, California. There were no RECs, CRECs or HRECs identified during this investigation.

While not an REC per ASTM definitions, there is a possibility of asbestos containing materials to be present in building materials and should be managed as such until testing shows otherwise.

Recommendations

Based on the findings of this ESA, we recommend that any ACMs be properly managed on Site and abated prior to any demolition activity at the Site. In addition, the water well should be properly abandoned and the septic system removed as part of future development.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
459 &469 Piercy Road, San Jose, California 95138

1. INTRODUCTION

Hazard Management Consulting, Inc. (HMC) is pleased to submit this Environmental Site Assessment (ESA) for the property referenced above in the City of San Jose, California (Site) (Figures 1 & 2). This ESA was prepared to evaluate the Site for potential Recognized Environmental Conditions (RECs) that may be present and was conducted as part of your efforts to acquire the Site. The Site includes two parcels: 469 Piercy Rd (APN 678-93-08) includes approximately 3.6 acres of land and 459 Piercy Rd (APN 678-93-28) includes approximately 2 acres of land. The Site consists of largely undeveloped land, with a two-story residence and adjacent garage, constructed in 2001. The Site, prior to the 1970s, had been a Walnut Orchard. The Site is currently occupied by Timothy and Tena Knea as a single-family residence.

The Site is relatively flat with an elevation of approximately 207 feet above mean sea level (msl), adjacent to a hillside with a slope to the southwest. The Site is located in the City of San Jose, Santa Clara County and is set in an area recently rezoned from "Industrial Park" (IP) to Combined Industrial/Commercial Zoning District (CJS 2019).

1.1. Objective

In accordance with the ASTM E 1527-13 Standard Practice for Environmental Site Assessments, the objective of the ESA is to assess, to the extent feasible under the standard, the likelihood that Recognized Environmental Conditions (RECs), as defined by ASTM, are present at the Site.

A Recognized Environmental Condition "means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term is not intended to include de minimis conditions that generally do not present a material risk of harm 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" (ASTM Standard Practice E1527-13). Performance of a Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions in connection with a property, within reasonable limits of time and cost.

All Appropriate Inquires (AAI) as defined in the Final Rule (40 CFR, Part 312), must be conducted by persons seeking the landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) prior to acquiring a property or seeking or

receiving federal brownfields grants under the authorities of CERCLA. The purpose of AAI, as defined in the AAI Final Rule, is to identify releases and threatened releases of hazardous substances, which cause or threaten to cause the incurrence of response costs. The U.S. Environmental Protection Agency (EPA) has stated that ASTM Standard E-1527-13 is consistent with the Standards and Practices for AAI and is compliant with the statutory criteria for AAI.

1.2. Scope of Services, Methodology and Limitations

The findings of this ESA must be viewed in recognition of certain limiting conditions. The scope of work commissioned for this project does not represent an exhaustive study, but rather a reasonable inquiry, consistent with good commercial practice, in general accordance with ASTM Practice E-1527-13.

The scope of work for this ESA included the following activities:

- Two Site walks to document current conditions of the Site and neighboring facilities, conducted in November 2020 & January 2021.
- Review of a regulatory database report.
- Review of previously prepared reports for the Site.
- Submittal of questionnaires to the current Owner and User of the report.
- Review of historical references including aerial photographs, city directories, Sanborn Maps and topographic maps.
- On-line research and file review requests concerning the Site and suspect off site sources at the State of California Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) websites.
- Review of records maintained by Santa Clara Environmental Health Department.
- Review of records kept by the Bay Area Air Quality Management District.
- Review of Records kept by the City of San Jose, Building Department.
- Review of Records kept by the San Jose Fire Department.
- Preparation of this report of findings.

In the course of this assessment, HMC has relied on information provided by outside parties, such as regulatory agencies, previous reports and interview sources. For the purpose of this assessment, such third-party information is assumed to be accurate unless contradictory evidence is noted, and HMC does not express or imply any warranty regarding information provided by third-party sources.

2. SITE DESCRIPTION

2.1. Site Setting

The Site includes two parcels: 469 Piercy Rd (APN 678-93-040) includes approximately 3.6 acres of land and 459 Piercy Rd (APN 678-93-039) includes approximately 2 acres of land. The Site is developed with a single-family residential property, constructed in 2000 with the balance of the property undeveloped land.

The Site is relatively flat with an elevation of approximately 207 feet above mean sea level (msl), adjacent to a hillside with a slope to the southwest. The Site is bound:

- to the northeast by vacant land;
- on the southeast by Piercy Road, across which are multiple commercial buildings;
- to the southwest by Hellyer Avenue, across which are commercial buildings;
- to the northwest by a commercial building, across which is Silver Creek Valley Road

Utilities at the Site are provided by:

- Electricity: Pacific Gas & Electric Company
- Natural Gas: Pacific Gas & Electric Company
- Water: 200 feet deep Groundwater Well located on the southern corner of Site
- Sewer: 2,000 gallon underground septic tank and drains into two 900 linear-feet leach fields at the northern part of the subject site

2.2. Regional Geology and Hydrogeology

The Site is located in the southern part of the city of San Jose within a broad alluvial valley that slopes gently northward toward San Francisco Bay and is flanked by alluvial fans deposited at the foot of the Diablo Range to the east and the Santa Cruz Mountains to the west. Sediments underlying this part of the Santa Clara Valley are divided into two units based upon age. The younger alluvium is of Holocene to Pleistocene age and is composed primarily of unconsolidated sands, gravels, silts, and clays to depths of 200 feet.

The groundwater in this part of the valley is used for drinking water and is regulated by the California Regional Water Quality Control Board through their basin plan. Shallow groundwater has been reported at depths of approximately 30 feet below ground surface though drinking water is normally extracted from deeper depths. According to Environmental Data Resources, Inc.'s (EDR) report dated October 26, 2020, groundwater flow direction is towards the southwest.

2.3. Interviews and User Provided Information

The User of this report is Xebec Realty (Xebec) who is looking to acquire the Site and would be considered a "User" of the report per ASTM definitions. We requested all available information from the User and were provided with prepared ESAs for both 459 and for 469 Piercy Road, a Title Report for the Site and a completed Owner Questionnaire.

2.4. Title Records

A Preliminary Title Report (Report) prepared by Orange Coast Title Company of Northern California dated November 20, 2019 was provided to HMC for review. The Report stated that Title was vested in Timothy L Knea and Tena C Knea, husband and wife as joint tenants. The report included information regarding tax obligations, mortgage liens, easements for various utilities and related matters but did not contain any information of an environmental nature.

2.5. User Knowledge

We interviewed Mr. Sam Salim of Xebec who indicated that his firm has no previous knowledge or experience with the property and is unaware of any UST, chemical spills, releases, or other ongoing environmental matters. He mentioned that they are paying full market price for the property.

2.6. Owner/Occupant Knowledge

A completed questionnaire was not returned to HMC as of the date of this report. However, a questionnaire from 2017, as part of a prior Phase I ESA, conducted by PGI, along with a detailed Site plan were received and reviewed as described below.

On June 20, 2017, PGI met with Mr. Timothy Knea, and Mr. Nathan Shirley, builder of the residential home and tenant. According to Mr. Knea, he has been living on the property with his wife since 1984 and his wife and her parents built the original residence and three-car garage at the subject site in 1970. Mr. & Mrs. Knea demolished the old residence and began construction of the existing house in 1996 which was completed in 2001. Mr. Nathan Shirley has been a tenant on the land and stated that he built the existing house that resides on the property. According to the individuals interviewed, hazardous substances, herbicides, and pesticides have not been reportedly used at the property. Small quantity (less than one- to 5-gallons) of chemicals were observed in the storage area of the second building during the 2017 site reconnaissance.

According to the property owner, the Site main water source is a 200-feet deep groundwater well, pump and storage system including two above ground, 5000-gallon water storage tanks located on the southern corner of the site (Appendix A). Reportedly, one of the tanks is inactive due to its physical damage. Reportedly, the property has street access to water from City of San

Jose. The property owner stated that the well water isn't treated, but that the well water they pump themselves has been tested on multiple occasions and has been reported "safe to drink." The property has a sewer septic system, composed of two 900 linear-feet leach fields north of the house and concrete underground septic tank with wooden lid. A previous leach field and septic tank (now demolished) was located south of current driveway, along Piercy Rd).

According to the property owner, the residence has 8 Vertical pipes which lead to rock lined pits to carry away any water from the Foundation. The under-house access door has a drain that leads to one of the pits. This drain captures water when the Hot Water Heater is drained during Maintenance. The drains around the Garage Building are diverted to a French Drain for storm Water dispersion.

There was no indication of chemical use or spills from the User description.

2.7. Environmental Liens or Activity and Use Limitations

The best of HMC's knowledge from the review of material provided by third parties, there are no environmental liens or AULs in relation to the Site.

3. SITE USE AND HISTORY

Past usage of the subject Site was assessed through a review of historical aerial photographs, topographic maps and an EDR search of city directories and prior reports. Sanborn maps were not generated for the Site.

3.1. Aerial Photograph Review

Aerial photographs covering the Site were obtained from Environmental Data Resources, Inc. (EDR). Photographs were available from the period 1939 through 2016. Copies of the aerial photographs are included in Appendix B. A summary of the observations noted from the aerial photographs are as follows:

1939-68 The Site was part of an orchard and the Site vicinity was observed to be agricultural in use. Piercy Road borders the Site to the southeast. No significant changes to the Site or vicinity were observed in these photographs during this time frame.

1970 The photograph shows that the Site was still in use as an orchard. The Site was first seen with one small building structure, along Piercy Road.

1982 By the time of the photograph, the orchard was noted to have been cleared and the Site was substantially vacant, with the residential structure still visible. The Site vicinity was also noted be undergoing development with numerous residential, commercial and/or industrial structures.

1998 The photograph shows that the Site had been developed with a second building structure and garage, north adjacent to the existing building. The rest of Site remains undeveloped. Further commercial developments are seen in the surrounding area.

2006-2016 The original building structure along the southwest border had been removed by the time of the 2006 photograph. Newly constructed Hellyer Avenue borders the Site to the southwest. Multiple commercial warehouse and parking complexes are visible in the surrounding area. No significant changes to the Site or vicinity were observed in these photographs.

3.2. Topographic Maps

Historical topographic maps from 1953-2012 were also reviewed as part of this effort and aided in interpreting the overall Site history. Although, no specific observations were made that are not already discussed above in the review of Aerial Maps.

3.3. Sanborn Maps

Sanborn maps are maps that were created for the insurance industry to document site activities in metropolitan areas of the country and were used in underwriting. They often times contain detailed information about a site. They were prepared for insurance underwriting and were not environmental per se, they often contain information is useful in evaluating the historical use of a site. Sanborn maps were not generated for the Site.

3.4. EDR City Directory Review

EDR performed a search of the City Directory records for the Site addresses provided at the initiation of this Phase I ESA and nearby properties at approximately five-year intervals. The findings of the review of the directory are as follows:

469 Piercy Road		459 Piercy Road	
Year	*Uses*	*Year*	*Uses*
2014	Occupant Unknown	2017	Shirley Nathan
2009	Occupant Unknown	2014	Shirley Nathan
2004	Occupant Unknown	2009	Occupant Unknown
2000	OCAPRISTATeresa	2004	Timothy Knea
1999	WILLIAM CAPRISTA	2000	Capristaw 88anm
1994	Caprista William Underground; Caprista, WM	1975	Harrison Ken
1991	Caprista William Underground; Caprista, WM		
1986	Caprista William Underground; Caprista, WM		
1985	Caprista William Underground; Caprista, WM		
1980	Caprista William Underground; Caprista, WM		
1975	Caprista William Underground; Caprista, WM; Caprista T		

3.5. Summary

The Site was observed to have historically been used for agricultural land since at least the late 1939 until the mid-1970s when the Site was cleared, except for a residence found along Piercy Road. A new residence structure and garage were constructed, first visible in the1990s photographs along Piercy Road. The original building was later removed, as first seen in the 2006 photograph. No significant changes to the Site were noted since this development. The Site vicinity was noted with extensive commercial and or industrial development since the early 1980s.

4. PRIOR INVESTIGATIONS

HMC prepared a Phase One ESA for a portion of the project in 2020 and this ESA expands upon that ESA to add a parcel to the definition of the "Site". The information obtained as part of that prior ESA is used throughout this current ESA.

HMC was provided with two previously prepared ESAs for the Site. The first is dated June 28, 2017, prepared by PGI for Piercy Tower LLC as part of due diligence activities for a proposed hotel redevelopment project at the Site. Prior to 1970s the land was occupied by Walnut Orchards. The Walnut trees were later removed by the current property owner, Mr. Timothy Knea, once the residence was established on the subject site. The ESA found that from 1970 until 2001, the subject site contained a house, the existing garage and storage building, the water well and a leach-field. The previous house and its leach-field were demolished when the new house was built in 2001. However, the garage and the storage building were not demolished and remains at its current location. The public records reviewed by PGI were received by HMC. Based on PGI's site walkthrough, interviews, and review of site-specific information, there were no apparent RECs at this property.

The second ESA is dated December 11, 2017, prepared by ERAS Environmental, Inc. (ERAS) for the 459 Piercy Road portion of the Site. They found the property to be mostly an empty dirt and grass lot. In the southwestern portion of the Property (in what now is the southwest corner of 469 Piercy Ave, at the corner of Hellyer Ave and Piercy Road) was a patch of poured concrete (Appendix A). A groundwater well and infrastructure for storing and pumping water was located at the southwestern end of the Property along Piercy Road. This included a concrete pad with two large concrete aboveground storage tanks (ASTs) to hold water, four pressure tanks, and two electric motors.

A Written Disclosure Statement from 2019 by Intero Real Estate Services stated that the Site installed an underground water tank just to the northwest of the garage area (IRES 2019). The purpose of the 1,200-gallon tank was for fire suppression for the home.

Furthermore, in 2019, the Site property lines for 459 Piercy Road, and 469 were redrawn for the two parcels to their current configuration, with a northwesterly from Hellyer Ave dividing line separating 459 & 469 Piercy, replacing the former Northeasterly dividing line (See Appendix C). In this rezoning, the approximately 5.08 gross acres were also rezoned from the Industrial Park Zoning District to the CIC Combined Industrial/Commercial Zoning District.

5. SITE RECONNAISSANCE

Mr. Derek Cousineau of HMC conducted a Site and Site vicinity reconnaissance on November 8, 2020 and February 14, 2021. The reconnaissance was conducted in order to identify visible evidence of REC's at the Site and to assess possible conditions off Site that may impact the Site. Mr. Cousineau was unescorted during both inspections of the Site did not have access to Site interiors.

The site is located in a commercial area at the northern corner of the intersection of Piercy Road and Hellyer Avenue. At the time of our investigation, the site was occupied by a two-story, wood-framed residence which had a wood siding exterior. A detached three-car garage was located to the northeast of the residence with an asphaltic concrete driveway providing access to Piercy Road. Concrete walkways extended along the perimeter of the residence and garage. Multiple shipping crates and piles of wood were visible adjacent to the garage, above where the fire suppression water UST is supposed to be located. Two water ASTs were located at the southern corner of the site, along the intersection of Hellyer Ave and Piercy Road. According to the property owner only one of the water tanks is currently being used, the other is damaged and inactive. The relatively flat site was vegetated with native grass, small shrubs, and medium to large trees.

A site walk of the 459 Piercy Road portion found the parcel to be undeveloped, vegetated with native grass and small shrubs. The site was relatively flat, with the northwest portion of the site appeared to be underlain by several feet of fill (See Appendix A) possibly placed during grading work during development of adjacent land.

Selected photographs illustrating the property and nearby off-site conditions are included in Appendix A. Summaries of the Site and observations are detailed below.

Description and Use of Site:	The Site was noted to be used as a single-family residence.
Underground and Aboveground Storage Tanks:	Two ASTs for drinking water located at the southeastern corner of the Site, adjacent to a groundwater well. There is a UST for water for fire suppression located adjacent to the garage, covered by tarp & wood upon our visit.
Hazardous Materials, Hazardous Wastes or Petroleum Products:	No evidence of chemical storage was noted at the Site.
Drains, Drain lines and Sumps:	It is reported that a septic system and leach fields are present at the Site. As there was no observed chemical use, these features were for domestic wastes and not an REC.
Pits, Ponds, Lagoons	These features were not present on the Site.
Industrial Wastewater:	No activities that generate industrial waste water were observed during the Site reconnaissance.
Stains:	No staining was observed at the Site.
Wells:	A 200-feet bgs groundwater well was observed at the corner of Hellyer Ave & Piercy Rd.
Transformers:	No transformers were seen at the Site.
Other Features:	There is a Leach Field & Septic Tank located North of the House and Garage.

No RECs were observed with the current operation of the facility. The Site was constructed during a time when asbestos containing materials (ACMs) were not commonly used in construction.

5.1. Site Vicinity

The Site is located in an area zoned for industrial use and is bound:

- to the northeast by vacant land;
- on the southeast by Piercy Road, across which are multiple commercial buildings;
- to the southwest by Hellyer Avenue, across which are commercial buildings;
- to the northwest by a commercial building, across which is Silver Creek Valley Road

6. REGULATORY AGENCY DATABASE RESEARCH

Regulatory agency database information was obtained from a standard radius Site Assessment (ASTM) report by Environmental Data Resources, Inc. The center of the search was in the approximate center of the Site. Search distances for specific databases were one-quarter to one mile as specified in the ASTM 1527-13 standard. The database search includes over 70 federal, state, local, and proprietary records. A complete copy of this report is included in Appendix B.

6.1. Database Records Concerning the Target Property

A review of the EDR Radius report indicates that the Site Address was used for a historical street improvement project even though the work was not conducted at the Site. This is presented below for the "On Site" records though the work was technically off site.

Location	Address	Dist.	Direction	Lists	REC	RATIONALE
Improvement Dist 99 218 SJ	459 Piercy Rd	1'	NW	CIWQS	NO	A (now) terminated stormwater construction project was reported at the Site, initiated in 2001 and terminated 2004.
City of San Jose	459 Piercy Rd	1'	NW	HAZNET HWTS	NO	This record would indicate that chemicals were used as part of the construction around 2002 but there was no indication of a release.
City of San Jose/DPW	459 Piercy Rd	1'	NW	HAZNET HWTS	NO	Approximately 40 tons of asbestos waste was disposed from the project in 2001.
Pavex Construction	459 Piercy Rd	1'	NW	HWTS	NO	This record indicates the construction of single-family housing on the Site in 2002.

6.2. Database Records Concerning the Site Vicinity

We reviewed the database report for off-Site potential sources within the relevant search distance. In review of the many entries on the database, we reviewed the following factors that affect the ability of a facility to affect the Site:

- Distance from the Site,
- Location from the Site with regard to the direction of groundwater flow,
- Nature of the release and whether the release has affected soil, groundwater or both,

- Status of the investigation (e.g. open or closed)

Groundwater was noted to flow to the southwest in a report prepared for a nearby facility, therefore facilities located adjacent to or to the northeast were further considered. Only those facilities judged using these factors are discussed below. The following presents a summary of our findings:

Location	Address	Dist.	Dir	Lists	REC	RATIONALE
Dave Escover	422 Piercy Rd	349’	SSW	HIST UST	NO	There were no reports of a release from this UST which is downgradient from the Site.
GE Mobile	5900 Silver Creek Valley Rd	395’	W	CUPA Listing; DRY CLEANERS; HAZNET; NPDES; HAZMAT; WDS; CIWQS; CERS; HWTS	NO	This facility would be downgradient from the Site though adjacent. As this facility operations and there is no report of a release, we would not consider this to be an REC.
Commonwealth Central CU	5890 Silver Creek Valley Rd	109’	NW	HAZMAT; CUPA Listings	NO	This record would indicate that 1-3 chemicals were used as part of the construction around 2002 but there was no indication of a release.

Orphan Sites

Orphan Sites are those properties that are included on various agency lists, but for which the records do not have sufficient address information for the database program to map the site. An orphan site was identified at the Hellyer/Eastside Landfill appears to be in the Site vicinity at Hellyer Park & Faris Drive approximately 2.5 miles away in zip code 95111. We would not consider this to be an REC.

6.3. Summary of Off-Site Issues

Based on the review of the available regulatory information, the Site is located in an area historically used for agriculture though redeveloped over the last 30 years. Several facilities were identified to store and use hazardous chemicals. None of these facilities were found to pose an environmental threat to the Site.

7. LOCAL AGENCY AND OTHER RECORDS REVIEW

7.1. Tribal Records

The Site is not located in a tribal area therefore there were no tribal records to review.

7.2. Oil and Gas Wells

The State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources online mapping website was reviewed for the location of active, plugged, or abandoned oil and gas wells in the vicinity of the Site. No oil or gas wells were listed as having been drilled on Site.

7.3. State of California

The State of California Geotracker and EnviroStor websites were also reviewed for information on potential on or off-Site facilities that are being remediated under either RWQCB or DTSC oversight. No active cases were listed on these databases that were not listed in the EDR review.

7.4. Santa Clara County Environmental Health Department

A public records request (PRR) was submitted online to the Santa Clara County Environmental Health Department. This request is still being processed at this time. However, as part of the previous ESA, a PRR was submitted and a single record from 1989 was available. This record was a letter addressed to Pacific Underground regarding the closure of an UST associated the Property Address. Handwritten notes at the bottom of the record indicate that there was not an underground storage tank on the Property and that the tank was associated with land annexed by the City of San Jose across Hellyer Road. This would relate to the UST removal discussed above.

7.5. Bay Area Air Quality Management District (BAAQMD)

A PRR was submitted online to the BAAQMD. The agency responded, stating that no records were on file for this Site.

7.6. San Jose Fire Department

A PRR was submitted online to the San Jose Fire Department. This request is still being processed at the time of this report. A prior PRR, dated December 4, 2017, was submitted for the Site as part of the prior ESA. Permits included case closure information for the off-site UST described above.

7.7. City of San Jose, Building Department

The City of San Jose maintains building permits and Certificates of Occupancy for the Site at the online portal sjpermits.org. The records contained no information of an environmental nature, that are not discussed above.

8. VAPOR INTRUSION, ASBESTOS AND OTHER CONCERNS

8.1. Vapor Intrusion

Given the findings of this Phase I ESA, there was no information to suggest that a vapor intrusion condition is present at the Site.

8.2. Asbestos

The Site main residence was developed beginning in 1996 and was completed in 2001, during times when asbestos containing materials (ACMs) were not commonly used in construction. The second building housing garages and storage rooms was constructed in 1970, when ACMs were commonly in use. According to prior interviews with the property owner, lead-based paint and asbestos-containing-materials have not been used in either of the buildings Suspect ACMs in the garage and storage rooms should be treated as such until they can be ruled out as asbestos containing through sampling.

8.3. Radon

The Site is listed as being located in Zone 2 with regards to radon indicating that radon maybe present at concentrations less than or equal to 4 pico curies / liter (pCi/L) and greater than or equal to 2 pCi/L.

8.4. Mold

No mold was visible at the Site.

9. SUMMARY OF FINDINGS

- The Site was observed to have historically been used for agricultural purposes since at least the late 1920's until the 1970s when the Walnut Orchard was cleared, and a residence was constructed. Mr. & Mrs. Knea demolished the old residence and began construction of a new house in 1996 which was completed in 2001. The site includes a groundwater well at the corner of Hellyer Ave and Piercy Road and a currently active septic tank and two leach fields on the northern side of the residence building. No significant changes to the Site

were noted since the initial development. The septic tank and leach fields are associated with a residential use and there was no data obtained to suggest that agricultural activities were associated with these features. Given the length of time since the orchard was cleared, there is a low likelihood that pesticides would remain in the soil at actionable concentrations given the intended redevelopment for commercial purposes. There were no RECs noted from the historical or current uses of the Site.

- Based on the review of the available regulatory information, the Site is located in an area with a near 60-year history of commercial uses. Several facilities were identified to store and use hazardous chemicals, none have had known releases in the immediate vicinity of the Site. There was a former 5,000-gallon diesel underground storage tank used temporarily by the City of San Jose during the construction of a capital improvement project for Hellyer Avenue. The case closure report indicated that the UST in question was located offsite, over 370 feet south of the Property on Hellyer Avenue. The closure report indicates that the tank was removed on April 16, 2002 and the tank was in good condition and intact at the time of removal. Lab results indicated no concentrations of TPH or VOCs were present exceeding the method detection limits (MDLs). There were no off-site facilities found to pose a potential environmental threat to the Site.
- There were no vapor intrusion conditions found as part of this assessment.
- There are two buildings on Site including a garage constructed in 1970 and the main residence constructed and completed by 2001. The garage was constructed when asbestos containing materials were commonly in use while the main residential structure was constructed when asbestos was not commonly used. Prior to any demolition, all asbestos containing materials should be properly abated.

10. DATA GAPS

One data gap was found during our Site Investigation. HMC was not able to interview the Site Occupant, however, an interview with the Site occupant was reviewed from a prior Phase I ESA (2017) and there were no significant changes observed at the Site from the prior ESA. We do not view this as a critical data gap.

11. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in accordance with ASTM E1527-13 Guidelines for the property located at the 469 Piercy Road in San Jose, California. There were no RECs, CRECs or HRECs identified during this investigation.

While not an REC per ASTM definitions, there is a possibility of asbestos containing materials to be present in building materials and should be managed as such until testing shows otherwise.

12. RECOMMENDATIONS

Based on the findings of this ESA, we recommend that any ACMs be properly managed on Site and abated prior to any demolition activity at the Site. In addition, the water well should be properly abandoned and the septic system removed as part of future development.

13. QUALIFICATIONS

Mark S. Cousineau, NREP

Mr. Mark S. Cousineau, principal with HMC, has a diverse professional background in environmental management, which includes working as a generator, regulator, consultant, and corporate advisor in hazardous waste and other environmental issues.

Mr. Cousineau's technical background is focused in the area of overseeing large-scale environmental investigations and regulatory compliance management related to site assessments, subsurface investigations, facility surveys, and site remediation. To projects such as these, Mr. Cousineau brings expertise in evaluating complex sites and developing solutions to solve the technical, operational, regulatory, financial and timing issues. In addition, Mr. Cousineau routinely assists clients in developing environmental business plans for single assets and multi-site real estate portfolios and has designed and implemented several tenant audit programs involving the proactive management of environmental risk caused by on-site commercial and industrial tenant activities.

Mr. Cousineau has provided litigation support and has served, as a court-appointed expert on environmental issues, is a Member of the National Registry of Environmental Professionals, holds a M.S. in Environmental Sciences from California State University Fullerton and a B.S. in Chemistry from University California San Diego.

As signatory to this report, I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess the property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."



Mark Cousineau, NREP

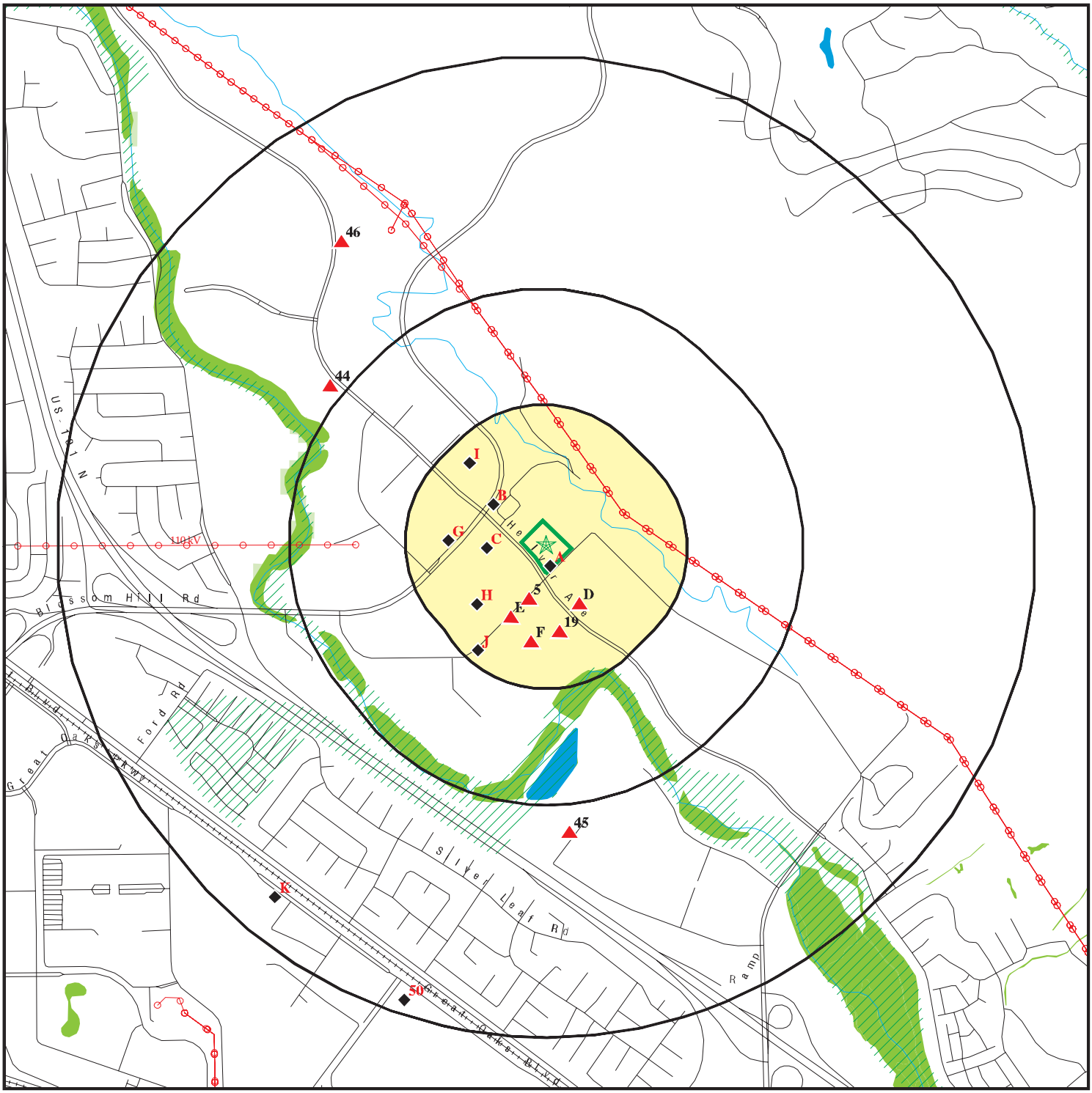
Principal

14. REFERENCES

PGI 2017	Pari & Gershon, Inc., Phase I ESA 469 Piercy Road (APN 678-93-008 & 678-93-028) San Jose, California 95138, June 28, 2017
ERAS 2017	ERAS Environmental, Inc., Phase I ESA 459 Piercy Road (678-93-039 and 678 -93-040) San Jose, California, December 11, 2017.
ROMIG 2018	ROMIG Engineers, Inc. Geotechnical Investigation for 459 Piercy Road, San Jose, California, January 2018
IRES 2019	Intero Real Estate Services, Property Disclosure Statement For 469 Piercy Road San Jose, California 95138, November 2, 2019
CJS 2019	City of San Jose Office of the City Clerk, An Ordinance of the City of San Jose Rezoning Certain Real Property, April 5, 2019

TABLES

OVERVIEW MAP - 6241163.2S



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

SITE NAME: Xebec 469 Piercy Road ADDRESS: 469 Piercy Road San Jose CA 95138 LAT/LONG: 37.259215 / 121.781263	CLIENT: Hazard Management Consulting CONTACT: Mark INQUIRY #: 6241163.2s DATE: October 26, 2020 3:09 pm

Copyright © 2020 EDR, Inc. © 2015 TomTom Rel. 2015.

DETAIL MAP - 6241163.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

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

SITE NAME:	Xebec 469 Piercy Road	CLIENT:	Hazard Management Consulting
ADDRESS:	469 Piercy Road San Jose CA 95138	CONTACT:	Mark
		INQUIRY #:	6241163.2s
LAT/LONG:	37.259215 / 121.781263	DATE:	October 26, 2020 3:12 pm

Copyright © 2020 EDR, Inc. © 2015 TomTom Rel. 2015.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	2	NR	2
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	2	NR	NR	NR	2
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	5	NR	5
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
HIST LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		2	7	NR	NR	NR	9
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		2	0	NR	NR	NR	2
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		4	11	NR	NR	NR	15
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	1	NR	1
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		5	11	NR	NR	NR	16

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		1	0	NR	NR	NR	1
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		2	NR	NR	NR	NR	2
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	2	NR	2
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		2	6	NR	NR	NR	8
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		1	NR	NR	NR	NR	1
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	19	37	0	10	0	66

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

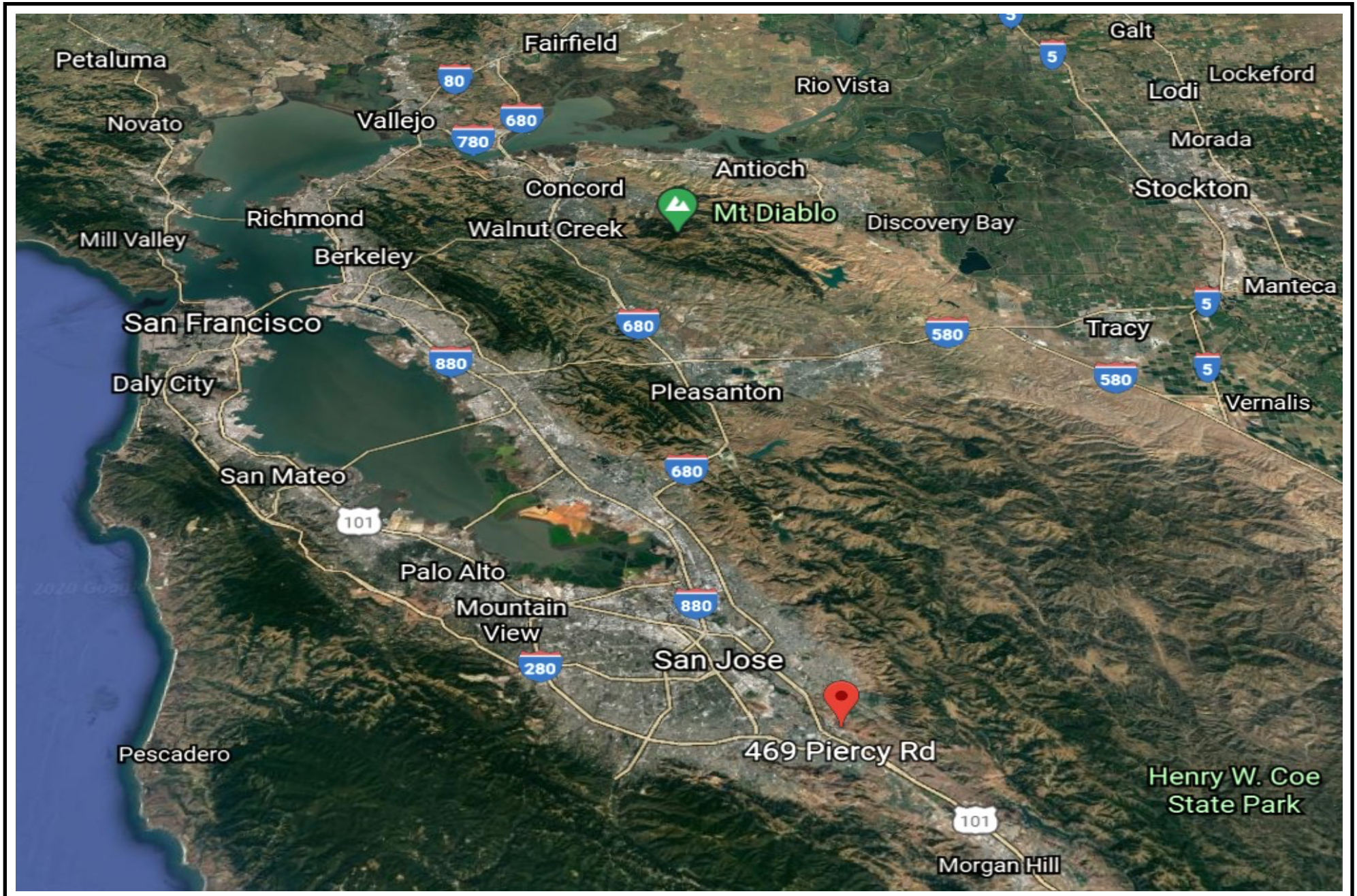
NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

FIGURES



HMC
HAZARD MANAGEMENT CONSULTING

Figure 1: Site Location



HMC

Figure 2: Site & Vicinity

APPENDIX A



Site Front View, Facing W.jpg



Site Front View,Old Leachfield and Old House Location, Groundwater Well at end, Facing SW.jpg



Garag Front View and Shipping Containers, Facing NW.jpg



Groundwater Well ASTs.jpg



Concrete Patch, adjacent to Groundwater AST.jpg



Wood Piles, adjacent to Garage, water UST Location.jpg



Existing Leach Field Area, Facing S.jpg



Existing Leach Fields, Facing W.jpg



459 Piercy Ave, facing NW



459 Piercy Ave, facing SW



459 Piercy Ave, facing SE



459 Piercy Ave, facing NW, with adjacent properties

APPENDIX B

Xebec 469 Piercy Road
469 Piercy Road
San Jose, CA 95138

Inquiry Number: 6241163.2s
October 26, 2020

EDR Summary Radius Map Report

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

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	602
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

469 PIERCY ROAD
SAN JOSE, CA 95138

COORDINATES

Latitude (North):	37.2592150 - 37° 15' 33.17''
Longitude (West):	121.7812630 - 121° 46' 52.54''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	608074.1
UTM Y (Meters):	4124120.8
Elevation:	207 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey

Target Property:	S
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140606
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
469 PIERCY ROAD
SAN JOSE, CA 95138

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	CITY OF SAN JOSE	459 PIERCY RD	HAZNET, HWTS	Lower	1 ft.
A2	CITY OF SAN JOSE / D	459 PIERCY RD	HAZNET, HWTS	Lower	1 ft.
A3	IMPROVEMENT DIST 99	459 PIERCY RD	CIWQS	Lower	1 ft.
A4	NATALIE K PROVENZANO	6020 HELLYER AVE STE	RCRA NonGen / NLR	Higher	150, 0.028, SE
5	DAVE ESCOVER	422 PIERCY ROAD	HIST UST	Higher	349, 0.066, SSW
B6	COMMONWEALTH CENTRAL	5890 SILVER CREEK VA	HAZMAT	Lower	371, 0.070, NW
C7	GE MOBILE WATER INC	5900 SILVER CREEK VA	RCRA NonGen / NLR	Lower	395, 0.075, West
C8	SUEZ WTS SERVICES US	5900 SILVER CREEK VA	RCRA NonGen / NLR	Lower	395, 0.075, West
C9	IONICS ULTRAPURE WAT	5900 SILVER CREEK VA	CUPA Listings	Lower	395, 0.075, West
C10	GE MOBILE WATER INC	5900 SILVER CREEK VA	CUPA Listings, DRYCLEANERS, HAZNET, NPDES, HAZMAT,...	Lower	395, 0.075, West
C11	SUEZ WTS SERVICES US	5900 SILVER CREEK VA	CERS HAZ WASTE, CERS	Lower	395, 0.075, West
C12	PG AND E HYDROTEST T	5900 SILVER CREEK VA	RCRA NonGen / NLR	Lower	395, 0.075, West
D13	SAFEWAY PHARMACY 490	6100 HELLYER AVE STE	CERS HAZ WASTE, HAZNET, CERS, HWTS	Higher	464, 0.088, SSE
D14	SAFEWAY PHARMACY #49	6100 HELLYER RD	CUPA Listings	Higher	501, 0.095, SSE
B15	COMMONWEALTH CTRL CR	5890 SILVER CREEK WY	CUPA Listings	Lower	525, 0.099, NW
D16	CA CENTER FOR IMPLAN	6110 HELLYER AV STE	CUPA Listings	Higher	582, 0.110, SSE
E17	BARRERAS RANCH	390 PIERCY RD	HIST UST	Higher	637, 0.121, SSW
E18	PIERCY	382 PIERCY RD	RCRA-SQG, FINDS	Higher	665, 0.126, SSW
19	SAN JOSE GREENHOUSE	448 PIERCY RD	CUPA Listings	Higher	677, 0.128, South
E20	A & J PROGRAMMING	380 PIERCY RD	CERS HAZ WASTE, CUPA Listings	Higher	723, 0.137, SSW
F21	XERNUS CORP	372 PIERCY RD	CERS HAZ WASTE, CUPA Listings, HAZMAT, CERS	Higher	797, 0.151, South
F22	XERNUS CORP	372 PIERCY RD	RCRA-SQG	Higher	797, 0.151, South
G23	SANTA CLARA COUNTY-	5965 SILVER CREEK VA	RCRA NonGen / NLR	Lower	826, 0.156, West
G24	COUNTY OF SANTA CLAR	5965 SILVER CREEK VA	RCRA NonGen / NLR	Lower	826, 0.156, West
G25	COUNTY OF SANTA CLAR	5965 SILVER CREEK VA	RCRA NonGen / NLR	Lower	826, 0.156, West
H26	FAITH PAINTING	321 PIERCY RD	CUPA Listings, HWTS	Lower	851, 0.161, SW
H27	FAITH PAINTING	321 PIERCY RD	RCRA NonGen / NLR	Lower	851, 0.161, SW
F28	O & Y PRECISION INC	312 PIERCY RD	CERS HAZ WASTE, CUPA Listings, CERS	Higher	941, 0.178, SSW
F29	O&Y PRECISION INC	312 PIERCY RD	RCRA NonGen / NLR	Higher	941, 0.178, SSW
F30	VALHALLA BUILDERS IN	310 PIERCY RD	CUPA Listings	Higher	995, 0.188, SSW
I31	MEIVAC INC	5830 HELLYER AVE	RCRA NonGen / NLR	Lower	1051, 0.199, NW
I32	MEIVAC	5830 HELLYER AV	CERS HAZ WASTE, CERS	Lower	1051, 0.199, NW
I33	MEIVAC INC	5830 HELLYER AV	CUPA Listings, HAZMAT	Lower	1051, 0.199, NW
I34	WATERBIT INC	5870 HELLYER AVE	RCRA NonGen / NLR	Lower	1065, 0.202, NW
I35	SHOCKING TECHNOLOGIE	5870 HELLYER AVE	CUPA Listings, HAZNET, HAZMAT, HWTS	Lower	1065, 0.202, NW
I36	CTT INC	5870 HELLYER AVE STE	RCRA NonGen / NLR	Lower	1065, 0.202, NW
I37	CTT INC	5870 HELLYER AV	CUPA Listings, HAZMAT	Lower	1065, 0.202, NW
I38	WATERBIT	5870 HELLYER AVENUE	RCRA NonGen / NLR	Lower	1065, 0.202, NW
I39	CTT INC	5870 HELLYER AVE STE	CERS HAZ WASTE, CERS, HWTS	Lower	1065, 0.202, NW

MAPPED SITES SUMMARY

Target Property Address:
469 PIERCY ROAD
SAN JOSE, CA 95138

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
J40	WILKINSON MFG INC	332 PIERCY RD	RCRA NonGen / NLR	Lower	1170, 0.222, SSW
J41	WILKINSON MANUFACTUR	332 PIERCY RD	CERS HAZ WASTE, CUPA Listings, HAZMAT, CERS	Lower	1170, 0.222, SSW
J42	A&T PRECISION MACHIN	330 PIERCY RD	RCRA NonGen / NLR	Lower	1189, 0.225, SSW
J43	A AND T PRECISION MA	330 PIERCY RD.	CERS HAZ WASTE, CUPA Listings, NPDES, HAZMAT,...	Lower	1189, 0.225, SSW
44	VELODYNE LIDAR	5521 HELLYER AV	ENVIROSTOR, CERS HAZ WASTE, CERS TANKS, CUPA...	Higher	2806, 0.531, NW
45	INTEL CORPORATION	300 ENZO DRIVE	ENVIROSTOR	Higher	2954, 0.559, South
46	COBHAM DEFENSE ELECT	5300 HELLYER AVENUE	ENVIROSTOR, EMI	Higher	3915, 0.741, NW
K47	IBM CORPORATION	5601 GREAT OAKS PKWY	SEMS, CORRACTS, RCRA-TSDF, RCRA-SQG, US ENG...	Lower	4801, 0.909, SW
K48	HGST INC	5601 GREAT OAKS PARK	CORRACTS, RCRA-TSDF, RCRA-LQG, ENVIROSTOR, CHMIRS,...	Lower	4801, 0.909, SW
K49	IBM CORPORATION	5601 GREAT OAKS PKWY	CERS HAZ WASTE, CUPA Listings, ICE, HWP, NPDES,...	Lower	4801, 0.909, SW
50	PROPOSED COSTCO WHOL	GREAT OAKS BOULEVARD	ENVIROSTOR, VCP, DEED	Lower	5115, 0.969, SSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 06/15/2020 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
IBM CORPORATION EPA ID:: CAD990843989	***5601 GREAT OAKS PKWY***	***SW 1/2 - 1 (0.909 mi.)***	***K47***	***18***
HGST INC EPA ID:: CAR000128793	***5601 GREAT OAKS PARK***	***SW 1/2 - 1 (0.909 mi.)***	***K48***	***20***

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 06/15/2020 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PIERCY EPA ID:: CAR000277905	***382 PIERCY RD***	***SSW 1/8 - 1/4 (0.126 mi.)***	***E18***	***12***
XERNUS CORP EPA ID:: CAR000199315	372 PIERCY RD	S 1/8 - 1/4 (0.151 mi.)	F22	13

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 07/27/2020 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VELODYNE LIDAR Facility Id: 60001755 Status: Inactive - Needs Evaluation	***5521 HELLYER AV***	***NW 1/2 - 1 (0.531 mi.)***	***44***	***17***
INTEL CORPORATION Facility Id: 71003682 Status: Inactive - Needs Evaluation	300 ENZO DRIVE	S 1/2 - 1 (0.559 mi.)	45	18
COBHAM DEFENSE ELECT Facility Id: 71004119 Status: Inactive - Needs Evaluation	***5300 HELLYER AVENUE***	***NW 1/2 - 1 (0.741 mi.)***	***46***	***18***

Lower Elevation	Address	Direction / Distance	Map ID	Page
HGST INC Facility Id: 80001772 Status: Active	***5601 GREAT OAKS PARK***	***SW 1/2 - 1 (0.909 mi.)***	***K48***	***20***
PROPOSED COSTCO WHOL Facility Id: 60002294 Status: Certified O&M - Land Use Restrictions Only	***GREAT OAKS BOULEVARD***	***SSW 1/2 - 1 (0.969 mi.)***	***50***	***22***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: A review of the CERS HAZ WASTE list, as provided by EDR, and dated 07/20/2020 has revealed that there are 9 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAFEWAY PHARMACY 490	***6100 HELLYER AVE STE***	***SSE 0 - 1/8 (0.088 mi.)***	***D13***	***11***
A & J PROGRAMMING	***380 PIERCY RD***	***SSW 1/8 - 1/4 (0.137 mi.)***	***E20***	***13***
XERNUS CORP	***372 PIERCY RD***	***S 1/8 - 1/4 (0.151 mi.)***	***F21***	***13***
O & Y PRECISION INC	***312 PIERCY RD***	***SSW 1/8 - 1/4 (0.178 mi.)***	***F28***	***14***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUEZ WTS SERVICES US	***5900 SILVER CREEK VA***	***W 0 - 1/8 (0.075 mi.)***	***C11***	***11***
MEIVAC	***5830 HELLYER AV***	***NW 1/8 - 1/4 (0.199 mi.)***	***I32***	***15***
CTT INC	***5870 HELLYER AVE STE***	***NW 1/8 - 1/4 (0.202 mi.)***	***I39***	***16***
WILKINSON MANUFACTUR	***332 PIERCY RD***	***SSW 1/8 - 1/4 (0.222 mi.)***	***J41***	***17***
A AND T PRECISION MA	***330 PIERCY RD.***	***SSW 1/8 - 1/4 (0.225 mi.)***	***J43***	***17***

Local Lists of Registered Storage Tanks

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DAVE ESCOVER Facility Id: 00000041871	422 PIERCY ROAD	SSW 0 - 1/8 (0.066 mi.)	5	9
BARRERAS RANCH Facility Id: 00000048434	390 PIERCY RD	SSW 0 - 1/8 (0.121 mi.)	E17	12

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/15/2020 has revealed that there are 15 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NATALIE K PROVENZANO EPA ID:: CAL000429999	6020 HELLYER AVE STE	SE 0 - 1/8 (0.028 mi.)	A4	9
O&Y PRECISION INC EPA ID:: CAL000397138	312 PIERCY RD	SSW 1/8 - 1/4 (0.178 mi.)	F29	14

Lower Elevation	Address	Direction / Distance	Map ID	Page
GE MOBILE WATER INC EPA ID:: CAL000431443	5900 SILVER CREEK VA	W 0 - 1/8 (0.075 mi.)	C7	10
SUEZ WTS SERVICES US EPA ID:: CAL000433309	5900 SILVER CREEK VA	W 0 - 1/8 (0.075 mi.)	C8	10
PG AND E HYDROTEST T EPA ID:: CAP000229260	5900 SILVER CREEK VA	W 0 - 1/8 (0.075 mi.)	C12	11
SANTA CLARA COUNTY- EPA ID:: CAC003046256	5965 SILVER CREEK VA	W 1/8 - 1/4 (0.156 mi.)	G23	13
COUNTY OF SANTA CLAR EPA ID:: CAC003028137	5965 SILVER CREEK VA	W 1/8 - 1/4 (0.156 mi.)	G24	13
COUNTY OF SANTA CLAR EPA ID:: CAC003013672	5965 SILVER CREEK VA	W 1/8 - 1/4 (0.156 mi.)	G25	14
FAITH PAINTING EPA ID:: CAL000360302	321 PIERCY RD	SW 1/8 - 1/4 (0.161 mi.)	H27	14
MEIVAC INC EPA ID:: CAL000308413	5830 HELLYER AVE	NW 1/8 - 1/4 (0.199 mi.)	I31	15
WATERBIT INC EPA ID:: CAL000448410	5870 HELLYER AVE	NW 1/8 - 1/4 (0.202 mi.)	I34	15
CTT INC EPA ID:: CAL000440725	5870 HELLYER AVE STE	NW 1/8 - 1/4 (0.202 mi.)	I36	16
WATERBIT	5870 HELLYER AVENUE	NW 1/8 - 1/4 (0.202 mi.)	I38	16

EPA ID:: CAC003013679				
WILKINSON MFG INC EPA ID:: CAL000390502	332 PIERCY RD	SSW 1/8 - 1/4 (0.222 mi.)	J40	17
A&T PRECISION MACHIN EPA ID:: CAL000412916	330 PIERCY RD	SSW 1/8 - 1/4 (0.225 mi.)	J42	17

ROD: A review of the ROD list, as provided by EDR, and dated 07/29/2020 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
IBM CORPORATION EPA ID:: CAD990843989	***5601 GREAT OAKS PKWY***	***SW 1/2 - 1 (0.909 mi.)***	***K47***	***18***

CUPA Listings: A review of the CUPA Listings list, as provided by EDR, has revealed that there are 16 CUPA Listings sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAFEWAY PHARMACY #49 Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	6100 HELLYER RD	SSE 0 - 1/8 (0.095 mi.)	D14	11
CA CENTER FOR IMPLAN Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	6110 HELLYER AV STE	SSE 0 - 1/8 (0.110 mi.)	D16	12
SAN JOSE GREENHOUSE Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	448 PIERCY RD	S 1/8 - 1/4 (0.128 mi.)	19	12
A & J PROGRAMMING Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***380 PIERCY RD***	***SSW 1/8 - 1/4 (0.137 mi.)***	***E20***	***13***
XERNUS CORP Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***372 PIERCY RD***	***S 1/8 - 1/4 (0.151 mi.)***	***F21***	***13***
O & Y PRECISION INC Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***312 PIERCY RD***	***SSW 1/8 - 1/4 (0.178 mi.)***	***F28***	***14***
VALHALLA BUILDERS IN Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	310 PIERCY RD	SSW 1/8 - 1/4 (0.188 mi.)	F30	15

Lower Elevation	Address	Direction / Distance	Map ID	Page
IONICS ULTRAPURE WAT Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	5900 SILVER CREEK VA	W 0 - 1/8 (0.075 mi.)	C9	10
GE MOBILE WATER INC Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***5900 SILVER CREEK VA***	***W 0 - 1/8 (0.075 mi.)***	***C10***	***10***
COMMONWEALTH CTRL CR Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	5890 SILVER CREEK WY	NW 0 - 1/8 (0.099 mi.)	B15	12
FAITH PAINTING Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***321 PIERCY RD***	***SW 1/8 - 1/4 (0.161 mi.)***	***H26***	***14***
MEIVAC INC Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***5830 HELLYER AV***	***NW 1/8 - 1/4 (0.199 mi.)***	***I33***	***15***
SHOCKING TECHNOLOGIE Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***5870 HELLYER AVE***	***NW 1/8 - 1/4 (0.202 mi.)***	***I35***	***16***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CTT INC	***5870 HELLYER AV***	***NW 1/8 - 1/4 (0.202 mi.)***	***I37***	***16***
Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020				
WILKINSON MANUFACTUR	***332 PIERCY RD***	***SSW 1/8 - 1/4 (0.222 mi.)***	***J41***	***17***
Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020				
A AND T PRECISION MA	***330 PIERCY RD.***	***SSW 1/8 - 1/4 (0.225 mi.)***	***J43***	***17***
Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020				

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

Lower Elevation	Address	Direction / Distance	Map ID	Page
GE MOBILE WATER INC	***5900 SILVER CREEK VA***	***W 0 - 1/8 (0.075 mi.)***	***C10***	***10***
Database: DRYCLEANERS, Date of Government Version: 06/04/2020				
EPA Id: CAL000221632				

HAZNET: A review of the HAZNET list, as provided by EDR, and dated 12/31/2019 has revealed that there are 2 HAZNET sites within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF SAN JOSE	***459 PIERCY RD***	***0 - 1/8 (0.000 mi.)***	***A1***	***9***
GEPAID: CAC002550447				
CITY OF SAN JOSE / D	***459 PIERCY RD***	***0 - 1/8 (0.000 mi.)***	***A2***	***9***
GEPAID: CAC002372535				

HWP: A review of the HWP list, as provided by EDR, and dated 05/18/2020 has revealed that there are 2 HWP sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HGST INC	***5601 GREAT OAKS PARK***	***SW 1/2 - 1 (0.909 mi.)***	***K48***	***20***
EPA Id: CAR000128793				
Cleanup Status: OPERATING PERMIT				
IBM CORPORATION	***5601 GREAT OAKS PKWY***	***SW 1/2 - 1 (0.909 mi.)***	***K49***	***21***
EPA Id: CAD990843989				
Cleanup Status: CLOSED				

HAZMAT: A review of the HAZMAT list, as provided by EDR, has revealed that there are 8 HAZMAT sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
XERNUS CORP	***372 PIERCY RD***	***S 1/8 - 1/4 (0.151 mi.)***	***F21***	***13***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020				

EXECUTIVE SUMMARY

File Num: 411407

Lower Elevation	Address	Direction / Distance	Map ID	Page
COMMONWEALTH CENTRAL	5890 SILVER CREEK VA	NW 0 - 1/8 (0.070 mi.)	B6	10
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 409465				
GE MOBILE WATER INC	***5900 SILVER CREEK VA***	***W 0 - 1/8 (0.075 mi.)***	***C10***	***10***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 408007				
MEIVAC INC	***5830 HELLYER AV***	***NW 1/8 - 1/4 (0.199 mi.)***	***I33***	***15***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 410784				
SHOCKING TECHNOLOGIE	***5870 HELLYER AVE***	***NW 1/8 - 1/4 (0.202 mi.)***	***I35***	***16***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 412250				
CTT INC	***5870 HELLYER AV***	***NW 1/8 - 1/4 (0.202 mi.)***	***I37***	***16***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 412250				
WILKINSON MANUFACTUR	***332 PIERCY RD***	***SSW 1/8 - 1/4 (0.222 mi.)***	***J41***	***17***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 603943				
A AND T PRECISION MA	***330 PIERCY RD.***	***SSW 1/8 - 1/4 (0.225 mi.)***	***J43***	***17***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 601585				

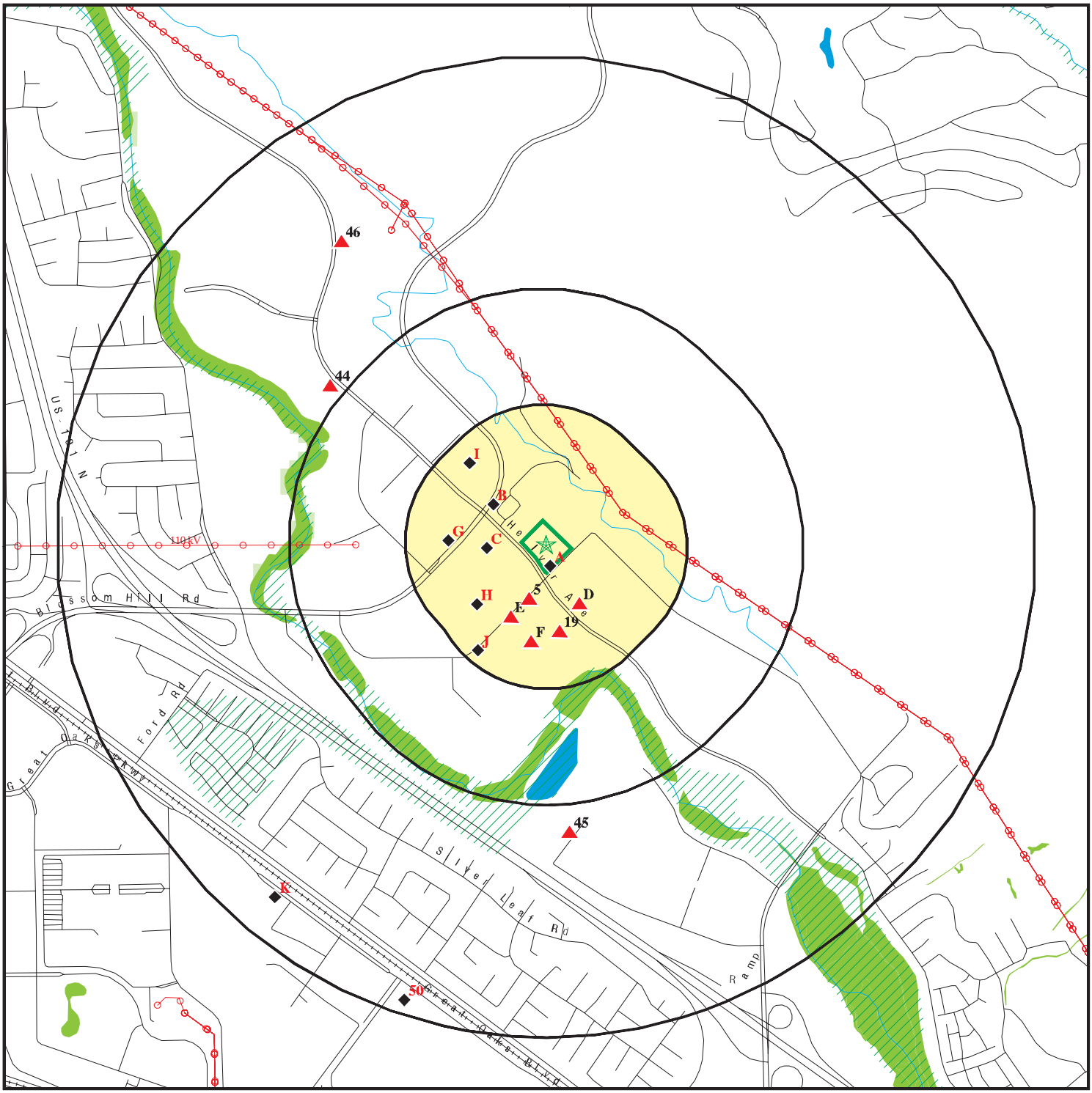
CIWQS: A review of the CIWQS list, as provided by EDR, and dated 06/01/2020 has revealed that there is 1 CIWQS site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
IMPROVEMENT DIST 99	459 PIERCY RD	0 - 1/8 (0.000 mi.)	A3	9

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

OVERVIEW MAP - 6241163.2S



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

SITE NAME: Xebec 469 Piercy Road ADDRESS: 469 Piercy Road San Jose CA 95138 LAT/LONG: 37.259215 / 121.781263	CLIENT: Hazard Management Consulting CONTACT: Mark INQUIRY #: 6241163.2s DATE: October 26, 2020 3:09 pm

Copyright © 2020 EDR, Inc. © 2015 TomTom Rel. 2015.

DETAIL MAP - 6241163.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

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

SITE NAME:	Xebec 469 Piercy Road	CLIENT:	Hazard Management Consulting
ADDRESS:	469 Piercy Road San Jose CA 95138	CONTACT:	Mark
		INQUIRY #:	6241163.2s
LAT/LONG:	37.259215 / 121.781263	DATE:	October 26, 2020 3:12 pm

Copyright © 2020 EDR, Inc. © 2015 TomTom Rel. 2015.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	2	NR	2
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	2	NR	NR	NR	2
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	5	NR	5
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
HIST LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		2	7	NR	NR	NR	9
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		2	0	NR	NR	NR	2
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		4	11	NR	NR	NR	15
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	1	NR	1
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		5	11	NR	NR	NR	16

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		1	0	NR	NR	NR	1
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		2	NR	NR	NR	NR	2
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	2	NR	2
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		2	6	NR	NR	NR	8
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		1	NR	NR	NR	NR	1
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	19	37	0	10	0	66

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A1 **< 1/8** **1 ft.**	**CITY OF SAN JOSE** **459 PIERCY RD** **SAN JOSE, CA 95138**	**HAZNET** **HWTS**	**S112921144** **N/A**
Relative: Lower	**Click here for full text details** **HAZNET** GEPAID CAC002550447		
A2 **< 1/8** **1 ft.**	**CITY OF SAN JOSE / DPW** **459 PIERCY RD** **SAN JOSE, CA 95110**	**HAZNET** **HWTS**	**S112916572** **N/A**
Relative: Lower	**Click here for full text details** **HAZNET** GEPAID CAC002372535		
A3 **< 1/8** **1 ft.**	**IMPROVEMENT DIST 99 218 SJ** **459 PIERCY RD** **SAN JOSE, CA 95138**	**CIWQS**	**S121645940** **N/A**
Relative: Lower	**Click here for full text details**		
A4 **SE** **< 1/8** **0.028 mi.** **150 ft.**	**NATALIE K PROVENZANO DDS INC** **6020 HELLYER AVE STE 100** **SAN JOSE, CA 95138**	**RCRA NonGen / NLR**	**1024861521** **CAL000429999**
Relative: Higher	**Click here for full text details** **RCRA NonGen / NLR** EPA Id CAL000429999		
5 **SSW** **< 1/8** **0.066 mi.** **349 ft.**	**DAVE ESCOVER** **422 PIERCY ROAD** **SAN JOSE, CA 95138**	**HIST UST**	**U001603158** **N/A**
Relative: Higher	**Click here for full text details** **HIST UST** Facility Id 00000041871		

B6
NW
< 1/8
0.070 mi.
371 ft.

Relative:
Lower

COMMONWEALTH CENTRAL C U
5890 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

HAZMAT

S105990283
N/A

Click here for full text details

HAZMAT
File Num 409465

C7
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

GE MOBILE WATER INC
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR

1024862909
CAL000431443

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000431443

C8
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

SUEZ WTS SERVICES USA INC
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR

1024864745
CAL000433309

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000433309

C9
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

IONICS ULTRAPURE WATER
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

CUPA Listings

S121472157
N/A

Click here for full text details

C10
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

GE MOBILE WATER INC
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

CUPA Listings
DRYCLEANERS
HAZNET
NPDES
HAZMAT
WDS
CIWQS
CERS
HWTS

S106092085
N/A

Click here for full text details

DRYCLEANERS
EPA Id CAL000221632

HAZNET
GEPAID CAL000433309

GE MOBILE WATER INC (Continued) **S106092085**

NPDES
Facility Status Terminated
Facility Status Active

HAZMAT
File Num 408007

WDS
Facility Id 2 43I014933
Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

C11
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

SUEZ WTS SERVICES USA, INC.
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

CERS HAZ WASTE
CERS

S121773243
N/A

Click here for full text details

C12
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

PG AND E HYDROTEST TIM 149 12 LOCATION A
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR

1025881386
CAP000229260

Click here for full text details

RCRA NonGen / NLR
EPA Id CAP000229260

D13
SSE
< 1/8
0.088 mi.
464 ft.

Relative:
Higher

SAFEWAY PHARMACY 4905
6100 HELLYER AVE STE 100
SAN JOSE, CA 95138

CERS HAZ WASTE
HAZNET
CERS
HWTS

S121779635
N/A

Click here for full text details

HAZNET
GEPAID CAL000413276

D14
SSE
< 1/8
0.095 mi.
501 ft.

Relative:
Higher

SAFEWAY PHARMACY #4905
6100 HELLYER RD
SAN JOSE, CA 95138

CUPA Listings

S120049995
N/A

Click here for full text details

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B15 **NW** **< 1/8** **0.099 mi.** **525 ft.** **Relative:** **Lower**	**COMMONWEALTH CTRL CREDIT UNION** **5890 SILVER CREEK WY** **SAN JOSE, CA 95138** **Click here for full text details**	**CUPA Listings**	**S112345620** **N/A**
D16 **SSE** **< 1/8** **0.110 mi.** **582 ft.** **Relative:** **Higher**	**CA CENTER FOR IMPLANT DENTISTRY** **6110 HELLYER AV STE 125** **SAN JOSE, CA 95111** **Click here for full text details**	**CUPA Listings**	**S121474854** **N/A**
E17 **SSW** **< 1/8** **0.121 mi.** **637 ft.** **Relative:** **Higher**	**BARRERAS RANCH** **390 PIERCY RD** **SAN JOSE, CA 95045** **Click here for full text details** **HIST UST** Facility Id 00000048434	**HIST UST**	**U001601673** **N/A**
E18 **SSW** **1/8-1/4** **0.126 mi.** **665 ft.** **Relative:** **Higher**	**PIERCY** **382 PIERCY RD** **SAN JOSE, CA 95138** **Click here for full text details** **RCRA-SQG** EPA Id CAR000277905 **FINDS** Registry ID: 110070206430	**RCRA-SQG** **FINDS**	**1023966991** **CAR000277905**
19 **South** **1/8-1/4** **0.128 mi.** **677 ft.** **Relative:** **Higher**	**SAN JOSE GREENHOUSE INC #1** **448 PIERCY RD** **SAN JOSE, CA 95138** **Click here for full text details**	**CUPA Listings**	**S121469930** **N/A**

E20
SSW
1/8-1/4
0.137 mi.
723 ft.

Relative:
Higher

A & J PROGRAMMING
380 PIERCY RD
SAN JOSE, CA 95138

CERS HAZ WASTE
CUPA Listings

S121474696
N/A

Click here for full text details

F21
South
1/8-1/4
0.151 mi.
797 ft.

Relative:
Higher

XERNUS CORP
372 PIERCY RD
SAN JOSE, CA 95138

CERS HAZ WASTE
CUPA Listings
HAZMAT
CERS

S108657254
N/A

Click here for full text details

HAZMAT
File Num 411407

F22
South
1/8-1/4
0.151 mi.
797 ft.

Relative:
Higher

XERNUS CORP
372 PIERCY RD
SAN JOSE, CA 95138

RCRA-SQG

1012176087
CAR000199315

Click here for full text details

RCRA-SQG
EPA Id CAR000199315

G23
West
1/8-1/4
0.156 mi.
826 ft.

Relative:
Lower

SANTA CLARA COUNTY- BUILDING OPS.-SILVER CREEK
5965 SILVER CREEK VALLEY RD. BLDG.
SAN JOSE, CA 95138

RCRA NonGen / NLR

1026040158
CAC003046256

Click here for full text details

RCRA NonGen / NLR
EPA Id CAC003046256

G24
West
1/8-1/4
0.156 mi.
826 ft.

Relative:
Lower

COUNTY OF SANTA CLARA-FAF-BUILDING OPS
5965 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR

1025848099
CAC003028137

Click here for full text details

RCRA NonGen / NLR
EPA Id CAC003028137

G25
West
1/8-1/4
0.156 mi.
826 ft.

Relative:
Lower

COUNTY OF SANTA CLARA-FAF-BUILDING OPS
5965 SILVER CREEK VALLEY ROAD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1025834094**
CAC003013672

Click here for full text details

RCRA NonGen / NLR
EPA Id CAC003013672

H26
SW
1/8-1/4
0.161 mi.
851 ft.

Relative:
Lower

FAITH PAINTING
321 PIERCY RD
SAN JOSE, CA 95138

CUPA Listings **S121474714**
HWTS **N/A**

Click here for full text details

H27
SW
1/8-1/4
0.161 mi.
851 ft.

Relative:
Lower

FAITH PAINTING
321 PIERCY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024828523**
CAL000360302

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000360302

F28
SSW
1/8-1/4
0.178 mi.
941 ft.

Relative:
Higher

O & Y PRECISION INC
312 PIERCY RD
SAN JOSE, CA 95138

CERS HAZ WASTE **S118289349**
CUPA Listings **N/A**
CERS

Click here for full text details

F29
SSW
1/8-1/4
0.178 mi.
941 ft.

Relative:
Higher

O&Y PRECISION INC
312 PIERCY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024844584**
CAL000397138

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000397138

F30
SSW
1/8-1/4
0.188 mi.
995 ft.

Relative:
Higher

VALHALLA BUILDERS INC
310 PIERCY RD
SAN JOSE, CA 95138

CUPA Listings

S125299668
N/A

Click here for full text details

I31
NW
1/8-1/4
0.199 mi.
1051 ft.

Relative:
Lower

MEIVAC INC
5830 HELLYER AVE
SAN JOSE, CA 95138

RCRA NonGen / NLR

1024814288
CAL000308413

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000308413

I32
NW
1/8-1/4
0.199 mi.
1051 ft.

Relative:
Lower

MEIVAC
5830 HELLYER AV
SAN JOSE, CA 95138

CERS HAZ WASTE
CERS

S109428956
N/A

Click here for full text details

I33
NW
1/8-1/4
0.199 mi.
1051 ft.

Relative:
Lower

MEIVAC INC
5830 HELLYER AV
SAN JOSE, CA 95138

CUPA Listings
HAZMAT

S107592251
N/A

Click here for full text details

HAZMAT
File Num 410784

I34
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

WATERBIT INC
5870 HELLYER AVE
SAN JOSE, CA 95138

RCRA NonGen / NLR

1025875277
CAL000448410

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000448410

I35
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

SHOCKING TECHNOLOGIES INC
5870 HELLYER AVE
SAN JOSE, CA 95138

CUPA Listings **S113154302**
HAZNET **N/A**
HAZMAT
HWTS

Click here for full text details

HAZNET
GEPAID CAL000337273

HAZMAT
File Num 412250

I36
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

CTT INC
5870 HELLYER AVE STE 70
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024872079**
CAL000440725

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000440725

I37
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

CTT INC
5870 HELLYER AV
SAN JOSE, CA 95138

CUPA Listings **S121474192**
HAZMAT **N/A**

Click here for full text details

HAZMAT
File Num 412250

I38
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

WATERBIT
5870 HELLYER AVENUE
SAN JOSE, CA 95138

RCRA NonGen / NLR **1025834101**
CAC003013679

Click here for full text details

RCRA NonGen / NLR
EPA Id CAC003013679

I39
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

CTT INC
5870 HELLYER AVE STE 70
SAN JOSE, CA 95138

CERS HAZ WASTE **S121781012**
CERS **N/A**
HWTS

Click here for full text details

J40
SSW
1/8-1/4
0.222 mi.
1170 ft.

Relative:
Lower

WILKINSON MFG INC
332 PIERCY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024841036**
CAL000390502

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000390502

J41
SSW
1/8-1/4
0.222 mi.
1170 ft.

Relative:
Lower

WILKINSON MANUFACTURING INC
332 PIERCY RD
SAN JOSE, CA 95138

CERS HAZ WASTE **S118289364**
CUPA Listings **N/A**
HAZMAT
CERS

Click here for full text details

HAZMAT
File Num 603943

J42
SSW
1/8-1/4
0.225 mi.
1189 ft.

Relative:
Lower

A&T PRECISION MACHINING
330 PIERCY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024853284**
CAL000412916

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000412916

J43
SSW
1/8-1/4
0.225 mi.
1189 ft.

Relative:
Lower

A AND T PRECISION MACHINING
330 PIERCY RD.
SAN JOSE, CA 95138

CERS HAZ WASTE **S112206450**
CUPA Listings **N/A**
NPDES
HAZMAT
CERS
HWTS

Click here for full text details

HAZMAT
File Num 601585

44
NW
1/2-1
0.531 mi.
2806 ft.

Relative:
Higher

VELODYNE LIDAR
5521 HELLYER AV
SAN JOSE, CA 95138

ENVIROSTOR **S111217022**
CERS HAZ WASTE **N/A**
CERS TANKS
CUPA Listings
EMI
HAZNET
HAZMAT
CERS
HWTS

Click here for full text details

ENVIROSTOR
Facility Id 60001755
Status Inactive - Needs Evaluation

EMI

VELODYNE LIDAR (Continued) **S111217022**

Facility Id 22290

HAZNET
GEPAID CAC002845049

HAZMAT
File Num 411692

45
South
1/2-1
0.559 mi.
2954 ft.

Relative:
Higher

INTEL CORPORATION **ENVIROSTOR** **S103650600**
300 ENZO DRIVE **N/A**
SAN JOSE, CA 95138

Click here for full text details

ENVIROSTOR
Facility Id 71003682
Status Inactive - Needs Evaluation

46
NW
1/2-1
0.741 mi.
3915 ft.

Relative:
Higher

COBHAM DEFENSE ELECTRONIC SYST **ENVIROSTOR** **S105094018**
5300 HELLYER AVENUE **EMI** **N/A**
SAN JOSE, CA 95138

Click here for full text details

ENVIROSTOR
Facility Id 71004119
Status Inactive - Needs Evaluation

EMI
Facility Id 12966
Facility Id 19367

K47
SW
1/2-1
0.909 mi.
4801 ft.

Relative:
Lower

IBM CORPORATION **SEMS** **1000109345**
5601 GREAT OAKS PKWY **CORRACTS** **CAD990843989**
SAN JOSE, CA 95119 **RCRA-TSDF**
RCRA-SQG
US ENG CONTROLS
HIST UST
CHMIRS
US FIN ASSUR
2020 COR ACTION
ROD
PRP
PADS
FINDS
ECHO
HAZNET
HWTS

Click here for full text details

SEMS

IBM CORPORATION (Continued) **1000109345**

Site ID 0902622
EPA Id CAD990843989

CORRACTS
EPA ID: CAD990843989

RCRA-TSDF
EPA Id CAD990843989

RCRA-SQG
EPA Id CAD990843989

US ENG CONTROLS
EPA ID: CAD990843989
EPA ID: CAD990843989

HIST UST
Facility Id 00000003400

CHMIRS
OES Incident Number 0958
OES Incident Number 8-1706

US FIN ASSUR
EPA ID CAD990843989

2020 COR ACTION
EPA ID: CAD990843989

ROD
EPA ID: CAD990843989

PADS
EPAID: CAD990843989

FINDS
Registry ID: 110064259298

ECHO
Registry ID 110064259298

HAZNET
GEPAID CAD990843989

K48
SW
1/2-1
0.909 mi.
4801 ft.

Relative:
Lower

HGST INC
5601 GREAT OAKS PARKWAY
SAN JOSE, CA 95119

Click here for full text details

CORRACTS **1008194745**
RCRA-TSDF **95193BMXXX5600C**
RCRA-LQG
ENVIROSTOR
CHMIRS
US FIN ASSUR
2020 COR ACTION
TRIS
FINDS
ECHO
CUPA Listings
EMI
ENF
HWP
NPDES
HAZMAT
CIWQS
CERS

CORRACTS
EPA ID: CAR000128793

RCRA-TSDF
EPA Id CAR000128793

RCRA-LQG
EPA Id CAR000128793

ENVIROSTOR
Facility Id 80001772
Status Active

CHMIRS
OES Incident Number 13-2985

US FIN ASSUR
EPA ID CAR000128793

2020 COR ACTION
EPA ID: CAR000128793

TRIS
TRIS ID 95193BMXXX5600C

FINDS
Registry ID: 110070312728
Registry ID: 110057100854
Registry ID: 110064259261
Registry ID: 110064259270

HGST INC (Continued) **1008194745**

Registry ID: 110064332770

ECHO
Registry ID 110064259270

EMI
Facility Id 85

ENF
Status Historical
Facility Id 652460
Status Historical

HWP
EPA Id CAR000128793
Cleanup Status OPERATING PERMIT

NPDES
Facility Status Active

HAZMAT
File Num 401740
File Num 405766
File Num 405813
File Num 602215
File Num 405776
File Num 400153
File Num 402632
File Num 402644
File Num 402667
File Num 403422
File Num 403428
File Num 405764
File Num 405791
File Num 409585
File Num 409589
File Num 600668
File Num 602293
File Num 602442

K49 **IBM CORPORATION** **CERS HAZ WASTE** **S109936442**
SW **5601 GREAT OAKS PKWY** **CUPA Listings** **N/A**
1/2-1 **SAN JOSE, CA 95119** **ICE**
0.909 mi. **HWP**
4801 ft. **NPDES**
HAZMAT
Relative: Lower **CERS**

Click here for full text details

HWP
EPA Id CAD990843989

IBM CORPORATION (Continued) **S109936442**

Cleanup Status CLOSED

NPDES
Facility Status Active

HAZMAT
File Num 601126

---

50 SSW 1/2-1 0.969 mi. 5115 ft.

Relative: Lower

PROPOSED COSTCO WHOLESALE WAREHOUSE AND FUEL FACIL **ENVIROSTOR** **S118466278**
GREAT OAKS BOULEVARD AND PROPOSED RALEIGH ROAD **VCP** **N/A**
SAN JOSE, CA 95119 **DEED**

Click here for full text details

ENVIROSTOR
Facility Id 60002294
Status Certified O&M - Land Use Restrictions Only

VCP
Facility Id 60002294
Status Certified O&M - Land Use Restrictions Only

DEED
Envirostor ID 60002294
Status CERTIFIED O&M - LAND USE RESTRICTIONS ONLY

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfieds Sites Listing	State Water Resources Control Board	06/22/2020	06/22/2020	09/04/2020
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	06/30/2019	05/28/2020	08/12/2020
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	07/20/2020	07/21/2020	10/07/2020
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	07/20/2020	07/21/2020	10/07/2020
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	07/20/2020	07/21/2020	10/07/2020
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	06/30/2020	07/21/2020	10/07/2020
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	06/01/2020	06/02/2020	08/14/2020
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	06/22/2020	06/22/2020	09/04/2020
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	05/01/2019	05/14/2019	07/17/2019
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	06/01/2020	06/02/2020	08/14/2020
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	05/28/2020	05/29/2020	08/12/2020
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	08/19/2020	08/21/2020	09/04/2020
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	06/04/2020	06/05/2020	08/17/2020
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2018	06/16/2020	08/28/2020
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	07/20/2020	07/21/2020	10/07/2020
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	07/27/2020	07/27/2020	10/08/2020
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	07/13/2020	07/16/2020	09/29/2020
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	08/05/2020	08/05/2020	10/23/2020
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	05/28/2020	05/29/2020	08/12/2020
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2019	04/15/2020	07/02/2020
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	05/18/2020	05/18/2020	07/31/2020
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	07/06/2020	07/07/2020	09/17/2020
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	04/08/2020	04/09/2020	07/01/2020
CA	ICE	ICE	Department of Toxic Subsances Control	05/18/2020	05/19/2020	07/31/2020
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Qualilty Control Board	06/08/2020	06/09/2020	08/19/2020
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	05/28/2020	05/29/2020	08/12/2020
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MINES	Mines Site Location Listing	Department of Conservation	06/08/2020	06/09/2020	08/19/2020
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	05/28/2020	06/02/2020	08/14/2020
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	08/21/2020	08/21/2020	08/27/2020
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	05/12/2020	05/12/2020	07/28/2020
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	06/01/2020	06/02/2020	08/14/2020
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	PROC	Certified Processors Database	Department of Conservation	06/08/2020	06/09/2020	08/19/2020
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	07/27/2020	07/27/2020	10/08/2020
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	08/03/2020	08/05/2020	10/22/2020
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	07/27/2020	07/27/2020	10/08/2020
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	05/11/2020	05/12/2020	07/27/2020
CA	SWRCY	Recycler Database	Department of Conservation	06/08/2020	06/09/2020	08/19/2020
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	06/06/2020	06/09/2020	08/20/2020
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	06/08/2020	06/09/2020	08/19/2020
CA	UST	Active UST Facilities	SWRCB	06/08/2020	06/09/2020	08/20/2020
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	05/26/2020	06/09/2020	08/20/2020
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	05/20/2020	05/20/2020	08/06/2020
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	07/27/2020	07/27/2020	10/08/2020
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	11/19/2019	01/07/2020	03/09/2020
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	06/08/2020	06/09/2020	08/20/2020
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/22/2020	06/22/2020	09/10/2020
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2018	12/04/2019	01/15/2020
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2020	07/15/2020	07/21/2020
US	CORRACTS	Corrective Action Report	EPA	06/15/2020	06/22/2020	09/17/2020
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	07/29/2020	08/03/2020	08/25/2020
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	06/27/2020	07/02/2020	09/28/2020
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/15/2020	06/22/2020	09/17/2020
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	04/03/2019	04/05/2019	05/14/2019
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	02/01/2020	03/19/2020	06/09/2020
US	FINDS	Facility Index System/Facility Registry System	EPA	02/03/2020	03/03/2020	05/28/2020
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/05/2020	08/13/2020	10/21/2020
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/17/2020	08/17/2020	10/21/2020
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/22/2020	06/23/2020	09/17/2020
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/15/2020	05/20/2020	08/12/2020
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2020	05/20/2020	08/12/2020
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/03/2020	05/20/2020	08/12/2020
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/13/2020
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2020	05/20/2020	08/12/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	07/29/2020	08/03/2020	08/25/2020
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	07/29/2020	08/03/2020	08/25/2020
US	LUCIS	Land Use Control Information System	Department of the Navy	05/15/2020	05/19/2020	06/18/2020
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	05/28/2020	05/28/2020	08/13/2020
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/05/2020	08/10/2020	10/08/2020
US	NPL	National Priority List	EPA	07/29/2020	08/03/2020	08/25/2020
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	10/09/2019	10/11/2019	12/20/2019
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	04/27/2020	05/06/2020	06/09/2020
US	Proposed NPL	Proposed National Priority List Sites	EPA	07/29/2020	08/03/2020	08/25/2020
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RMP	Risk Management Plans	Environmental Protection Agency	07/24/2020	08/03/2020	10/21/2020
US	ROD	Records Of Decision	EPA	07/29/2020	08/03/2020	08/25/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	07/29/2020	08/03/2020	08/25/2020
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	07/29/2020	08/03/2020	08/25/2020
US	SSTS	Section 7 Tracking Systems	EPA	07/20/2020	07/21/2020	10/08/2020
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	02/05/2020	04/24/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/01/2020	06/02/2020	06/09/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2020	02/20/2020	05/15/2020
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/15/2020	06/22/2020	09/10/2020
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/13/2020	02/20/2020	05/15/2020
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/01/2020	05/21/2020	08/13/2020
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	05/12/2020	05/12/2020	07/27/2020
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	04/29/2020	07/10/2020
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2018	10/02/2019	12/10/2019
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish and Wildlife			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

XEBEC 469 PIERCY ROAD
469 PIERCY ROAD
SAN JOSE, CA 95138

TARGET PROPERTY COORDINATES

Latitude (North):	37.259215 - 37° 15' 33.17''
Longitude (West):	121.781263 - 121° 46' 52.55''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	608074.1
UTM Y (Meters):	4124120.8
Elevation:	207 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640414 SAN JOSE EAST, CA
Version Date:	2012
South Map:	5640420 SANTA TERESA HILLS, CA
Version Date:	2012

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

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

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

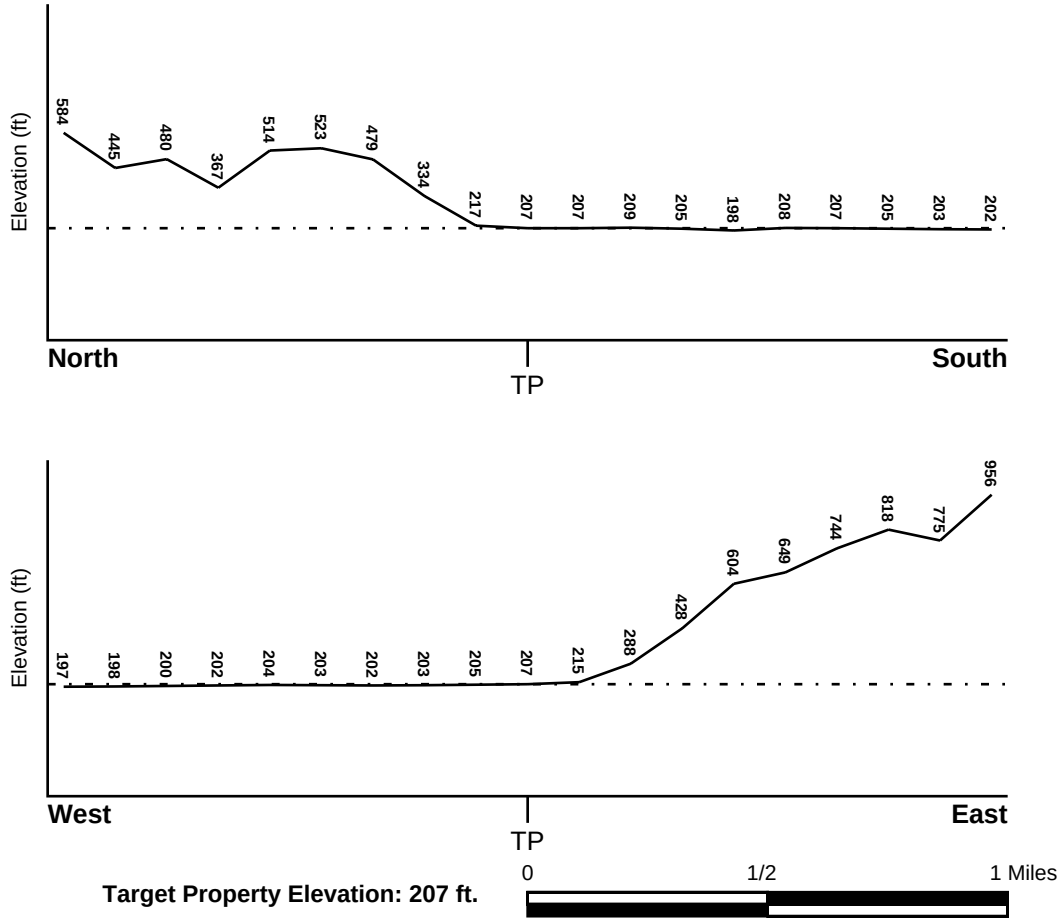
TOPOGRAPHIC INFORMATION

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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06085C0269H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06085C0268H	FEMA FIRM Flood data
06085C0406H	FEMA FIRM Flood data
06085C0407H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

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

HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

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

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

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

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

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

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

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

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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

OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: No Other Soil Types

LOCAL / REGIONAL WATER AGENCY RECORDS

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

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	USGS40000181783	1/4 - 1/2 Mile WSW
5	USGS40000181753	1/2 - 1 Mile South

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

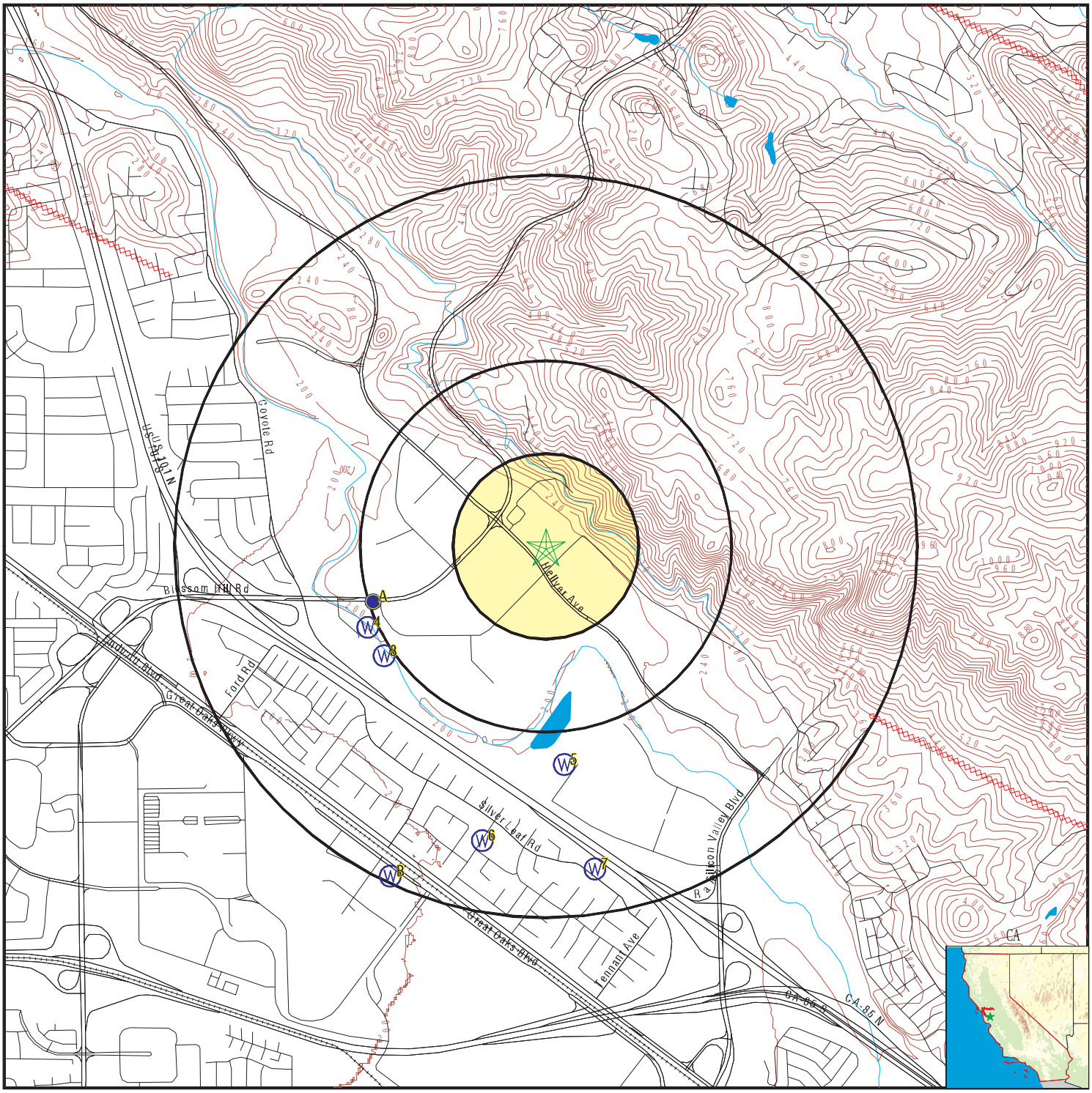
No PWS System Found

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

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	8574	1/2 - 1 Mile WSW
3	8575	1/2 - 1 Mile SW
4	8576	1/2 - 1 Mile WSW
6	8579	1/2 - 1 Mile SSW
7	8580	1/2 - 1 Mile South
B8	19815	1/2 - 1 Mile SSW
B9	8578	1/2 - 1 Mile SSW

PHYSICAL SETTING SOURCE MAP - 6241163.2s



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

SITE NAME:	Xebec 469 Piercy Road	CLIENT:	Hazard Management Consulting
ADDRESS:	469 Piercy Road San Jose CA 95138	CONTACT:	Mark
		INQUIRY #:	6241163.2s
LAT/LONG:	37.259215 / 121.781263	DATE:	October 26, 2020 3:12 pm

Copyright © 2020 EDR, Inc. © 2015 TomTom Rel. 2015.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A1 **WSW** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000181783**
A2 **WSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**8574**
3 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**8575**
4 **WSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**8576**
5 **South** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000181753**
6 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**8579**
7 **South** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**8580**
B8 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**19815**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
B9 **SSW** **1/2 - 1 Mile** **Lower**	**Click here for full text details**	**CA WELLS**	**8578**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95138	11	0

Federal EPA Radon Zone for SANTA CLARA County: 2

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

Federal Area Radon Information for Zip Code: 95138

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.500 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

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

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

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

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

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

GEOLOGIC INFORMATION

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

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

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

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

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

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

STATE RECORDS

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

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

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

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

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

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

OTHER

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

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

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

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

Xebec 469 Piercy Road
469 Piercy Road
San Jose, CA 95138

Inquiry Number: 6241163.2s
October 26, 2020

EDR Summary Radius Map Report

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

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	602
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

469 PIERCY ROAD
SAN JOSE, CA 95138

COORDINATES

Latitude (North):	37.2592150 - 37° 15' 33.17''
Longitude (West):	121.7812630 - 121° 46' 52.54''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	608074.1
UTM Y (Meters):	4124120.8
Elevation:	207 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey

Target Property:	S
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140606
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
469 PIERCY ROAD
SAN JOSE, CA 95138

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	CITY OF SAN JOSE	459 PIERCY RD	HAZNET, HWTS	Lower	1 ft.
A2	CITY OF SAN JOSE / D	459 PIERCY RD	HAZNET, HWTS	Lower	1 ft.
A3	IMPROVEMENT DIST 99	459 PIERCY RD	CIWQS	Lower	1 ft.
A4	NATALIE K PROVENZANO	6020 HELLYER AVE STE	RCRA NonGen / NLR	Higher	150, 0.028, SE
5	DAVE ESCOVER	422 PIERCY ROAD	HIST UST	Higher	349, 0.066, SSW
B6	COMMONWEALTH CENTRAL	5890 SILVER CREEK VA	HAZMAT	Lower	371, 0.070, NW
C7	GE MOBILE WATER INC	5900 SILVER CREEK VA	RCRA NonGen / NLR	Lower	395, 0.075, West
C8	SUEZ WTS SERVICES US	5900 SILVER CREEK VA	RCRA NonGen / NLR	Lower	395, 0.075, West
C9	IONICS ULTRAPURE WAT	5900 SILVER CREEK VA	CUPA Listings	Lower	395, 0.075, West
C10	GE MOBILE WATER INC	5900 SILVER CREEK VA	CUPA Listings, DRYCLEANERS, HAZNET, NPDES, HAZMAT,...	Lower	395, 0.075, West
C11	SUEZ WTS SERVICES US	5900 SILVER CREEK VA	CERS HAZ WASTE, CERS	Lower	395, 0.075, West
C12	PG AND E HYDROTEST T	5900 SILVER CREEK VA	RCRA NonGen / NLR	Lower	395, 0.075, West
D13	SAFEWAY PHARMACY 490	6100 HELLYER AVE STE	CERS HAZ WASTE, HAZNET, CERS, HWTS	Higher	464, 0.088, SSE
D14	SAFEWAY PHARMACY #49	6100 HELLYER RD	CUPA Listings	Higher	501, 0.095, SSE
B15	COMMONWEALTH CTRL CR	5890 SILVER CREEK WY	CUPA Listings	Lower	525, 0.099, NW
D16	CA CENTER FOR IMPLAN	6110 HELLYER AV STE	CUPA Listings	Higher	582, 0.110, SSE
E17	BARRERAS RANCH	390 PIERCY RD	HIST UST	Higher	637, 0.121, SSW
E18	PIERCY	382 PIERCY RD	RCRA-SQG, FINDS	Higher	665, 0.126, SSW
19	SAN JOSE GREENHOUSE	448 PIERCY RD	CUPA Listings	Higher	677, 0.128, South
E20	A & J PROGRAMMING	380 PIERCY RD	CERS HAZ WASTE, CUPA Listings	Higher	723, 0.137, SSW
F21	XERNUS CORP	372 PIERCY RD	CERS HAZ WASTE, CUPA Listings, HAZMAT, CERS	Higher	797, 0.151, South
F22	XERNUS CORP	372 PIERCY RD	RCRA-SQG	Higher	797, 0.151, South
G23	SANTA CLARA COUNTY-	5965 SILVER CREEK VA	RCRA NonGen / NLR	Lower	826, 0.156, West
G24	COUNTY OF SANTA CLAR	5965 SILVER CREEK VA	RCRA NonGen / NLR	Lower	826, 0.156, West
G25	COUNTY OF SANTA CLAR	5965 SILVER CREEK VA	RCRA NonGen / NLR	Lower	826, 0.156, West
H26	FAITH PAINTING	321 PIERCY RD	CUPA Listings, HWTS	Lower	851, 0.161, SW
H27	FAITH PAINTING	321 PIERCY RD	RCRA NonGen / NLR	Lower	851, 0.161, SW
F28	O & Y PRECISION INC	312 PIERCY RD	CERS HAZ WASTE, CUPA Listings, CERS	Higher	941, 0.178, SSW
F29	O&Y PRECISION INC	312 PIERCY RD	RCRA NonGen / NLR	Higher	941, 0.178, SSW
F30	VALHALLA BUILDERS IN	310 PIERCY RD	CUPA Listings	Higher	995, 0.188, SSW
I31	MEIVAC INC	5830 HELLYER AVE	RCRA NonGen / NLR	Lower	1051, 0.199, NW
I32	MEIVAC	5830 HELLYER AV	CERS HAZ WASTE, CERS	Lower	1051, 0.199, NW
I33	MEIVAC INC	5830 HELLYER AV	CUPA Listings, HAZMAT	Lower	1051, 0.199, NW
I34	WATERBIT INC	5870 HELLYER AVE	RCRA NonGen / NLR	Lower	1065, 0.202, NW
I35	SHOCKING TECHNOLOGIE	5870 HELLYER AVE	CUPA Listings, HAZNET, HAZMAT, HWTS	Lower	1065, 0.202, NW
I36	CTT INC	5870 HELLYER AVE STE	RCRA NonGen / NLR	Lower	1065, 0.202, NW
I37	CTT INC	5870 HELLYER AV	CUPA Listings, HAZMAT	Lower	1065, 0.202, NW
I38	WATERBIT	5870 HELLYER AVENUE	RCRA NonGen / NLR	Lower	1065, 0.202, NW
I39	CTT INC	5870 HELLYER AVE STE	CERS HAZ WASTE, CERS, HWTS	Lower	1065, 0.202, NW

MAPPED SITES SUMMARY

Target Property Address:
469 PIERCY ROAD
SAN JOSE, CA 95138

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
J40	WILKINSON MFG INC	332 PIERCY RD	RCRA NonGen / NLR	Lower	1170, 0.222, SSW
J41	WILKINSON MANUFACTUR	332 PIERCY RD	CERS HAZ WASTE, CUPA Listings, HAZMAT, CERS	Lower	1170, 0.222, SSW
J42	A&T PRECISION MACHIN	330 PIERCY RD	RCRA NonGen / NLR	Lower	1189, 0.225, SSW
J43	A AND T PRECISION MA	330 PIERCY RD.	CERS HAZ WASTE, CUPA Listings, NPDES, HAZMAT,...	Lower	1189, 0.225, SSW
44	VELODYNE LIDAR	5521 HELLYER AV	ENVIROSTOR, CERS HAZ WASTE, CERS TANKS, CUPA...	Higher	2806, 0.531, NW
45	INTEL CORPORATION	300 ENZO DRIVE	ENVIROSTOR	Higher	2954, 0.559, South
46	COBHAM DEFENSE ELECT	5300 HELLYER AVENUE	ENVIROSTOR, EMI	Higher	3915, 0.741, NW
K47	IBM CORPORATION	5601 GREAT OAKS PKWY	SEMS, CORRACTS, RCRA-TSDF, RCRA-SQG, US ENG...	Lower	4801, 0.909, SW
K48	HGST INC	5601 GREAT OAKS PARK	CORRACTS, RCRA-TSDF, RCRA-LQG, ENVIROSTOR, CHMIRS,...	Lower	4801, 0.909, SW
K49	IBM CORPORATION	5601 GREAT OAKS PKWY	CERS HAZ WASTE, CUPA Listings, ICE, HWP, NPDES,...	Lower	4801, 0.909, SW
50	PROPOSED COSTCO WHOL	GREAT OAKS BOULEVARD	ENVIROSTOR, VCP, DEED	Lower	5115, 0.969, SSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 06/15/2020 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
IBM CORPORATION EPA ID:: CAD990843989	***5601 GREAT OAKS PKWY***	***SW 1/2 - 1 (0.909 mi.)***	***K47***	***18***
HGST INC EPA ID:: CAR000128793	***5601 GREAT OAKS PARK***	***SW 1/2 - 1 (0.909 mi.)***	***K48***	***20***

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 06/15/2020 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PIERCY EPA ID:: CAR000277905	***382 PIERCY RD***	***SSW 1/8 - 1/4 (0.126 mi.)***	***E18***	***12***
XERNUS CORP EPA ID:: CAR000199315	372 PIERCY RD	S 1/8 - 1/4 (0.151 mi.)	F22	13

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 07/27/2020 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VELODYNE LIDAR Facility Id: 60001755 Status: Inactive - Needs Evaluation	***5521 HELLYER AV***	***NW 1/2 - 1 (0.531 mi.)***	***44***	***17***
INTEL CORPORATION Facility Id: 71003682 Status: Inactive - Needs Evaluation	300 ENZO DRIVE	S 1/2 - 1 (0.559 mi.)	45	18
COBHAM DEFENSE ELECT Facility Id: 71004119 Status: Inactive - Needs Evaluation	***5300 HELLYER AVENUE***	***NW 1/2 - 1 (0.741 mi.)***	***46***	***18***

Lower Elevation	Address	Direction / Distance	Map ID	Page
HGST INC Facility Id: 80001772 Status: Active	***5601 GREAT OAKS PARK***	***SW 1/2 - 1 (0.909 mi.)***	***K48***	***20***
PROPOSED COSTCO WHOL Facility Id: 60002294 Status: Certified O&M - Land Use Restrictions Only	***GREAT OAKS BOULEVARD***	***SSW 1/2 - 1 (0.969 mi.)***	***50***	***22***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: A review of the CERS HAZ WASTE list, as provided by EDR, and dated 07/20/2020 has revealed that there are 9 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAFEWAY PHARMACY 490	***6100 HELLYER AVE STE***	***SSE 0 - 1/8 (0.088 mi.)***	***D13***	***11***
A & J PROGRAMMING	***380 PIERCY RD***	***SSW 1/8 - 1/4 (0.137 mi.)***	***E20***	***13***
XERNUS CORP	***372 PIERCY RD***	***S 1/8 - 1/4 (0.151 mi.)***	***F21***	***13***
O & Y PRECISION INC	***312 PIERCY RD***	***SSW 1/8 - 1/4 (0.178 mi.)***	***F28***	***14***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUEZ WTS SERVICES US	***5900 SILVER CREEK VA***	***W 0 - 1/8 (0.075 mi.)***	***C11***	***11***
MEIVAC	***5830 HELLYER AV***	***NW 1/8 - 1/4 (0.199 mi.)***	***I32***	***15***
CTT INC	***5870 HELLYER AVE STE***	***NW 1/8 - 1/4 (0.202 mi.)***	***I39***	***16***
WILKINSON MANUFACTUR	***332 PIERCY RD***	***SSW 1/8 - 1/4 (0.222 mi.)***	***J41***	***17***
A AND T PRECISION MA	***330 PIERCY RD.***	***SSW 1/8 - 1/4 (0.225 mi.)***	***J43***	***17***

Local Lists of Registered Storage Tanks

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DAVE ESCOVER Facility Id: 00000041871	422 PIERCY ROAD	SSW 0 - 1/8 (0.066 mi.)	5	9
BARRERAS RANCH Facility Id: 00000048434	390 PIERCY RD	SSW 0 - 1/8 (0.121 mi.)	E17	12

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/15/2020 has revealed that there are 15 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NATALIE K PROVENZANO EPA ID:: CAL000429999	6020 HELLYER AVE STE	SE 0 - 1/8 (0.028 mi.)	A4	9
O&Y PRECISION INC EPA ID:: CAL000397138	312 PIERCY RD	SSW 1/8 - 1/4 (0.178 mi.)	F29	14

Lower Elevation	Address	Direction / Distance	Map ID	Page
GE MOBILE WATER INC EPA ID:: CAL000431443	5900 SILVER CREEK VA	W 0 - 1/8 (0.075 mi.)	C7	10
SUEZ WTS SERVICES US EPA ID:: CAL000433309	5900 SILVER CREEK VA	W 0 - 1/8 (0.075 mi.)	C8	10
PG AND E HYDROTEST T EPA ID:: CAP000229260	5900 SILVER CREEK VA	W 0 - 1/8 (0.075 mi.)	C12	11
SANTA CLARA COUNTY- EPA ID:: CAC003046256	5965 SILVER CREEK VA	W 1/8 - 1/4 (0.156 mi.)	G23	13
COUNTY OF SANTA CLAR EPA ID:: CAC003028137	5965 SILVER CREEK VA	W 1/8 - 1/4 (0.156 mi.)	G24	13
COUNTY OF SANTA CLAR EPA ID:: CAC003013672	5965 SILVER CREEK VA	W 1/8 - 1/4 (0.156 mi.)	G25	14
FAITH PAINTING EPA ID:: CAL000360302	321 PIERCY RD	SW 1/8 - 1/4 (0.161 mi.)	H27	14
MEIVAC INC EPA ID:: CAL000308413	5830 HELLYER AVE	NW 1/8 - 1/4 (0.199 mi.)	I31	15
WATERBIT INC EPA ID:: CAL000448410	5870 HELLYER AVE	NW 1/8 - 1/4 (0.202 mi.)	I34	15
CTT INC EPA ID:: CAL000440725	5870 HELLYER AVE STE	NW 1/8 - 1/4 (0.202 mi.)	I36	16
WATERBIT	5870 HELLYER AVENUE	NW 1/8 - 1/4 (0.202 mi.)	I38	16

EPA ID:: CAC003013679				
WILKINSON MFG INC EPA ID:: CAL000390502	332 PIERCY RD	SSW 1/8 - 1/4 (0.222 mi.)	J40	17
A&T PRECISION MACHIN EPA ID:: CAL000412916	330 PIERCY RD	SSW 1/8 - 1/4 (0.225 mi.)	J42	17

ROD: A review of the ROD list, as provided by EDR, and dated 07/29/2020 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
IBM CORPORATION EPA ID:: CAD990843989	***5601 GREAT OAKS PKWY***	***SW 1/2 - 1 (0.909 mi.)***	***K47***	***18***

CUPA Listings: A review of the CUPA Listings list, as provided by EDR, has revealed that there are 16 CUPA Listings sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAFEWAY PHARMACY #49 Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	6100 HELLYER RD	SSE 0 - 1/8 (0.095 mi.)	D14	11
CA CENTER FOR IMPLAN Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	6110 HELLYER AV STE	SSE 0 - 1/8 (0.110 mi.)	D16	12
SAN JOSE GREENHOUSE Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	448 PIERCY RD	S 1/8 - 1/4 (0.128 mi.)	19	12
A & J PROGRAMMING Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***380 PIERCY RD***	***SSW 1/8 - 1/4 (0.137 mi.)***	***E20***	***13***
XERNUS CORP Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***372 PIERCY RD***	***S 1/8 - 1/4 (0.151 mi.)***	***F21***	***13***
O & Y PRECISION INC Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***312 PIERCY RD***	***SSW 1/8 - 1/4 (0.178 mi.)***	***F28***	***14***
VALHALLA BUILDERS IN Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	310 PIERCY RD	SSW 1/8 - 1/4 (0.188 mi.)	F30	15

Lower Elevation	Address	Direction / Distance	Map ID	Page
IONICS ULTRAPURE WAT Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	5900 SILVER CREEK VA	W 0 - 1/8 (0.075 mi.)	C9	10
GE MOBILE WATER INC Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***5900 SILVER CREEK VA***	***W 0 - 1/8 (0.075 mi.)***	***C10***	***10***
COMMONWEALTH CTRL CR Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	5890 SILVER CREEK WY	NW 0 - 1/8 (0.099 mi.)	B15	12
FAITH PAINTING Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***321 PIERCY RD***	***SW 1/8 - 1/4 (0.161 mi.)***	***H26***	***14***
MEIVAC INC Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***5830 HELLYER AV***	***NW 1/8 - 1/4 (0.199 mi.)***	***I33***	***15***
SHOCKING TECHNOLOGIE Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020	***5870 HELLYER AVE***	***NW 1/8 - 1/4 (0.202 mi.)***	***I35***	***16***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CTT INC	***5870 HELLYER AV***	***NW 1/8 - 1/4 (0.202 mi.)***	***I37***	***16***
Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020				
WILKINSON MANUFACTUR	***332 PIERCY RD***	***SSW 1/8 - 1/4 (0.222 mi.)***	***J41***	***17***
Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020				
A AND T PRECISION MA	***330 PIERCY RD.***	***SSW 1/8 - 1/4 (0.225 mi.)***	***J43***	***17***
Database: CUPA SANTA CLARA, Date of Government Version: 05/08/2020				

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

Lower Elevation	Address	Direction / Distance	Map ID	Page
GE MOBILE WATER INC	***5900 SILVER CREEK VA***	***W 0 - 1/8 (0.075 mi.)***	***C10***	***10***
Database: DRYCLEANERS, Date of Government Version: 06/04/2020				
EPA Id: CAL000221632				

HAZNET: A review of the HAZNET list, as provided by EDR, and dated 12/31/2019 has revealed that there are 2 HAZNET sites within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF SAN JOSE	***459 PIERCY RD***	***0 - 1/8 (0.000 mi.)***	***A1***	***9***
GEPAID: CAC002550447				
CITY OF SAN JOSE / D	***459 PIERCY RD***	***0 - 1/8 (0.000 mi.)***	***A2***	***9***
GEPAID: CAC002372535				

HWP: A review of the HWP list, as provided by EDR, and dated 05/18/2020 has revealed that there are 2 HWP sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HGST INC	***5601 GREAT OAKS PARK***	***SW 1/2 - 1 (0.909 mi.)***	***K48***	***20***
EPA Id: CAR000128793				
Cleanup Status: OPERATING PERMIT				
IBM CORPORATION	***5601 GREAT OAKS PKWY***	***SW 1/2 - 1 (0.909 mi.)***	***K49***	***21***
EPA Id: CAD990843989				
Cleanup Status: CLOSED				

HAZMAT: A review of the HAZMAT list, as provided by EDR, has revealed that there are 8 HAZMAT sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
XERNUS CORP	***372 PIERCY RD***	***S 1/8 - 1/4 (0.151 mi.)***	***F21***	***13***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020				

EXECUTIVE SUMMARY

File Num: 411407

Lower Elevation	Address	Direction / Distance	Map ID	Page
COMMONWEALTH CENTRAL	5890 SILVER CREEK VA	NW 0 - 1/8 (0.070 mi.)	B6	10
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 409465				
GE MOBILE WATER INC	***5900 SILVER CREEK VA***	***W 0 - 1/8 (0.075 mi.)***	***C10***	***10***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 408007				
MEIVAC INC	***5830 HELLYER AV***	***NW 1/8 - 1/4 (0.199 mi.)***	***I33***	***15***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 410784				
SHOCKING TECHNOLOGIE	***5870 HELLYER AVE***	***NW 1/8 - 1/4 (0.202 mi.)***	***I35***	***16***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 412250				
CTT INC	***5870 HELLYER AV***	***NW 1/8 - 1/4 (0.202 mi.)***	***I37***	***16***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 412250				
WILKINSON MANUFACTUR	***332 PIERCY RD***	***SSW 1/8 - 1/4 (0.222 mi.)***	***J41***	***17***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 603943				
A AND T PRECISION MA	***330 PIERCY RD.***	***SSW 1/8 - 1/4 (0.225 mi.)***	***J43***	***17***
Database: SAN JOSE HAZMAT, Date of Government Version: 07/30/2020 File Num: 601585				

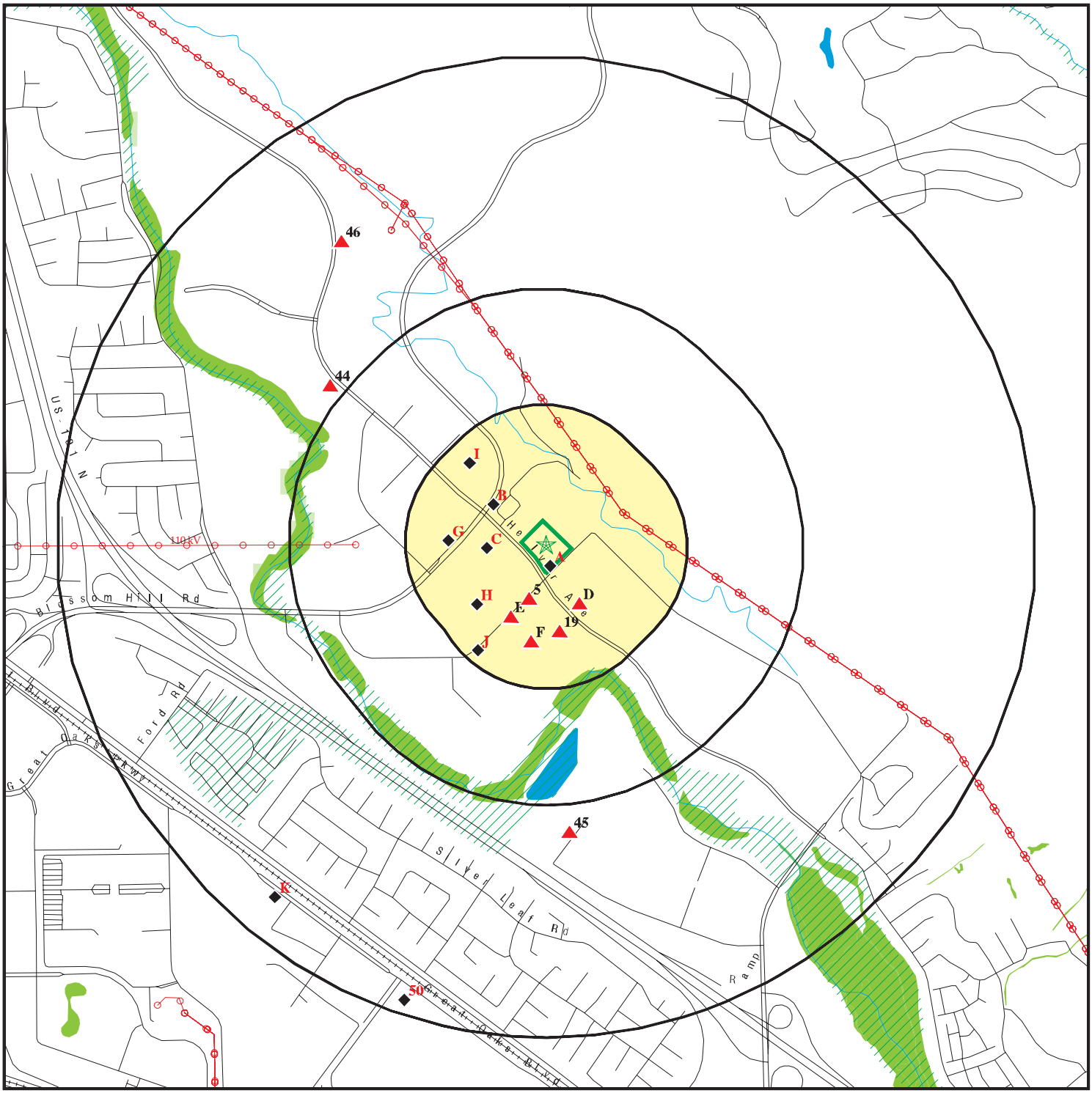
CIWQS: A review of the CIWQS list, as provided by EDR, and dated 06/01/2020 has revealed that there is 1 CIWQS site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
IMPROVEMENT DIST 99	459 PIERCY RD	0 - 1/8 (0.000 mi.)	A3	9

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

OVERVIEW MAP - 6241163.2S



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

SITE NAME: Xebec 469 Piercy Road ADDRESS: 469 Piercy Road San Jose CA 95138 LAT/LONG: 37.259215 / 121.781263	CLIENT: Hazard Management Consulting CONTACT: Mark INQUIRY #: 6241163.2s DATE: October 26, 2020 3:09 pm

Copyright © 2020 EDR, Inc. © 2015 TomTom Rel. 2015.

DETAIL MAP - 6241163.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

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

SITE NAME:	Xebec 469 Piercy Road	CLIENT:	Hazard Management Consulting
ADDRESS:	469 Piercy Road San Jose CA 95138	CONTACT:	Mark
		INQUIRY #:	6241163.2s
LAT/LONG:	37.259215 / 121.781263	DATE:	October 26, 2020 3:12 pm

Copyright © 2020 EDR, Inc. © 2015 TomTom Rel. 2015.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	2	NR	2
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	2	NR	NR	NR	2
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	5	NR	5
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
HIST LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		2	7	NR	NR	NR	9
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		2	0	NR	NR	NR	2
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		4	11	NR	NR	NR	15
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	1	NR	1
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		5	11	NR	NR	NR	16

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		1	0	NR	NR	NR	1
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		2	NR	NR	NR	NR	2
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	2	NR	2
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		2	6	NR	NR	NR	8
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		1	NR	NR	NR	NR	1
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	19	37	0	10	0	66

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A1 **< 1/8** **1 ft.**	**CITY OF SAN JOSE** **459 PIERCY RD** **SAN JOSE, CA 95138**	**HAZNET** **HWTS**	**S112921144** **N/A**
Relative: Lower	**Click here for full text details** **HAZNET** GEPAID CAC002550447		
A2 **< 1/8** **1 ft.**	**CITY OF SAN JOSE / DPW** **459 PIERCY RD** **SAN JOSE, CA 95110**	**HAZNET** **HWTS**	**S112916572** **N/A**
Relative: Lower	**Click here for full text details** **HAZNET** GEPAID CAC002372535		
A3 **< 1/8** **1 ft.**	**IMPROVEMENT DIST 99 218 SJ** **459 PIERCY RD** **SAN JOSE, CA 95138**	**CIWQS**	**S121645940** **N/A**
Relative: Lower	**Click here for full text details**		
A4 **SE** **< 1/8** **0.028 mi.** **150 ft.**	**NATALIE K PROVENZANO DDS INC** **6020 HELLYER AVE STE 100** **SAN JOSE, CA 95138**	**RCRA NonGen / NLR**	**1024861521** **CAL000429999**
Relative: Higher	**Click here for full text details** **RCRA NonGen / NLR** EPA Id CAL000429999		
5 **SSW** **< 1/8** **0.066 mi.** **349 ft.**	**DAVE ESCOVER** **422 PIERCY ROAD** **SAN JOSE, CA 95138**	**HIST UST**	**U001603158** **N/A**
Relative: Higher	**Click here for full text details** **HIST UST** Facility Id 00000041871		

B6
NW
< 1/8
0.070 mi.
371 ft.

Relative:
Lower

COMMONWEALTH CENTRAL C U
5890 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

HAZMAT

S105990283
N/A

Click here for full text details

HAZMAT
File Num 409465

C7
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

GE MOBILE WATER INC
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR

1024862909
CAL000431443

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000431443

C8
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

SUEZ WTS SERVICES USA INC
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR

1024864745
CAL000433309

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000433309

C9
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

IONICS ULTRAPURE WATER
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

CUPA Listings

S121472157
N/A

Click here for full text details

C10
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

GE MOBILE WATER INC
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

CUPA Listings
DRYCLEANERS
HAZNET
NPDES
HAZMAT
WDS
CIWQS
CERS
HWTS

S106092085
N/A

Click here for full text details

DRYCLEANERS
EPA Id CAL000221632

HAZNET
GEPAID CAL000433309

GE MOBILE WATER INC (Continued) **S106092085**

NPDES
Facility Status Terminated
Facility Status Active

HAZMAT
File Num 408007

WDS
Facility Id 2 43I014933
Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

C11
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

SUEZ WTS SERVICES USA, INC.
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

CERS HAZ WASTE
CERS

S121773243
N/A

Click here for full text details

C12
West
< 1/8
0.075 mi.
395 ft.

Relative:
Lower

PG AND E HYDROTEST TIM 149 12 LOCATION A
5900 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR

1025881386
CAP000229260

Click here for full text details

RCRA NonGen / NLR
EPA Id CAP000229260

D13
SSE
< 1/8
0.088 mi.
464 ft.

Relative:
Higher

SAFEWAY PHARMACY 4905
6100 HELLYER AVE STE 100
SAN JOSE, CA 95138

CERS HAZ WASTE
HAZNET
CERS
HWTS

S121779635
N/A

Click here for full text details

HAZNET
GEPAID CAL000413276

D14
SSE
< 1/8
0.095 mi.
501 ft.

Relative:
Higher

SAFEWAY PHARMACY #4905
6100 HELLYER RD
SAN JOSE, CA 95138

CUPA Listings

S120049995
N/A

Click here for full text details

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B15 **NW** **< 1/8** **0.099 mi.** **525 ft.** **Relative:** **Lower**	**COMMONWEALTH CTRL CREDIT UNION** **5890 SILVER CREEK WY** **SAN JOSE, CA 95138** **Click here for full text details**	**CUPA Listings**	**S112345620** **N/A**
D16 **SSE** **< 1/8** **0.110 mi.** **582 ft.** **Relative:** **Higher**	**CA CENTER FOR IMPLANT DENTISTRY** **6110 HELLYER AV STE 125** **SAN JOSE, CA 95111** **Click here for full text details**	**CUPA Listings**	**S121474854** **N/A**
E17 **SSW** **< 1/8** **0.121 mi.** **637 ft.** **Relative:** **Higher**	**BARRERAS RANCH** **390 PIERCY RD** **SAN JOSE, CA 95045** **Click here for full text details** **HIST UST** Facility Id 00000048434	**HIST UST**	**U001601673** **N/A**
E18 **SSW** **1/8-1/4** **0.126 mi.** **665 ft.** **Relative:** **Higher**	**PIERCY** **382 PIERCY RD** **SAN JOSE, CA 95138** **Click here for full text details** **RCRA-SQG** EPA Id CAR000277905 **FINDS** Registry ID: 110070206430	**RCRA-SQG** **FINDS**	**1023966991** **CAR000277905**
19 **South** **1/8-1/4** **0.128 mi.** **677 ft.** **Relative:** **Higher**	**SAN JOSE GREENHOUSE INC #1** **448 PIERCY RD** **SAN JOSE, CA 95138** **Click here for full text details**	**CUPA Listings**	**S121469930** **N/A**

E20
SSW
1/8-1/4
0.137 mi.
723 ft.

Relative:
Higher

A & J PROGRAMMING
380 PIERCY RD
SAN JOSE, CA 95138

CERS HAZ WASTE
CUPA Listings

S121474696
N/A

Click here for full text details

F21
South
1/8-1/4
0.151 mi.
797 ft.

Relative:
Higher

XERNUS CORP
372 PIERCY RD
SAN JOSE, CA 95138

CERS HAZ WASTE
CUPA Listings
HAZMAT
CERS

S108657254
N/A

Click here for full text details

HAZMAT
File Num 411407

F22
South
1/8-1/4
0.151 mi.
797 ft.

Relative:
Higher

XERNUS CORP
372 PIERCY RD
SAN JOSE, CA 95138

RCRA-SQG

1012176087
CAR000199315

Click here for full text details

RCRA-SQG
EPA Id CAR000199315

G23
West
1/8-1/4
0.156 mi.
826 ft.

Relative:
Lower

SANTA CLARA COUNTY- BUILDING OPS.-SILVER CREEK
5965 SILVER CREEK VALLEY RD. BLDG.
SAN JOSE, CA 95138

RCRA NonGen / NLR

1026040158
CAC003046256

Click here for full text details

RCRA NonGen / NLR
EPA Id CAC003046256

G24
West
1/8-1/4
0.156 mi.
826 ft.

Relative:
Lower

COUNTY OF SANTA CLARA-FAF-BUILDING OPS
5965 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR

1025848099
CAC003028137

Click here for full text details

RCRA NonGen / NLR
EPA Id CAC003028137

G25
West
1/8-1/4
0.156 mi.
826 ft.

Relative:
Lower

COUNTY OF SANTA CLARA-FAF-BUILDING OPS
5965 SILVER CREEK VALLEY ROAD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1025834094**
CAC003013672

Click here for full text details

RCRA NonGen / NLR
EPA Id CAC003013672

H26
SW
1/8-1/4
0.161 mi.
851 ft.

Relative:
Lower

FAITH PAINTING
321 PIERCY RD
SAN JOSE, CA 95138

CUPA Listings **S121474714**
HWTS **N/A**

Click here for full text details

H27
SW
1/8-1/4
0.161 mi.
851 ft.

Relative:
Lower

FAITH PAINTING
321 PIERCY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024828523**
CAL000360302

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000360302

F28
SSW
1/8-1/4
0.178 mi.
941 ft.

Relative:
Higher

O & Y PRECISION INC
312 PIERCY RD
SAN JOSE, CA 95138

CERS HAZ WASTE **S118289349**
CUPA Listings **N/A**
CERS

Click here for full text details

F29
SSW
1/8-1/4
0.178 mi.
941 ft.

Relative:
Higher

O&Y PRECISION INC
312 PIERCY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024844584**
CAL000397138

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000397138

F30
SSW
1/8-1/4
0.188 mi.
995 ft.

Relative:
Higher

VALHALLA BUILDERS INC
310 PIERCY RD
SAN JOSE, CA 95138

CUPA Listings

S125299668
N/A

Click here for full text details

I31
NW
1/8-1/4
0.199 mi.
1051 ft.

Relative:
Lower

MEIVAC INC
5830 HELLYER AVE
SAN JOSE, CA 95138

RCRA NonGen / NLR

1024814288
CAL000308413

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000308413

I32
NW
1/8-1/4
0.199 mi.
1051 ft.

Relative:
Lower

MEIVAC
5830 HELLYER AV
SAN JOSE, CA 95138

CERS HAZ WASTE
CERS

S109428956
N/A

Click here for full text details

I33
NW
1/8-1/4
0.199 mi.
1051 ft.

Relative:
Lower

MEIVAC INC
5830 HELLYER AV
SAN JOSE, CA 95138

CUPA Listings
HAZMAT

S107592251
N/A

Click here for full text details

HAZMAT
File Num 410784

I34
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

WATERBIT INC
5870 HELLYER AVE
SAN JOSE, CA 95138

RCRA NonGen / NLR

1025875277
CAL000448410

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000448410

I35
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

SHOCKING TECHNOLOGIES INC
5870 HELLYER AVE
SAN JOSE, CA 95138

CUPA Listings **S113154302**
HAZNET **N/A**
HAZMAT
HWTS

Click here for full text details

HAZNET
GEPAID CAL000337273

HAZMAT
File Num 412250

I36
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

CTT INC
5870 HELLYER AVE STE 70
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024872079**
CAL000440725

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000440725

I37
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

CTT INC
5870 HELLYER AV
SAN JOSE, CA 95138

CUPA Listings **S121474192**
HAZMAT **N/A**

Click here for full text details

HAZMAT
File Num 412250

I38
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

WATERBIT
5870 HELLYER AVENUE
SAN JOSE, CA 95138

RCRA NonGen / NLR **1025834101**
CAC003013679

Click here for full text details

RCRA NonGen / NLR
EPA Id CAC003013679

I39
NW
1/8-1/4
0.202 mi.
1065 ft.

Relative:
Lower

CTT INC
5870 HELLYER AVE STE 70
SAN JOSE, CA 95138

CERS HAZ WASTE **S121781012**
CERS **N/A**
HWTS

Click here for full text details

J40
SSW
1/8-1/4
0.222 mi.
1170 ft.

Relative:
Lower

WILKINSON MFG INC
332 PIERCY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024841036**
CAL000390502

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000390502

J41
SSW
1/8-1/4
0.222 mi.
1170 ft.

Relative:
Lower

WILKINSON MANUFACTURING INC
332 PIERCY RD
SAN JOSE, CA 95138

CERS HAZ WASTE **S118289364**
CUPA Listings **N/A**
HAZMAT
CERS

Click here for full text details

HAZMAT
File Num 603943

J42
SSW
1/8-1/4
0.225 mi.
1189 ft.

Relative:
Lower

A&T PRECISION MACHINING
330 PIERCY RD
SAN JOSE, CA 95138

RCRA NonGen / NLR **1024853284**
CAL000412916

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000412916

J43
SSW
1/8-1/4
0.225 mi.
1189 ft.

Relative:
Lower

A AND T PRECISION MACHINING
330 PIERCY RD.
SAN JOSE, CA 95138

CERS HAZ WASTE **S112206450**
CUPA Listings **N/A**
NPDES
HAZMAT
CERS
HWTS

Click here for full text details

HAZMAT
File Num 601585

44
NW
1/2-1
0.531 mi.
2806 ft.

Relative:
Higher

VELODYNE LIDAR
5521 HELLYER AV
SAN JOSE, CA 95138

ENVIROSTOR **S111217022**
CERS HAZ WASTE **N/A**
CERS TANKS
CUPA Listings
EMI
HAZNET
HAZMAT
CERS
HWTS

Click here for full text details

ENVIROSTOR
Facility Id 60001755
Status Inactive - Needs Evaluation

EMI

VELODYNE LIDAR (Continued) **S111217022**

Facility Id 22290

HAZNET
GEPAID CAC002845049

HAZMAT
File Num 411692

45
South
1/2-1
0.559 mi.
2954 ft.

Relative:
Higher

INTEL CORPORATION **ENVIROSTOR** **S103650600**
300 ENZO DRIVE **N/A**
SAN JOSE, CA 95138

Click here for full text details

ENVIROSTOR
Facility Id 71003682
Status Inactive - Needs Evaluation

46
NW
1/2-1
0.741 mi.
3915 ft.

Relative:
Higher

COBHAM DEFENSE ELECTRONIC SYST **ENVIROSTOR** **S105094018**
5300 HELLYER AVENUE **EMI** **N/A**
SAN JOSE, CA 95138

Click here for full text details

ENVIROSTOR
Facility Id 71004119
Status Inactive - Needs Evaluation

EMI
Facility Id 12966
Facility Id 19367

K47
SW
1/2-1
0.909 mi.
4801 ft.

Relative:
Lower

IBM CORPORATION **SEMS** **1000109345**
5601 GREAT OAKS PKWY **CORRACTS** **CAD990843989**
SAN JOSE, CA 95119 **RCRA-TSDF**
RCRA-SQG
US ENG CONTROLS
HIST UST
CHMIRS
US FIN ASSUR
2020 COR ACTION
ROD
PRP
PADS
FINDS
ECHO
HAZNET
HWTS

Click here for full text details

SEMS

IBM CORPORATION (Continued) **1000109345**

Site ID 0902622
EPA Id CAD990843989

CORRACTS
EPA ID: CAD990843989

RCRA-TSDF
EPA Id CAD990843989

RCRA-SQG
EPA Id CAD990843989

US ENG CONTROLS
EPA ID: CAD990843989
EPA ID: CAD990843989

HIST UST
Facility Id 00000003400

CHMIRS
OES Incident Number 0958
OES Incident Number 8-1706

US FIN ASSUR
EPA ID CAD990843989

2020 COR ACTION
EPA ID: CAD990843989

ROD
EPA ID: CAD990843989

PADS
EPAID: CAD990843989

FINDS
Registry ID: 110064259298

ECHO
Registry ID 110064259298

HAZNET
GEPAID CAD990843989

K48
SW
1/2-1
0.909 mi.
4801 ft.

Relative:
Lower

HGST INC
5601 GREAT OAKS PARKWAY
SAN JOSE, CA 95119

Click here for full text details

CORRACTS **1008194745**
RCRA-TSDF **95193BMXXX5600C**
RCRA-LQG
ENVIROSTOR
CHMIRS
US FIN ASSUR
2020 COR ACTION
TRIS
FINDS
ECHO
CUPA Listings
EMI
ENF
HWP
NPDES
HAZMAT
CIWQS
CERS

CORRACTS
EPA ID: CAR000128793

RCRA-TSDF
EPA Id CAR000128793

RCRA-LQG
EPA Id CAR000128793

ENVIROSTOR
Facility Id 80001772
Status Active

CHMIRS
OES Incident Number 13-2985

US FIN ASSUR
EPA ID CAR000128793

2020 COR ACTION
EPA ID: CAR000128793

TRIS
TRIS ID 95193BMXXX5600C

FINDS
Registry ID: 110070312728
Registry ID: 110057100854
Registry ID: 110064259261
Registry ID: 110064259270

HGST INC (Continued) **1008194745**

Registry ID: 110064332770

ECHO
Registry ID 110064259270

EMI
Facility Id 85

ENF
Status Historical
Facility Id 652460
Status Historical

HWP
EPA Id CAR000128793
Cleanup Status OPERATING PERMIT

NPDES
Facility Status Active

HAZMAT
File Num 401740
File Num 405766
File Num 405813
File Num 602215
File Num 405776
File Num 400153
File Num 402632
File Num 402644
File Num 402667
File Num 403422
File Num 403428
File Num 405764
File Num 405791
File Num 409585
File Num 409589
File Num 600668
File Num 602293
File Num 602442

K49 **IBM CORPORATION** **CERS HAZ WASTE** **S109936442**
SW **5601 GREAT OAKS PKWY** **CUPA Listings** **N/A**
1/2-1 **SAN JOSE, CA 95119** **ICE**
0.909 mi. **HWP**
4801 ft. **NPDES**
HAZMAT
Relative: Lower **CERS**

Click here for full text details

HWP
EPA Id CAD990843989

IBM CORPORATION (Continued) **S109936442**

Cleanup Status CLOSED

NPDES
Facility Status Active

HAZMAT
File Num 601126

---

50 SSW 1/2-1 0.969 mi. 5115 ft.

Relative: Lower

PROPOSED COSTCO WHOLESALE WAREHOUSE AND FUEL FACIL **ENVIROSTOR** **S118466278**
GREAT OAKS BOULEVARD AND PROPOSED RALEIGH ROAD **VCP** **N/A**
SAN JOSE, CA 95119 **DEED**

Click here for full text details

ENVIROSTOR
Facility Id 60002294
Status Certified O&M - Land Use Restrictions Only

VCP
Facility Id 60002294
Status Certified O&M - Land Use Restrictions Only

DEED
Envirostor ID 60002294
Status CERTIFIED O&M - LAND USE RESTRICTIONS ONLY

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfieds Sites Listing	State Water Resources Control Board	06/22/2020	06/22/2020	09/04/2020
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	06/30/2019	05/28/2020	08/12/2020
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	07/20/2020	07/21/2020	10/07/2020
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	07/20/2020	07/21/2020	10/07/2020
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	07/20/2020	07/21/2020	10/07/2020
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	06/30/2020	07/21/2020	10/07/2020
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	06/01/2020	06/02/2020	08/14/2020
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	06/22/2020	06/22/2020	09/04/2020
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	05/01/2019	05/14/2019	07/17/2019
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	06/01/2020	06/02/2020	08/14/2020
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	05/28/2020	05/29/2020	08/12/2020
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	08/19/2020	08/21/2020	09/04/2020
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	06/04/2020	06/05/2020	08/17/2020
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2018	06/16/2020	08/28/2020
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	07/20/2020	07/21/2020	10/07/2020
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	07/27/2020	07/27/2020	10/08/2020
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	07/13/2020	07/16/2020	09/29/2020
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	08/05/2020	08/05/2020	10/23/2020
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	05/28/2020	05/29/2020	08/12/2020
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2019	04/15/2020	07/02/2020
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	05/18/2020	05/18/2020	07/31/2020
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	07/06/2020	07/07/2020	09/17/2020
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	04/08/2020	04/09/2020	07/01/2020
CA	ICE	ICE	Department of Toxic Subsances Control	05/18/2020	05/19/2020	07/31/2020
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Qualilty Control Board	06/08/2020	06/09/2020	08/19/2020
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	05/28/2020	05/29/2020	08/12/2020
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MINES	Mines Site Location Listing	Department of Conservation	06/08/2020	06/09/2020	08/19/2020
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	05/28/2020	06/02/2020	08/14/2020
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	08/21/2020	08/21/2020	08/27/2020
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	05/12/2020	05/12/2020	07/28/2020
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	06/01/2020	06/02/2020	08/14/2020
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	PROC	Certified Processors Database	Department of Conservation	06/08/2020	06/09/2020	08/19/2020
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	07/27/2020	07/27/2020	10/08/2020
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	08/03/2020	08/05/2020	10/22/2020
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	07/27/2020	07/27/2020	10/08/2020
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	05/11/2020	05/12/2020	07/27/2020
CA	SWRCY	Recycler Database	Department of Conservation	06/08/2020	06/09/2020	08/19/2020
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	06/06/2020	06/09/2020	08/20/2020
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	06/08/2020	06/09/2020	08/19/2020
CA	UST	Active UST Facilities	SWRCB	06/08/2020	06/09/2020	08/20/2020
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	05/26/2020	06/09/2020	08/20/2020
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	05/20/2020	05/20/2020	08/06/2020
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	07/27/2020	07/27/2020	10/08/2020
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	11/19/2019	01/07/2020	03/09/2020
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	06/08/2020	06/09/2020	08/20/2020
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	06/08/2020	06/09/2020	08/19/2020
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/22/2020	06/22/2020	09/10/2020
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2018	12/04/2019	01/15/2020
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2020	07/15/2020	07/21/2020
US	CORRACTS	Corrective Action Report	EPA	06/15/2020	06/22/2020	09/17/2020
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	07/29/2020	08/03/2020	08/25/2020
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	06/27/2020	07/02/2020	09/28/2020
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/15/2020	06/22/2020	09/17/2020
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	04/03/2019	04/05/2019	05/14/2019
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	02/01/2020	03/19/2020	06/09/2020
US	FINDS	Facility Index System/Facility Registry System	EPA	02/03/2020	03/03/2020	05/28/2020
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/05/2020	08/13/2020	10/21/2020
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/17/2020	08/17/2020	10/21/2020
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/22/2020	06/23/2020	09/17/2020
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/15/2020	05/20/2020	08/12/2020
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2020	05/20/2020	08/12/2020
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/03/2020	05/20/2020	08/12/2020
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/13/2020
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2020	05/20/2020	08/12/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	07/29/2020	08/03/2020	08/25/2020
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	07/29/2020	08/03/2020	08/25/2020
US	LUCIS	Land Use Control Information System	Department of the Navy	05/15/2020	05/19/2020	06/18/2020
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	05/28/2020	05/28/2020	08/13/2020
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/05/2020	08/10/2020	10/08/2020
US	NPL	National Priority List	EPA	07/29/2020	08/03/2020	08/25/2020
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	10/09/2019	10/11/2019	12/20/2019
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	04/27/2020	05/06/2020	06/09/2020
US	Proposed NPL	Proposed National Priority List Sites	EPA	07/29/2020	08/03/2020	08/25/2020
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	06/15/2020	06/22/2020	09/18/2020
US	RMP	Risk Management Plans	Environmental Protection Agency	07/24/2020	08/03/2020	10/21/2020
US	ROD	Records Of Decision	EPA	07/29/2020	08/03/2020	08/25/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	07/29/2020	08/03/2020	08/25/2020
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	07/29/2020	08/03/2020	08/25/2020
US	SSTS	Section 7 Tracking Systems	EPA	07/20/2020	07/21/2020	10/08/2020
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	02/05/2020	04/24/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/01/2020	06/02/2020	06/09/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2020	02/20/2020	05/15/2020
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/15/2020	06/22/2020	09/10/2020
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/13/2020	02/20/2020	05/15/2020
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/01/2020	05/21/2020	08/13/2020
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	05/12/2020	05/12/2020	07/27/2020
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	04/29/2020	07/10/2020
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2018	10/02/2019	12/10/2019
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish and Wildlife			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

XEBEC 469 PIERCY ROAD
469 PIERCY ROAD
SAN JOSE, CA 95138

TARGET PROPERTY COORDINATES

Latitude (North):	37.259215 - 37° 15' 33.17''
Longitude (West):	121.781263 - 121° 46' 52.55''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	608074.1
UTM Y (Meters):	4124120.8
Elevation:	207 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640414 SAN JOSE EAST, CA
Version Date:	2012
South Map:	5640420 SANTA TERESA HILLS, CA
Version Date:	2012

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

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

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

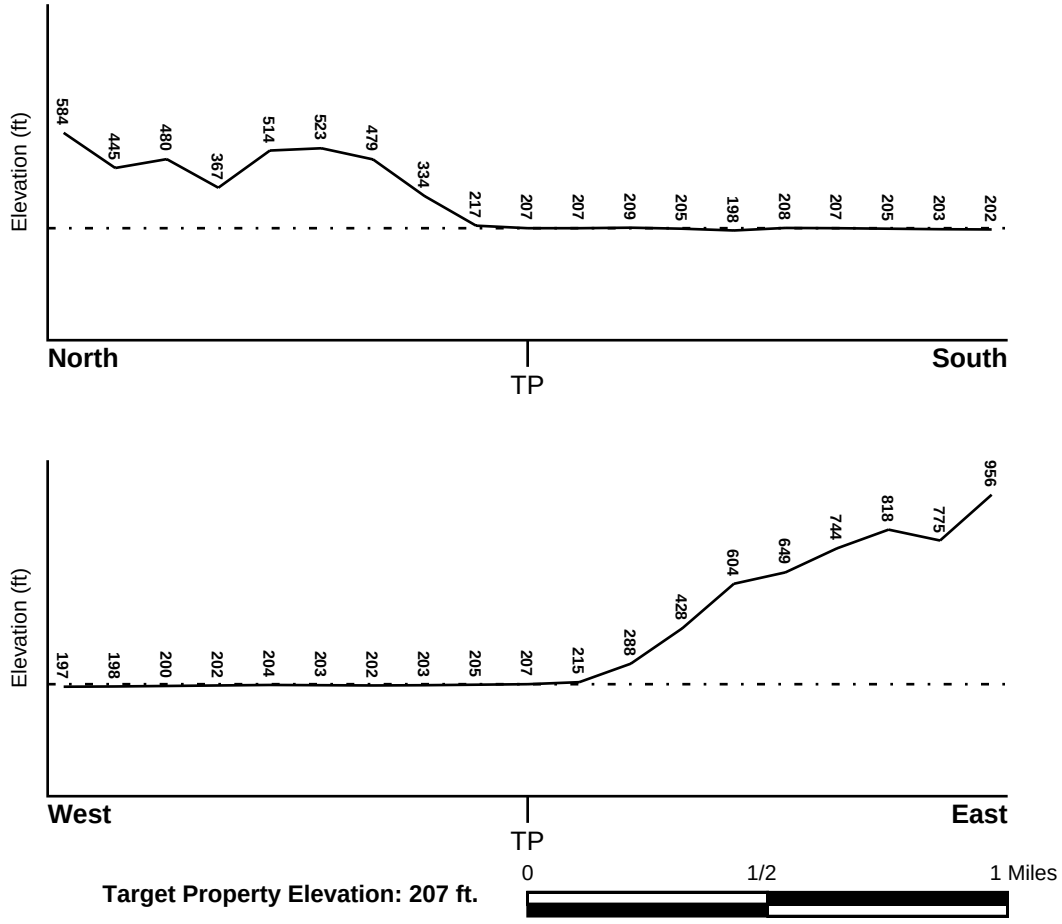
TOPOGRAPHIC INFORMATION

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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06085C0269H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06085C0268H	FEMA FIRM Flood data
06085C0406H	FEMA FIRM Flood data
06085C0407H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

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

HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

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

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

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

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

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

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

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

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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

OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: No Other Soil Types

LOCAL / REGIONAL WATER AGENCY RECORDS

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

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	USGS40000181783	1/4 - 1/2 Mile WSW
5	USGS40000181753	1/2 - 1 Mile South

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

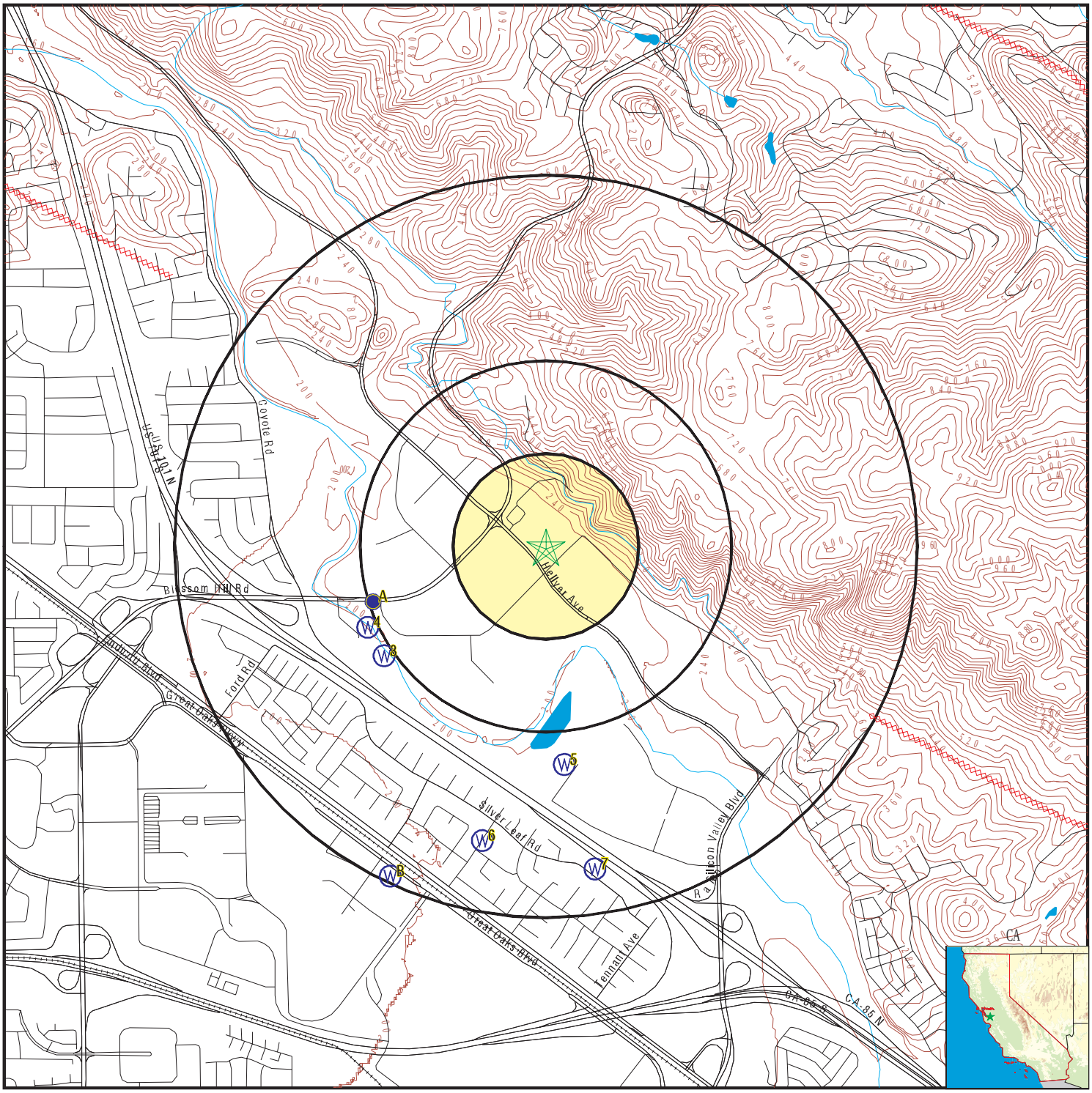
No PWS System Found

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

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	8574	1/2 - 1 Mile WSW
3	8575	1/2 - 1 Mile SW
4	8576	1/2 - 1 Mile WSW
6	8579	1/2 - 1 Mile SSW
7	8580	1/2 - 1 Mile South
B8	19815	1/2 - 1 Mile SSW
B9	8578	1/2 - 1 Mile SSW

PHYSICAL SETTING SOURCE MAP - 6241163.2s



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

SITE NAME:	Xebec 469 Piercy Road	CLIENT:	Hazard Management Consulting
ADDRESS:	469 Piercy Road San Jose CA 95138	CONTACT:	Mark
		INQUIRY #:	6241163.2s
LAT/LONG:	37.259215 / 121.781263	DATE:	October 26, 2020 3:12 pm

Copyright © 2020 EDR, Inc. © 2015 TomTom Rel. 2015.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A1 **WSW** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000181783**
A2 **WSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**8574**
3 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**8575**
4 **WSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**8576**
5 **South** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000181753**
6 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**8579**
7 **South** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**8580**
B8 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**19815**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
B9 **SSW** **1/2 - 1 Mile** **Lower**	**Click here for full text details**	**CA WELLS**	**8578**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95138	11	0

Federal EPA Radon Zone for SANTA CLARA County: 2

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

Federal Area Radon Information for Zip Code: 95138

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.500 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

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

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

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

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

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

GEOLOGIC INFORMATION

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

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

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

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

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

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

STATE RECORDS

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

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

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

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

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

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

OTHER

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

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

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

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

Xebec 469 Piercy Road

469 Piercy Road

San Jose, CA 95138

Inquiry Number: 6241163.8

October 28, 2020

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

10/28/20

Site Name:

Xebec 469 Piercy Road
469 Piercy Road
San Jose, CA 95138
EDR Inquiry # 6241163.8

Client Name:

Hazard Management Consulting
211 W. Avenida Cordoba
San Clemente, CA 92672
Contact: Mark

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

Search Results:

Year	*Scale*	*Details*	*Source*
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Acquisition Date: August 22, 1998	USGS/DOQQ
1982	1"=500'	Flight Date: July 05, 1982	USDA
1970	1"=500'	Flight Date: April 24, 1970	USGS
1968	1"=500'	Flight Date: June 14, 1968	USGS
1963	1"=500'	Flight Date: June 23, 1963	EDR Proprietary Aerial Viewpoint
1956	1"=500'	Flight Date: June 12, 1956	USDA
1950	1"=500'	Flight Date: April 10, 1950	USDA
1948	1"=500'	Flight Date: September 26, 1948	USDA
1940	1"=500'	Flight Date: June 12, 1940	USDA
1939	1"=500'	Flight Date: July 31, 1939	USDA

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.


INQUIRY #: 6241163.8
YEAR: 2016
= 500'
N
EDR



INQUIRY #: 6241163.8

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 6241163.8

YEAR: 2009

= 500'

N

EDR



INQUIRY #: 6241163.8

YEAR: 2006

= 500'

N

EDR



INQUIRY #: 6241163.8

YEAR: 1998

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.


INQUIRY #: 6241163.8
YEAR: 1982
= 500'
N
EDR



INQUIRY #: 6241163.8

YEAR: 1970

= 500'

N

EDR


INQUIRY #: 6241163.8
YEAR: 1968
= 500'
N
EDR



INQUIRY #: 6241163.8

YEAR: 1963

= 500'

N

EDR



INQUIRY #: 6241163.8

YEAR: 1956

= 500'

N

EDR


INQUIRY #: 6241163.8
YEAR: 1950
= 500'
N
EDR



INQUIRY #: 6241163.8

YEAR: 1948

= 500'

N

EDR


INQUIRY #: 6241163.8
YEAR: 1940
= 500'
N
EDR



INQUIRY #: 6241163.8

YEAR: 1939

= 500'

N

EDR

Xebec 469 Piercy Road
469 Piercy Road
San Jose, CA 95138

Inquiry Number: 6241163.5
October 27, 2020

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

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

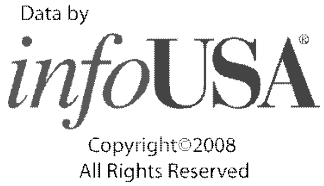
Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2017. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

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

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.



RESEARCH SUMMARY

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

Year	Source	TP	Adjoining	Text Abstract	Source Image
2017	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2014	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2009	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2006	Haines Company, Inc.	-	X	X	-
2004	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1999	Cole Information Services	-	X	X	-
1996	Pacific Bell	-	X	X	-
1994	Cole Information Services	-	X	X	-
1991	PACIFIC BELL WHITE PAGES	-	X	X	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	-	X	X	-
1982	Pacific Telephone	-	-	-	-
1980	Pacific Telephone	-	X	X	-
1978	R. L. Polk & Co.	-	-	-	-
1975	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1974	R. L. Polk Co.	-	-	-	-
1970	R. L. Polk Co.	-	-	-	-
1968	R. L. Polk Co.	-	-	-	-
1966	R. L. POLK	-	-	-	-
1965	R. L. Polk Co.	-	-	-	-
1964	R. L. Polk Co.	-	-	-	-
1963	Pacific Telephone	-	X	X	-
1962	R. L. Polk & Co.	-	-	-	-
1960	R. L. Polk Co.	-	-	-	-
1957	R. L. Polk Co.	-	-	-	-
1955	R.L. Polk and Co Publishers	-	-	-	-
1950	R. L. Polk Co.	-	-	-	-
1946	R. L. Polk Co.	-	-	-	-
1945	R. L. Polk Co.	-	-	-	-
1942	R.L. Polk	-	-	-	-
1940	R. L. Polk Co.	-	-	-	-
1936	R. L. Polk Co.	-	-	-	-
1935	R. L. Polk Co.	-	-	-	-
1931	R. L. Polk Co.	-	-	-	-
1930	R. L. Polk Co. of California	-	-	-	-
1926	R. L. Polk Co.	-	-	-	-
1925	R. L. Polk Co.	-	-	-	-
1922	R. L. Polk Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

469 Piercy Road
San Jose, CA 95138

FINDINGS DETAIL

Target Property research detail.

PIERCY RD

469 PIERCY RD

Year	*Uses*	*Source*
2017	SHIRLEY NATHAN	Cole Information Services
2014	SHIRLEY NATHAN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	TIMOTHY KNEA	Cole Information Services
2000	CAPRISTAW 88anm	Haines & Company
1975	HARRISON KEN	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

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

HELLYER AVE

6000 HELLYER AVE

Year	Uses	Source
2017	TRACK SURGICAL	Cole Information Services
2014	TRACK SURGICAL	Cole Information Services

6010 HELLYER AVE

Year	Uses	Source
2017	THE ARTISAN COMPANY	Cole Information Services
	THALLI BADRINATH	Cole Information Services
2014	AMERICAS SHORT SALECOM	Cole Information Services
	MIMI TRIEU	Cole Information Services
2009	THE KATE DAVEY TEAM	Cole Information Services

6020 HELLYER AVE

Year	Uses	Source
2017	CATALYST BUSINESS PARTNERS	Cole Information Services
2014	CATALYST BUSINESS PARTNERS	Cole Information Services
2009	CATALYST BUSINESS PARTNERS	Cole Information Services

6030 HELLYER AVE

Year	Uses	Source
2017	LOTUS MANAGEMENT	Cole Information Services
	ZENITH TALENT CORPORATION	Cole Information Services
	K W SILICON CITY	Cole Information Services
	PRAKASH PATEL	Cole Information Services
2014	PRAKASH PATEL	Cole Information Services

6040 HELLYER AVE

Year	Uses	Source
2017	CANARY COMMUNICATIONS INC	Cole Information Services
	ELKINS RETAIL ADVERTISING	Cole Information Services
2014	ELKINS RETAIL ADVERTISING	Cole Information Services
	CANARY COMMUNICATIONS INC	Cole Information Services
2009	ELKINS RETAIL ADVERTISING	Cole Information Services

FINDINGS

PIERCY RD

448 PIERCY RD

Year	Uses	Source
2000	NIIMOTOM	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
1996	Nishihara Warren M	Pacific Bell
1994	NISHIHARA, WARREN M	Cole Information Services
1991	Nishihara Warren M	PACIFIC BELL WHITE PAGES
	NISHIHARA WARREN M	PACIFIC BELL WHITE PAGES
1986	Garcia Angela	Pacific Bell
	Nishihara Warren M	Pacific Bell
1985	NISHIHARA WARREN M	Pacific Bell
1975	OSORLO PABLO	Pacific Telephone
	IWASAKI S	Pacific Telephone
1963	Iwasaki S	Pacific Telephone

451 PIERCY RD

Year	Uses	Source
2017	BADER KUDSI	Cole Information Services
2014	BADER KUDSI	Cole Information Services
2009	BADER KUDSI	Cole Information Services
2006	a KUDSI Bader	Haines Company, Inc.
2004	BADER KUDSI	Cole Information Services
2000	KUDSIBader	Haines & Company
	IKUOSIAnne	Haines & Company
1999	BADER KUDSI	Cole Information Services
1996	Kudsi Bader & Anne	Pacific Bell
1994	KUDSI, BADER	Cole Information Services
1991	Kudsi Bader & Anne	PACIFIC BELL WHITE PAGES
	KUDSI BADER & ANNE	PACIFIC BELL WHITE PAGES
1986	Kudsi Bader & Anne	Pacific Bell
1985	KUDSI BADER & ANNE	Pacific Bell

454 PIERCY RD

Year	Uses	Source
2000	NO CURRENT LISTING	Haines & Company
1996	SPEEDY MOBILE BRAKE SERVICE	Pacific Bell

FINDINGS

456 PIERCY RD

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	ENGUSHRalph	Haines & Company
1980	Foster Carl	Pacific Telephone
1975	OGLETREE SHERRON	Pacific Telephone
1963	Aochi H	Pacific Telephone

459 PIERCY RD

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	OCAPRISTATeresa	Haines & Company
1999	WILLIAM CAPRISTA	Cole Information Services
1994	CAPRISTA W UNDRGRND	Cole Information Services
	CAPRISTA, WILLIAM	Cole Information Services
1991	CAPRIS TA W ILLIAM UN DE RGROUN D	PACIFIC BELL WHITE PAGES
	CAPRISTA WM	PACIFIC BELL WHITE PAGES
	CAPRISTA WILLIAM UNDERGROUND	PACIFIC BELL WHITE PAGES
	Caprista Wm	PACIFIC BELL WHITE PAGES
1986	Caprista William Underground	Pacific Bell
	Caprista Wm	Pacific Bell
1985	CAPRISTA WILLIAM UNDERGROUND	Pacific Bell
	CAPRISTA WM	Pacific Bell
1980	Caprista William Underground	Pacific Telephone
	Caprista Wm	Pacific Telephone
1975	CAPRISTA WM	Pacific Telephone
	CAPRISTA T	Pacific Telephone
	CAPRISTA WILLIAM UNDERGROUND	Pacific Telephone

474 PIERCY RD

Year	Uses	Source
2017	SAN JOSE BATTING CAGES	Cole Information Services
	ROHI CHRISTIAN CHURCH	Cole Information Services
2014	SAN JOSE BATTING CAGES	Cole Information Services
	ROHI CHRISTIAN CHURCH	Cole Information Services

FINDINGS

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	YONEMOTOFred YONEMOTO NURSERIES 4p	Haines & Company
1999	YONEMOTO NURSERIES INCORPORATED	Cole Information Services
1996	YONEMOTO NURSERIES INC	Pacific Bell
1994	YONEMOTO NURSURIES INC	Cole Information Services
1991	Yonemoto Nurseries Inc	PACIFIC BELL WHITE PAGES
	YONEMOTO NURSERIES INC	PACIFIC BELL WHITE PAGES
1986	Yonemoto Anne L	Pacific Bell
	Yonemoto Nurseries Inc	Pacific Bell
1985	YONEMOTO NURSERIES INC	Pacific Bell
	YONEMOTO ANNE L	Pacific Bell
1980	Yonemoto Nurseries Inc	Pacific Telephone
	KEYBOARD KARRIERS PIANO DELIVERY	Pacific Telephone
1975	YONEMOTO NURSERIES INC	Pacific Telephone
1963	Quaglia John	Pacific Telephone

475 PIERCY RD

Year	Uses	Source
2017	PEREZ VICTOR	Cole Information Services
2014	HUY NGO	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	XUAN NGO	Cole Information Services
2000	LABRUCHERIEArnand	Haines & Company
1996	Labrucherle Armand R	Pacific Bell
1994	LABRUCHERIE, ARMAND R	Cole Information Services
1991	Labrucherle Armand R	PACIFIC BELL WHITE PAGES
	LABRUCHERLE ARMAND R	PACIFIC BELL WHITE PAGES
1986	Labrucherie Arnmand R	Pacific Bell
1985	LABRUCHERIE ARMAND R	Pacific Bell
1975	LABRUCHERIE ARMAND R	Pacific Telephone
1963	Labrucherie Armand R	Pacific Telephone

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
448 PIERCY RD	2017, 2014, 2009, 2006, 2004, 2001, 1999, 1994, 1982, 1980, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
448 PIERCY RD	2017, 2014, 2009, 2006, 2004, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
451 PIERCY RD	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
451 PIERCY RD	2017, 2014, 2009, 2004, 2001, 1999, 1994, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
454 PIERCY RD	2017, 2014, 2009, 2006, 2004, 2001, 1999, 1994, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
456 PIERCY RD	2017, 2014, 2009, 2006, 2004, 2001, 1999, 1996, 1994, 1991, 1986, 1985, 1982, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
456 PIERCY RD	2017, 2006, 2001, 2000, 1999, 1996, 1994, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
459 PIERCY RD	2017, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
459 PIERCY RD	2017, 2014, 2009, 2006, 2004, 2001, 1999, 1996, 1994, 1982, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
474 PIERCY RD	2009, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
474 PIERCY RD	2017, 2014, 2009, 2006, 2004, 2001, 1999, 1994, 1982, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
475 PIERCY RD	2017, 2014, 2009, 2006, 2004, 2001, 1999, 1994, 1982, 1980, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
475 PIERCY RD	2006, 2001, 2000, 1999, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
6000 HELLYER AVE	2009, 2006, 2004, 2001, 2000, 1999, 1996, 1994, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
6010 HELLYER AVE	2006, 2004, 2001, 2000, 1999, 1996, 1994, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
6020 HELLYER AVE	2006, 2004, 2001, 2000, 1999, 1996, 1994, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
6030 HELLYER AVE	2009, 2006, 2004, 2001, 2000, 1999, 1996, 1994, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
6040 HELLYER AVE	2006, 2004, 2001, 2000, 1999, 1996, 1994, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
469 Piercy Road	2006, 2001, 1999, 1996, 1994, 1991, 1986, 1985, 1982, 1980, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

Xebec 469 Piercy Road

469 Piercy Road

San Jose, CA 95138

Inquiry Number: 6241163.3

October 26, 2020

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

10/26/20

Site Name:

Xebec 469 Piercy Road
469 Piercy Road
San Jose, CA 95138
EDR Inquiry # 6241163.3

Client Name:

Hazard Management Consulting
211 W. Avenida Cordoba
San Clemente, CA 92672
Contact: Mark

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

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

Certified Sanborn Results:

Certification # 3DD0-4828-A4DE

PO # NA

Project NA

UNMAPPED PROPERTY

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

Sanborn® Library search results

Certification #: 3DD0-4828-A4DE

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

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

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Xebec 469 Piercy Road

469 Piercy Road

San Jose, CA 95138

Inquiry Number: 6241163.4

October 26, 2020

EDR Historical Topo Map Report

with QuadMatch™

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

EDR Historical Topo Map Report

10/26/20

Site Name:

Xebec 469 Piercy Road
469 Piercy Road
San Jose, CA 95138
EDR Inquiry # 6241163.4

Client Name:

Hazard Management Consulting
211 W. Avenida Cordoba
San Clemente, CA 92672
Contact: Mark

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

Search Results:

P.O.# NA

Project: NA

Coordinates:

Latitude:	37.259215 37° 15' 33" North
Longitude:	-121.781263 -121° 46' 53" West
UTM Zone:	Zone 10 North
UTM X Meters:	608071.40
UTM Y Meters:	4124324.49
Elevation:	207.00' above sea level

Maps Provided:

2012	1940
1980	1919
1973	1916
1968	1899
1961	1897
1953	1889
1947	
1943	

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

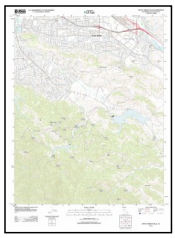
Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Topo Sheet Key

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

2012 Source Sheets



Santa Teresa Hills
2012
7.5-minute, 24000



San Jose East
2012
7.5-minute, 24000

1980 Source Sheets



Santa Teresa Hills
1980
7.5-minute, 24000
Aerial Photo Revised 1978



San Jose East
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets



San Jose East
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1968 Source Sheets



Santa Teresa Hills
1968
7.5-minute, 24000
Aerial Photo Revised 1968

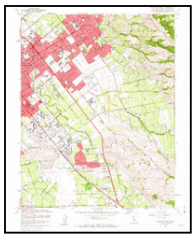


San Jose East
1968
7.5-minute, 24000
Aerial Photo Revised 1968

Topo Sheet Key

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

1961 Source Sheets



San Jose East
1961
7.5-minute, 24000
Aerial Photo Revised 1960

1953 Source Sheets

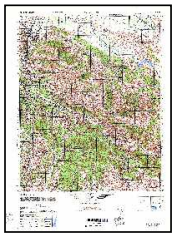


Santa Teresa Hills
1953
7.5-minute, 24000
Aerial Photo Revised 1948



San Jose East
1953
7.5-minute, 24000
Aerial Photo Revised 1948

1947 Source Sheets



LOS GATOS
1947
15-minute, 50000

1943 Source Sheets



Los Gatos
1943
15-minute, 62500
Aerial Photo Revised 1937

Topo Sheet Key

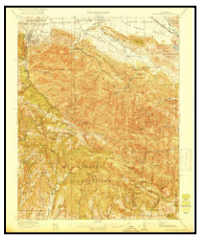
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1940 Source Sheets



Los Gatos
1940
15-minute, 62500
Aerial Photo Revised 1937

1919 Source Sheets



New Almaden
1919
15-minute, 62500



Los Gatos
1919
15-minute, 62500

1916 Source Sheets



New Almaden
1916
15-minute, 48000

1899 Source Sheets



San Jose
1899
15-minute, 62500

Topo Sheet Key

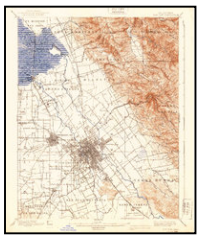
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1897 Source Sheets



San Jose
1897
15-minute, 62500

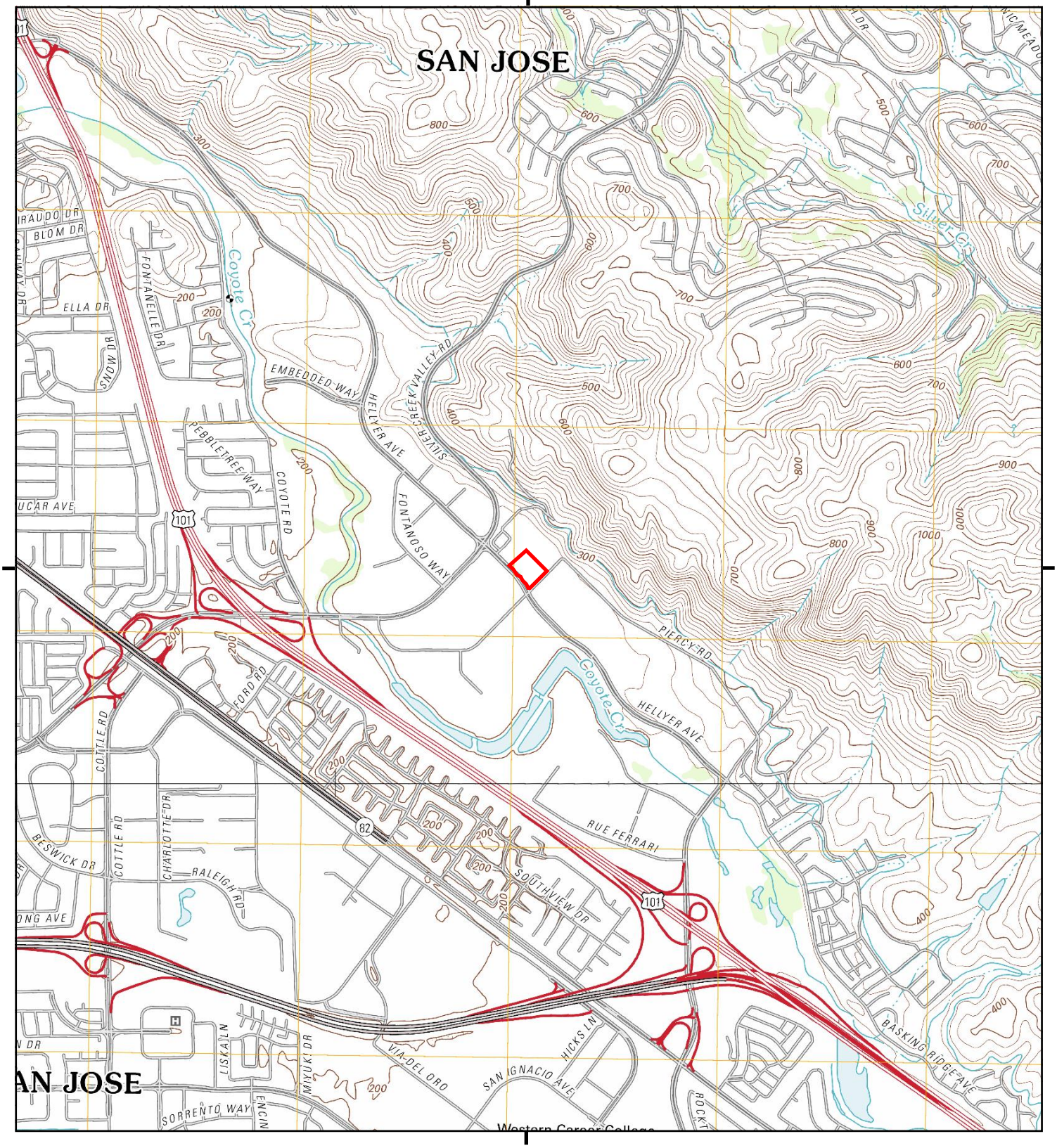
1889 Source Sheets



San Jose
1889
15-minute, 62500

Historical Topo Map

2012



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

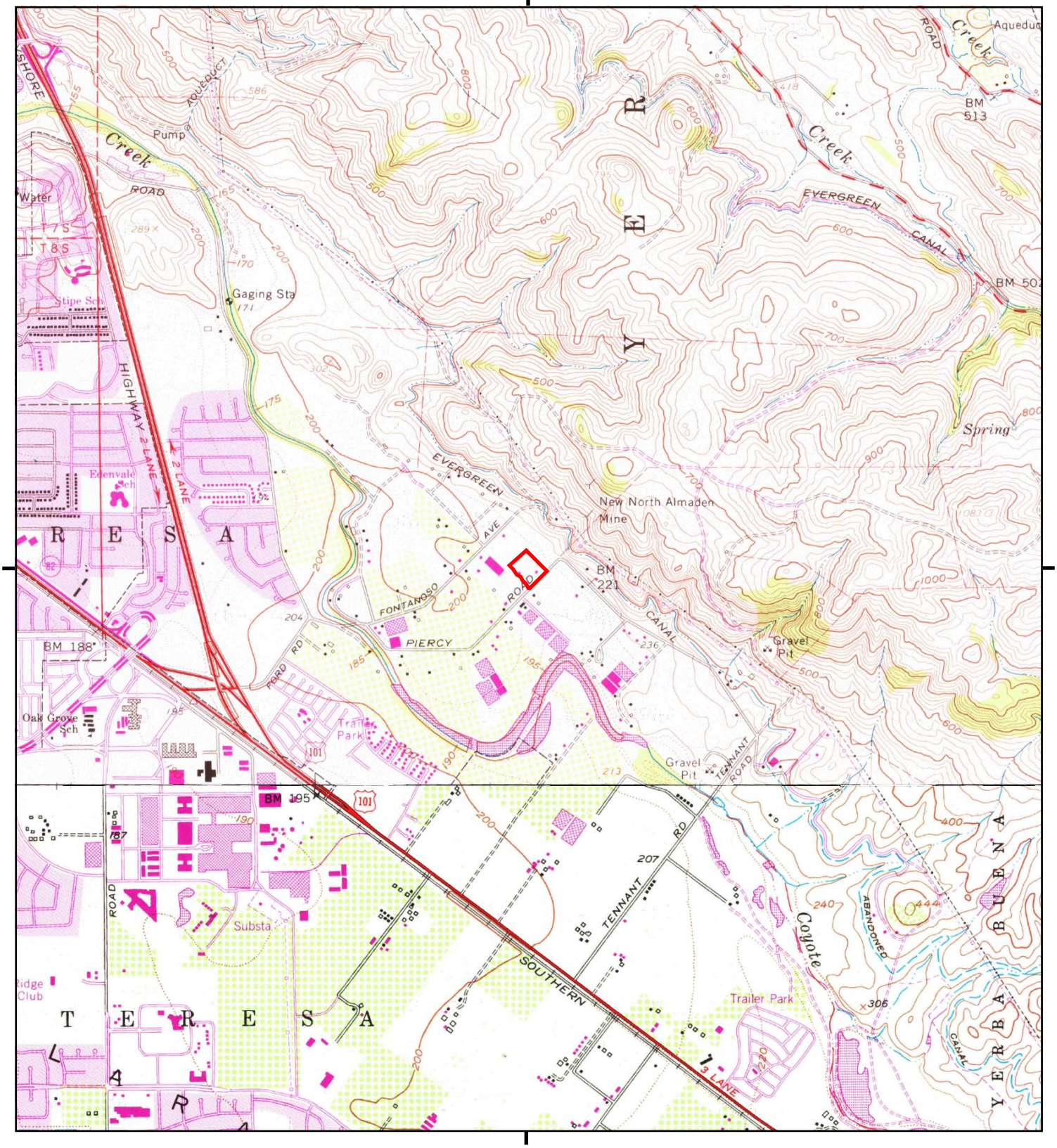
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 2012, 7.5-minute
S, Santa Teresa Hills, 2012, 7.5-minute

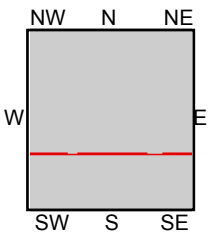
SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N



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

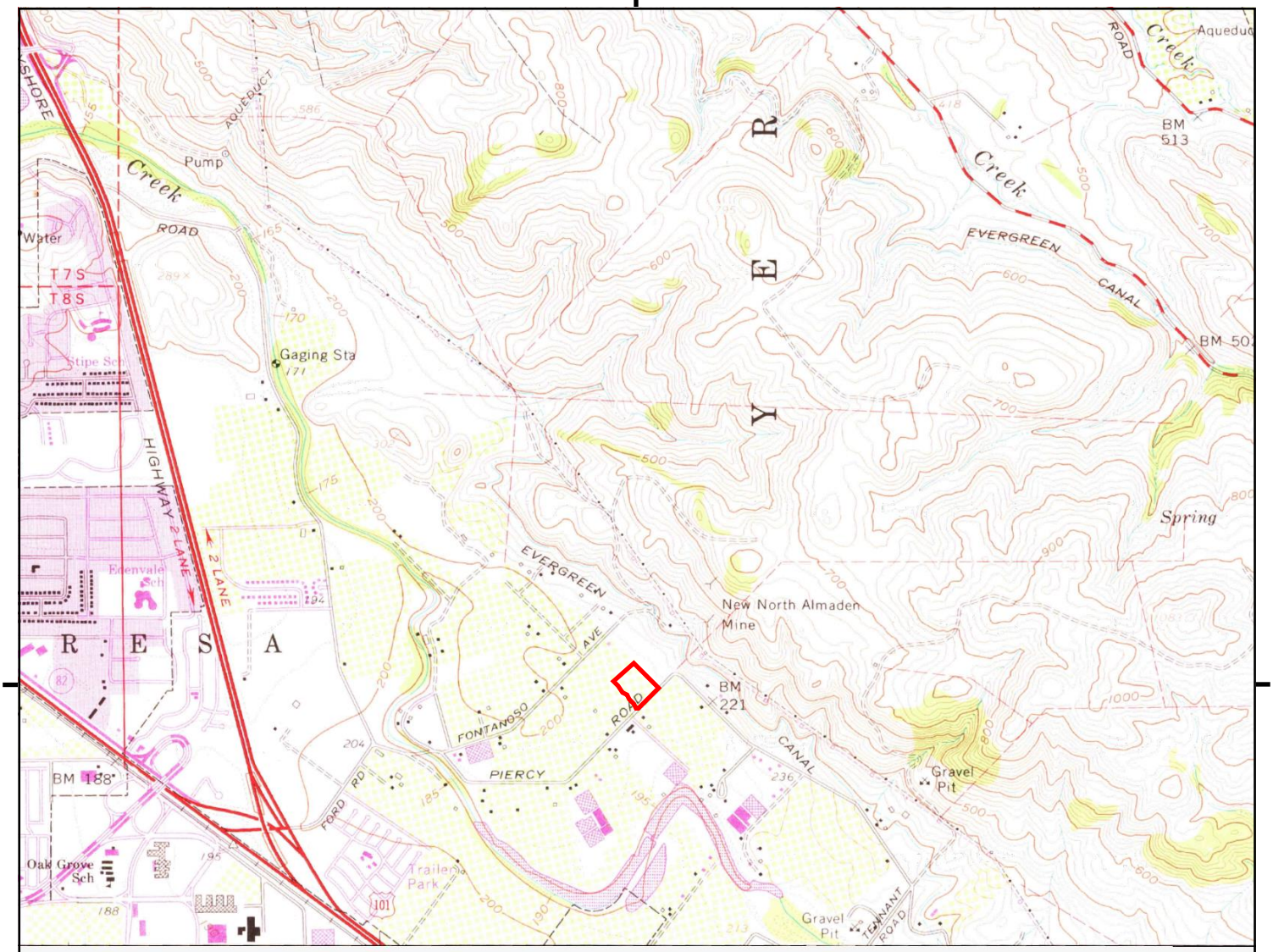
0 Miles 0.25 0.5 1 1.5



TP, San Jose East, 1980, 7.5-minute
S, Santa Teresa Hills, 1980, 7.5-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N



UNMAPPED

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

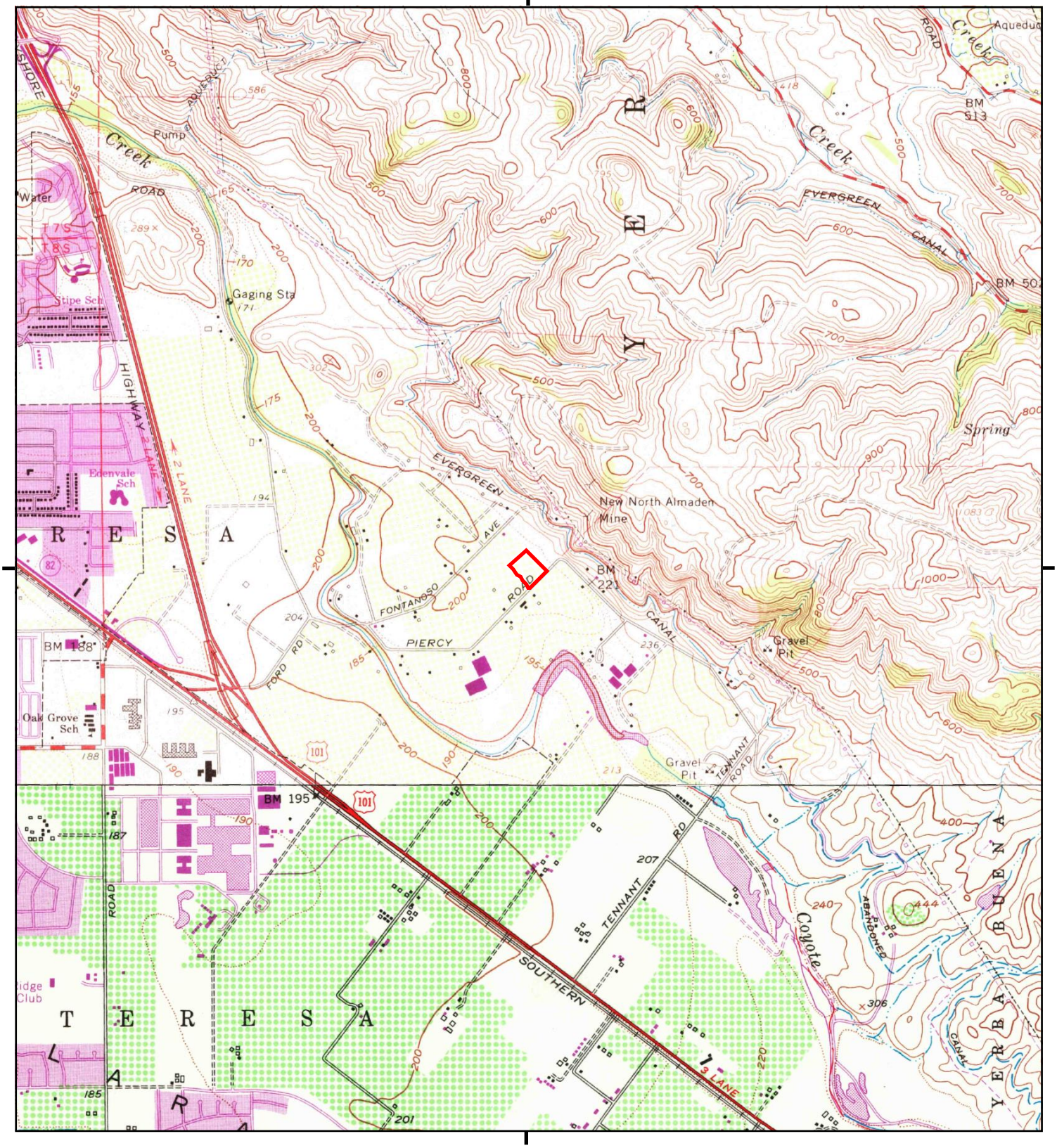
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1973, 7.5-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N



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

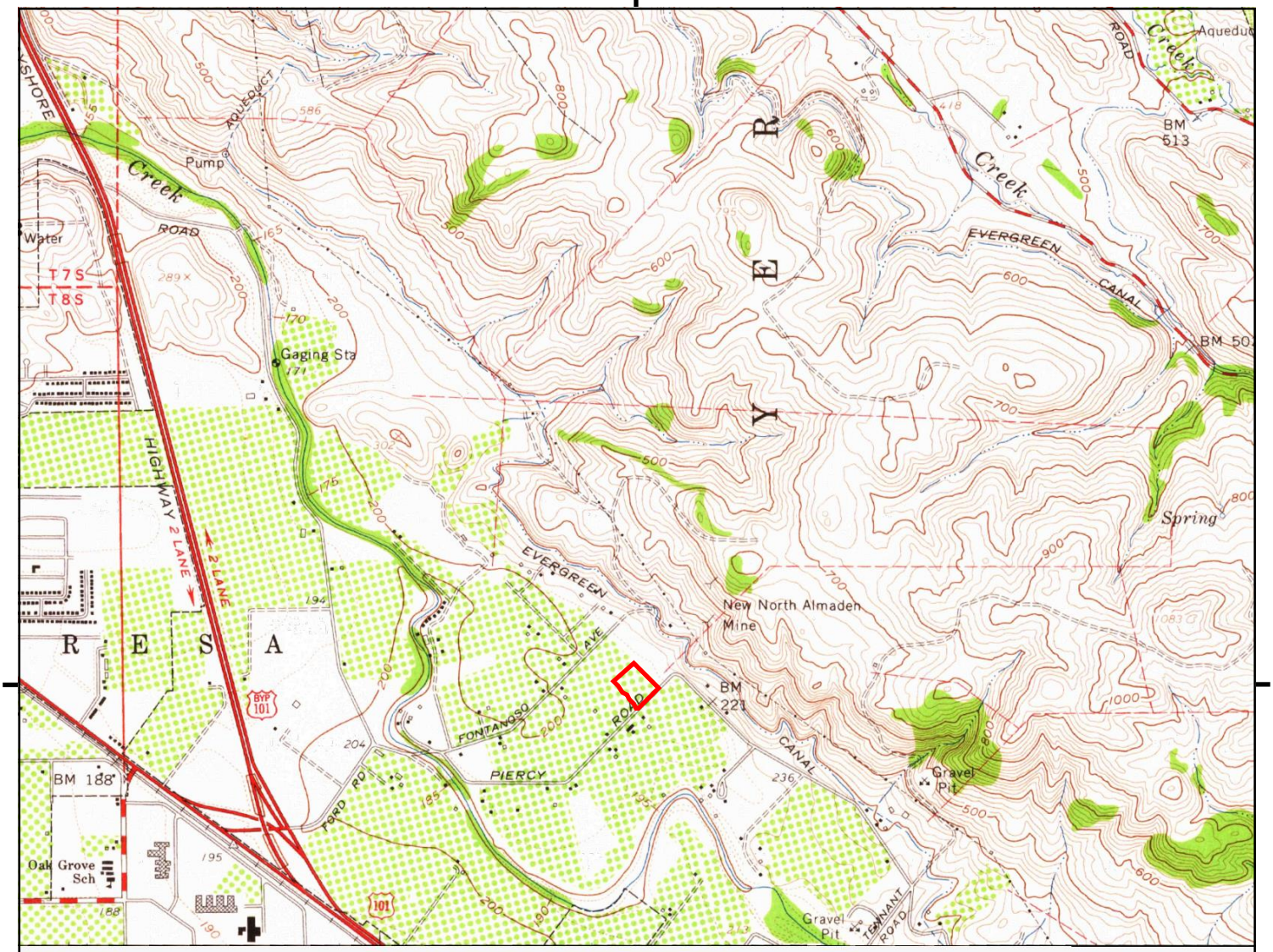
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1968, 7.5-minute
S, Santa Teresa Hills, 1968, 7.5-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N



UNMAPPED

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

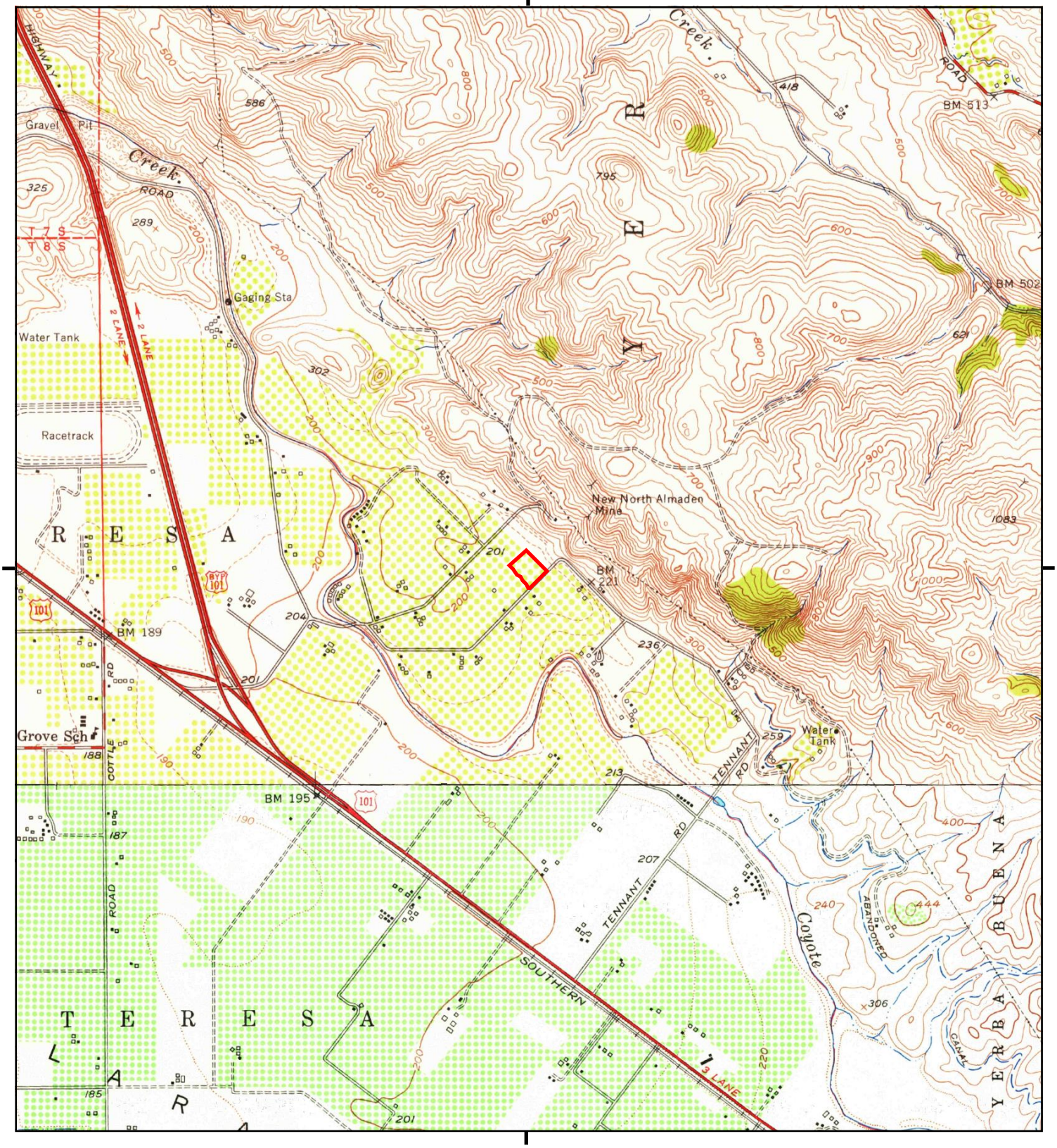
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1961, 7.5-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N



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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1953, 7.5-minute
S, Santa Teresa Hills, 1953, 7.5-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N

UNMAPPED



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

0 Miles 0.25 0.5 1 1.5

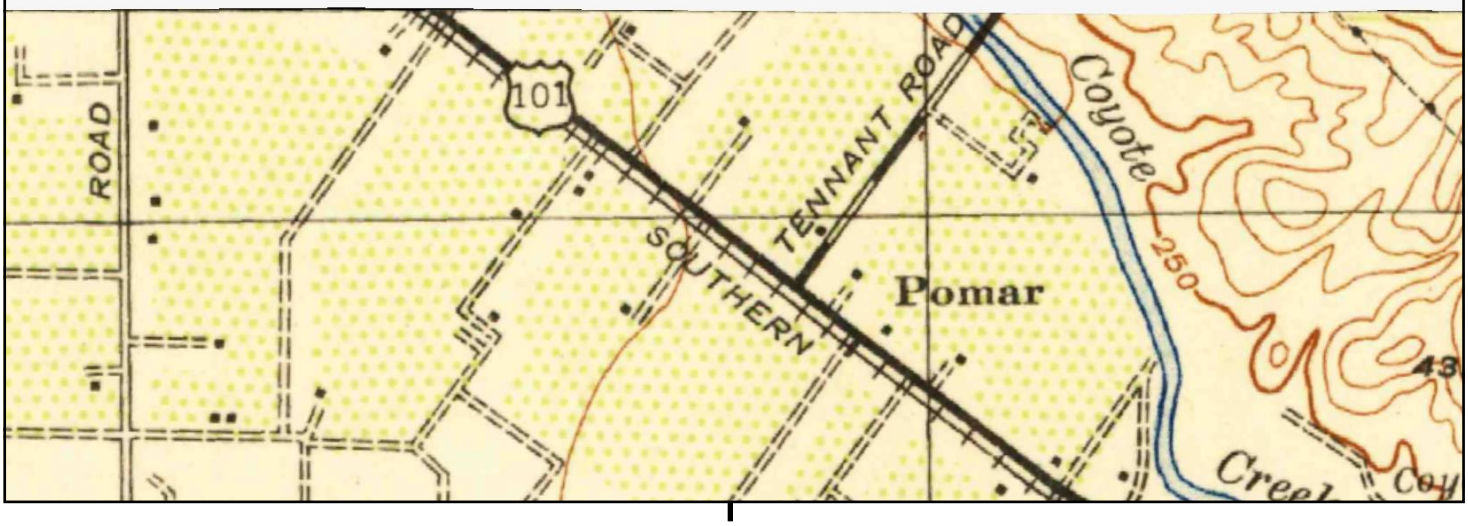
NW N NE
W E
SW S SE

SW, LOS GATOS, 1947, 15-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N

UNMAPPED



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

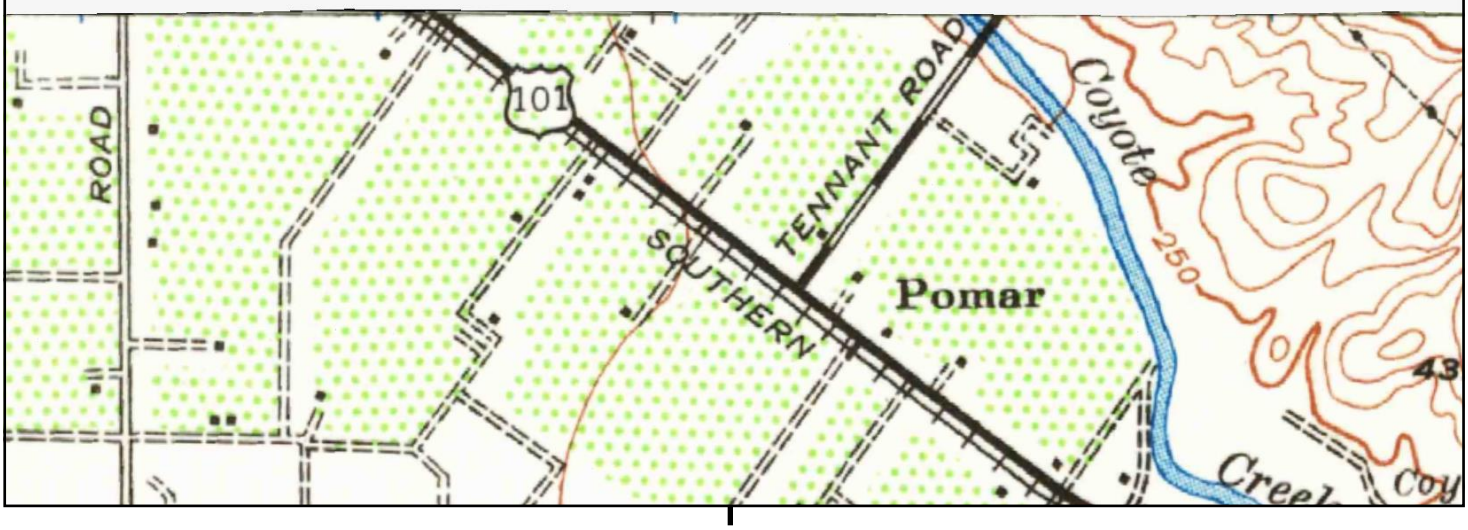
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

SW, Los Gatos, 1943, 15-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N



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

0 Miles 0.25 0.5 1 1.5

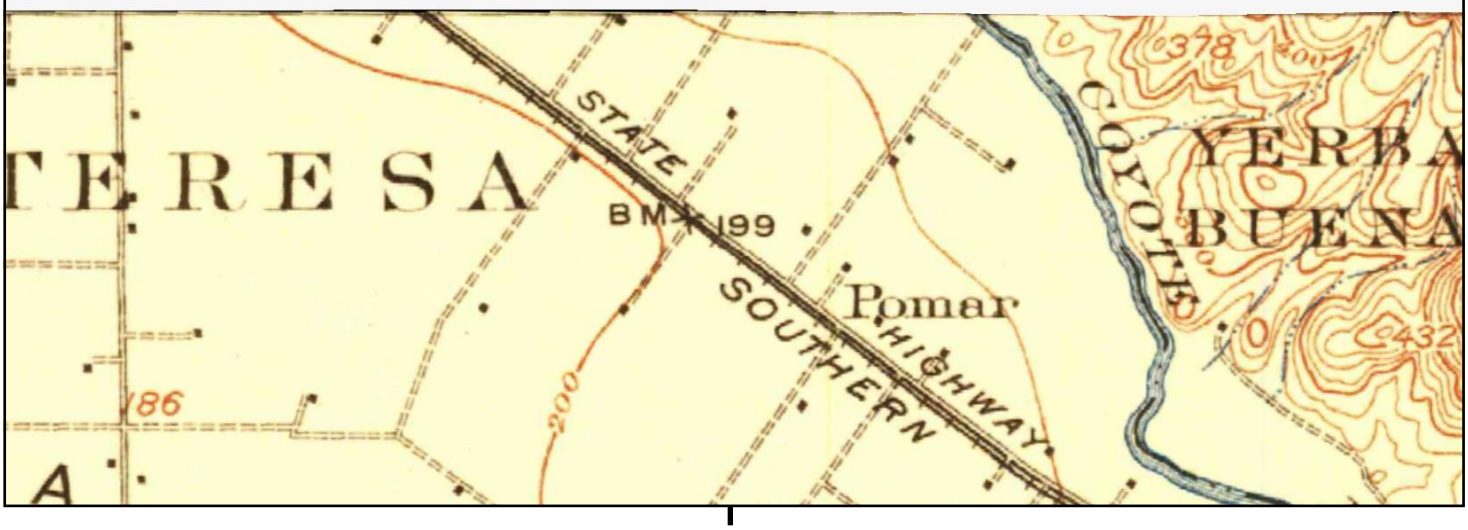
NW N NE
W E
SW S SE

SW, Los Gatos, 1940, 15-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N

UNMAPPED



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

0 Miles 0.25 0.5 1 1.5

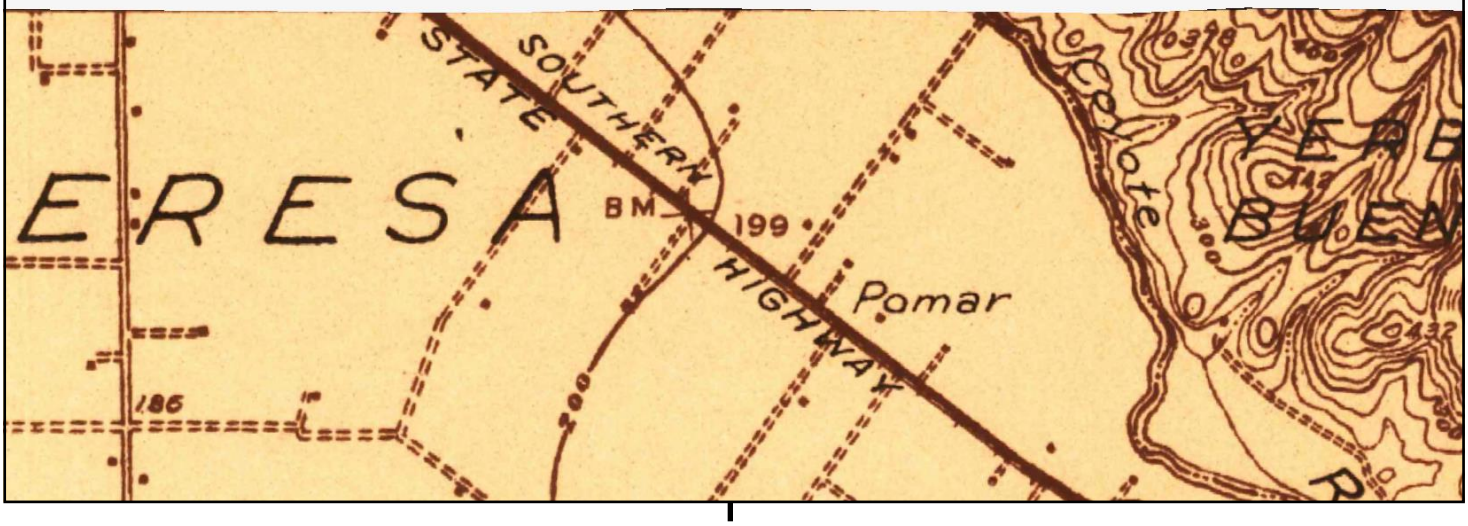
NW N NE
W E
SW S SE

SW, New Almaden, 1919, 15-minute
SW, Los Gatos, 1919, 15-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N

UNMAPPED



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

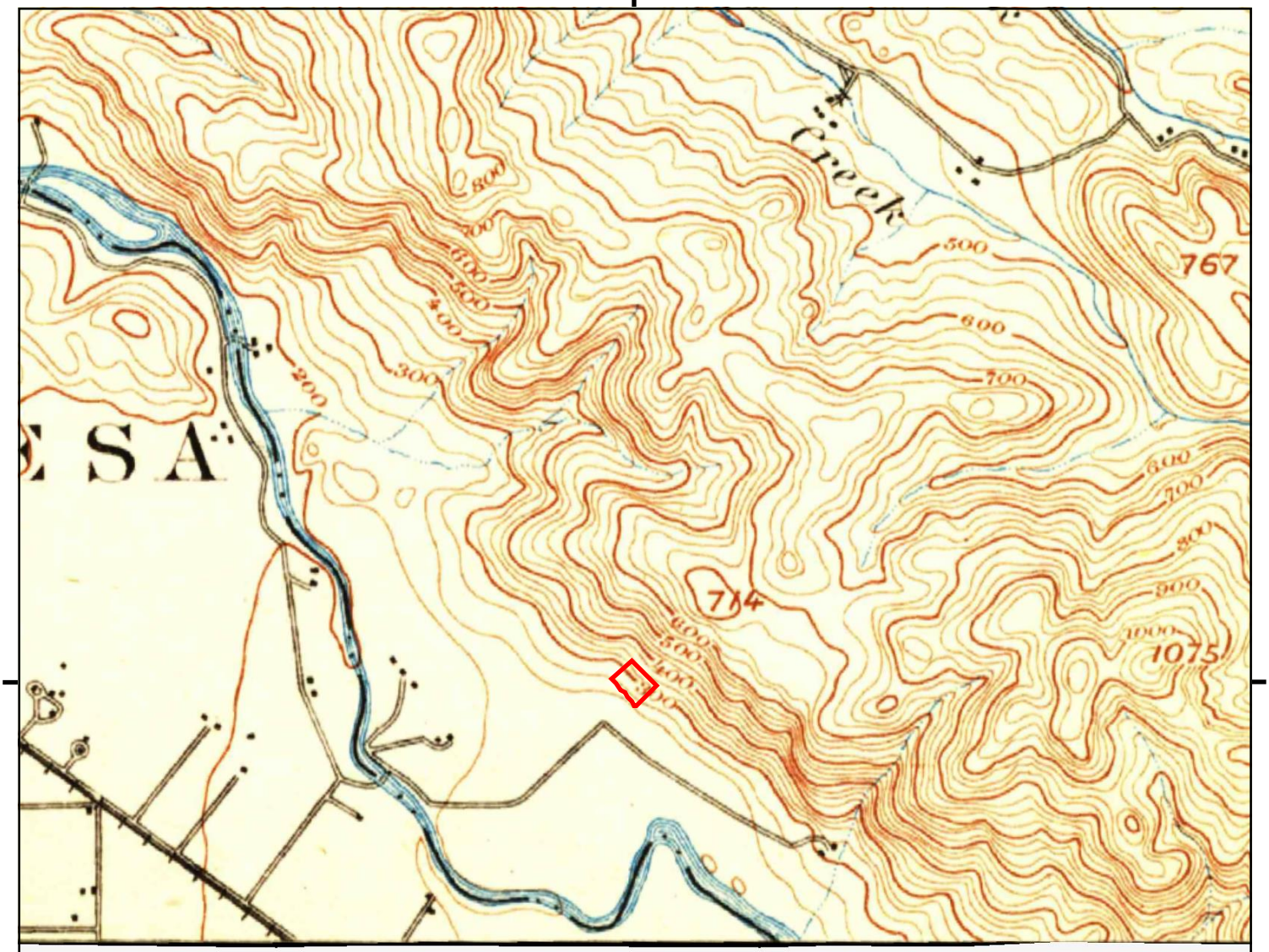
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

SW, New Almaden, 1916, 15-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N



UNMAPPED

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

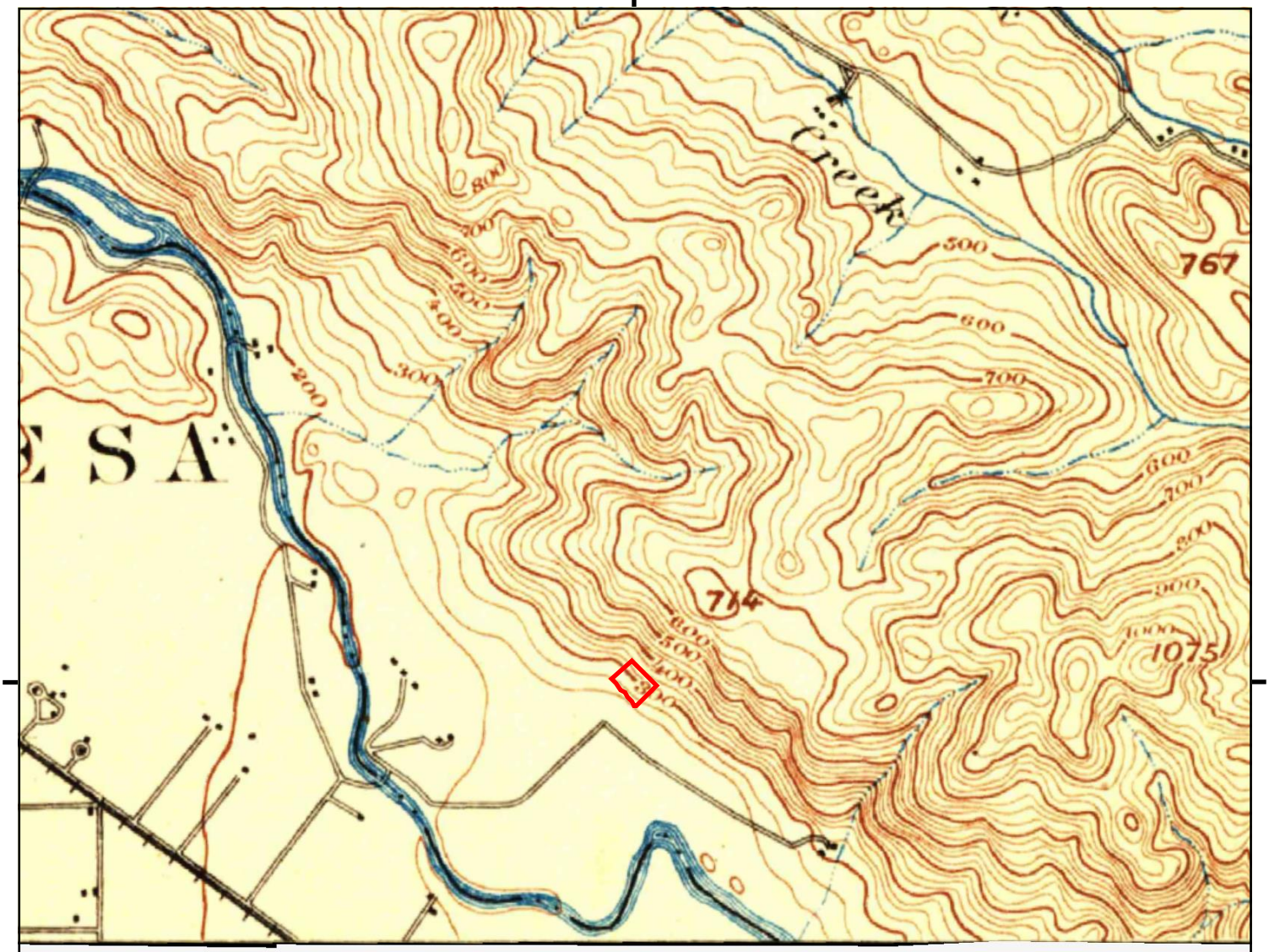
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1899, 15-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N



UNMAPPED

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

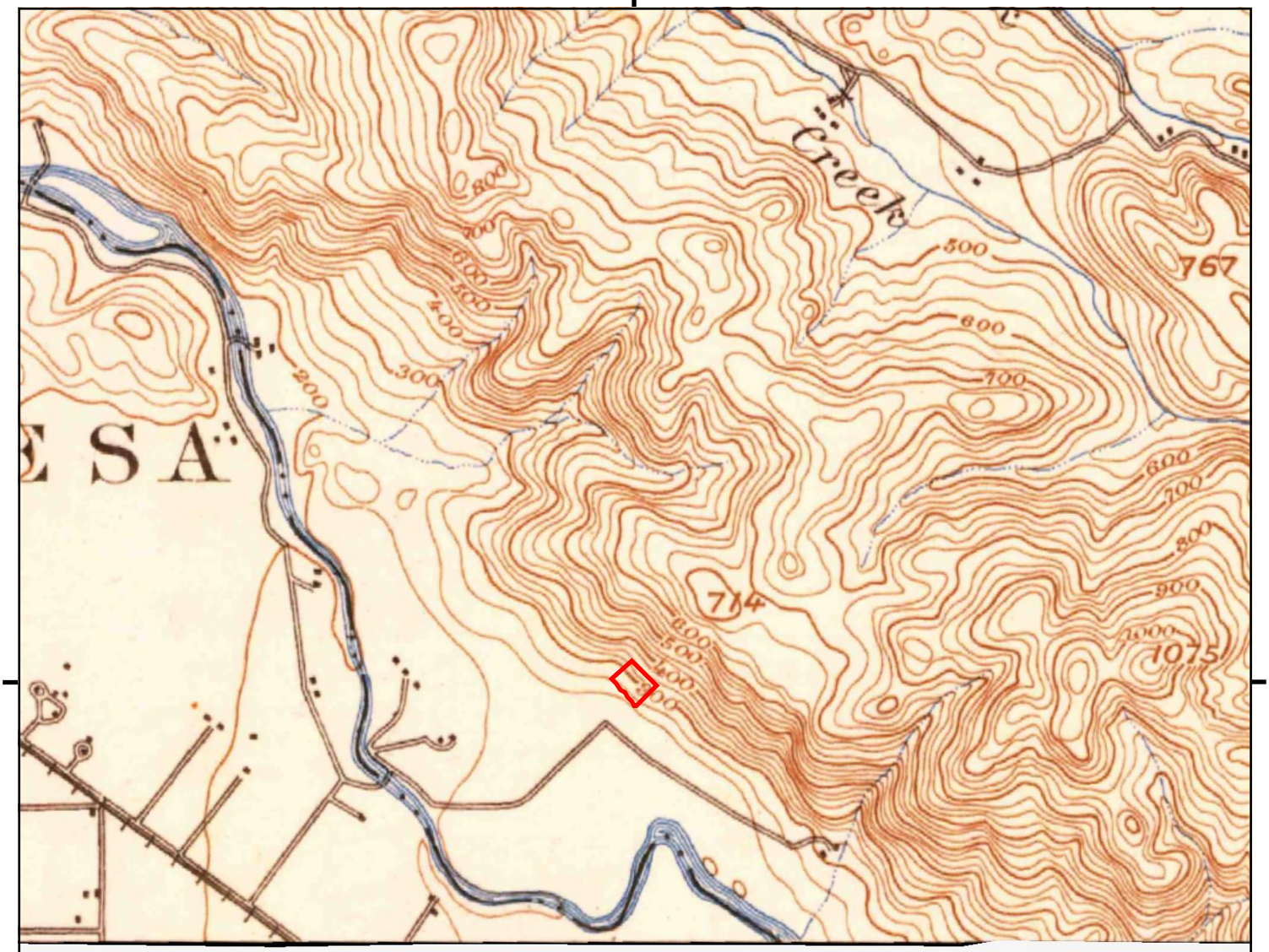
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1897, 15-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N



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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1889, 15-minute

SITE NAME: Xebec 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Hazard Management Consulting

N

APPENDIX C

Scale 1 inch = 120 Feet

0 120 240

N



LEGEND

Fee, Property in Question

Easement for public service
06/05/2001, Instrument No. 2001-15709179, of Official Records
Affects as described therein

Easement for driveway
Book 218, Page 162, of Deeds
Affects as described therein

Easement for pipe lines
Book 1815, Page 280, of Official Records
Affects said land
Said Easement is not specifically delineated and is un-locatable

Easement for public street and road purposes
Book 8516, Page 1, of Official Records
Affects as described therein

Easement for public street and road purposes
Book 8522, Page 298, of Official Records
Affects as described therein

	Order # 520-2049952-60	Drawing Date: November 20, 2019
	Reference :	Assessor's Parcel No. : 678-93-040
	Property: State Of California	Data :

PLOTTED EASEMENTS ARE PROVIDED AS AN ACCOMODATION ONLY AND NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA FOR FURTHER ASSURANCES AT YOUR OWN EXPENSE YOU CAN OBTAIN THE SERVICES OF A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER.

Archive #

BOOK 678 | PAGE 93

BOOK 679

"P.E.6.F.2"

1" = 300'

COYOTE RD.

FORD RD.

SILVER CREEK VALLEY

FOMTANOSA WAY

HELLYER AVE.

PIERCY

SILVER CREEK VALLEY ROAD

L.L.A. 14327079

R.O.S. 771/26

R.O.S. 636/12

R.O.S.636/12 SILVER CREEK VALLEY ROAD

L.L.A. 23621286

(FMLY FONTANOSO AVE)

P.M.368–M–2

R.O.S.363/23

P.M. 371–M–29

P.M. 523–M–5

P.M. 783–M–49

P.M. 365–M–53

C.C. 5586718

L.L.A. 23288648

TRA DET. MAP 138

LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2018–2019

VACATED RD. DOC. 18417134 36 CITY OF SAN JOSE 18,956 SF

VACATED RD. DOC. 18417134 37 SANTA CLARA CO. 13,604 SF

VACATED RD. DOC. 18417134 38 SANTA CLARA CO. 9,891 SF

CITY OF SAN JOSE VACATED RD. DOC. 15993335 33 43,976 SF

23 S.C.CO.

22 S.C. CO.

21 S.C. CO.

26 0.68 AC.

20 1.23AC

34 4.457 AC. NET

24 16.37 AC.

PTN. PCL. 1 (9.01 AC. GR.) (7.95 AC. NET)

PTN. PCL. 2 (9.26 AC. GR.)

16 PCL.A 2.18 AC. NET

15 PCL.B 2.18 AC. NET

C.C. 5235698

31 4.339 AC.

11 PCL.A 2.50AC.G 2.45AC.N.

32 PTN. PCL.B 2.50AC.G. 2.269AC.N.

REDEV AGENCY 1 OF THE CITY OF SAN JOSE

PTN.14 CITY OF SAN JOSE 2

PCL. 3 6.535Ac.

42 PCL. 2 1.336Ac.

41

43 PCL. 1 2.863Ac.

27 1.895Ac

PCL. 2 39 2.02 Ac

PCL. 1 40 3.90 Ac Gr. 3.60 Ac Net

30

14.20 AC. GR.

PTN. PCL. B

-5890/6/8- Silver Creek Valley Rd.

-455/65-

P.G.& E. 50' ESMT.

S.C.V.W.D. ESMT.

50' S.C.V.W.D. ESMT.

ROAD

DRAINFIELD REQUIREMENTS

The drainfield must be at least:
- ---5 ft from septic tank *
- ---10 ft from property line, building foundation water lines, and swimming pool
- ---10 ft center to center as a/c* varies on grid systems
- ---50 ft non-drainage swales
- ---100 ft. from the high bank of a watercourse, spring, or well
- ---200 ft. from high water mark of a reservoir
- ---A distance 4 times the height of any cutback away from the top of the cut bank, but in no event less than 25 ft. nor more than 100 ft. from such bank
- ---40 ft in length but no more than 100 ft. in length (each drainfield / leach
- ---No drainline shall be installed at 45 deg or under pavement

The drainlines making up the drainfield shall be constructed according to illustration #2 below. The total length of drainlines will vary depending on soil conditions. It will be necessary for ENVIRONMENTAL HEALTH SERVICES to determine total drainline length for each installation.

DRAINLINE DETAIL

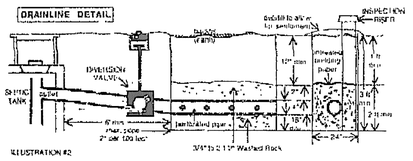


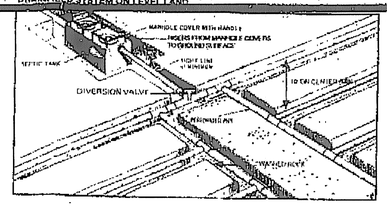
ILLUSTRATION #2

Two leaching systems, each one installed percent of the total size required by the director shall be installed and interconnected with an approved diversion valve capable of closing only one leaching field at a time with septic tank effluent.

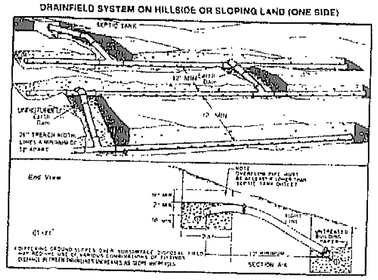
Drainlines shall be of approved perforated plastic pipe not less than 4 inches in diameter. Tightline from the septic tank to the diversion valve shall be ASTM, glued, cemented, or made with a elastomeric seal so as to be water tight.

The trench carefully excavated and at least 24 inches wide shall be filled to a depth of at least 12 inches with 3/4 inch to 2 1/2 inch diameter washed rock. Rock shall be added to a depth of 2 inches above the pipe (24") and covered with untreated building paper to prevent clogging with earth, and the remainder of the trench backfilled.

DRAINFIELD SYSTEM ON LEVEL LAND



DRAINFIELD SYSTEM ON HILLSIDE OR SLOPING LAND (ONE SIDE)



SEPTIC TANK

The septic tank may not be located wi
- ---5 ft. of a foundation
- ---10 ft. of a property line, swimming p
- or domestic water line
- ---50 ft. of a drainage swale
- ---100 ft. of a well, spring, or the high b
- of a watercourse
- ---200 ft. of high water mark of a reserv

...ed septic tank shall be of two compartment design constructed of reinforced concrete. The first compartment shall be twice the liquid dimension of the second compartment. Tanks shall be watertight and have smooth finished walls and bottom at least 4 inches thick. The minimum size tank for single family dwelling 1500 gallons.

Septic tanks shall have two manholes, one over the inlet and one over the outlet of at least 20 inches in diameter, and with tight - fitting lids. These lids shall be provided with iron U - bolts or rebar for handholds to facilitate lifting. A riser shall extend from each manhole cover to or above the ground surface. Riser shall be larger than the manhole cover, be constructed of durable material, and mean water tight.

SEPTIC TANK DETAIL

CAPACITY: 1500 Gallons

Approximate tank measurements, will vary with manufacturer

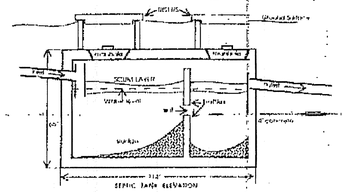


ILLUSTRATION #1

SITE PLAN REVIEW

Zoning A1-1 ac.
Setbacks: Front 30' Sides 20' Rear 25'
Max. Height 35' Min. Lot Size Req'd 1 ac.
APN# 676-14-002

This project conforms to current zoning requirements.

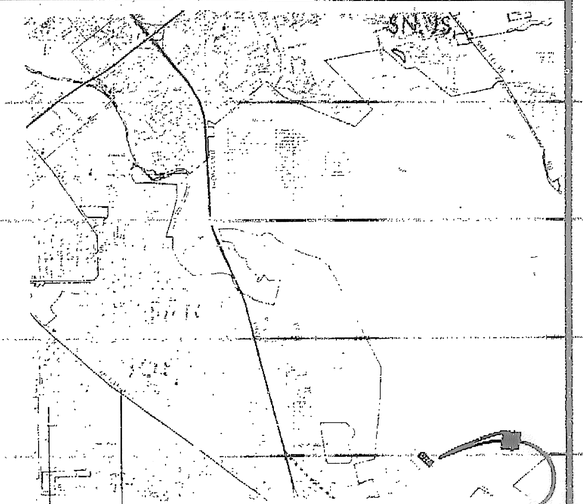
By PAUL SHORE Date 6-25-97
Remarks: 4061-95 B

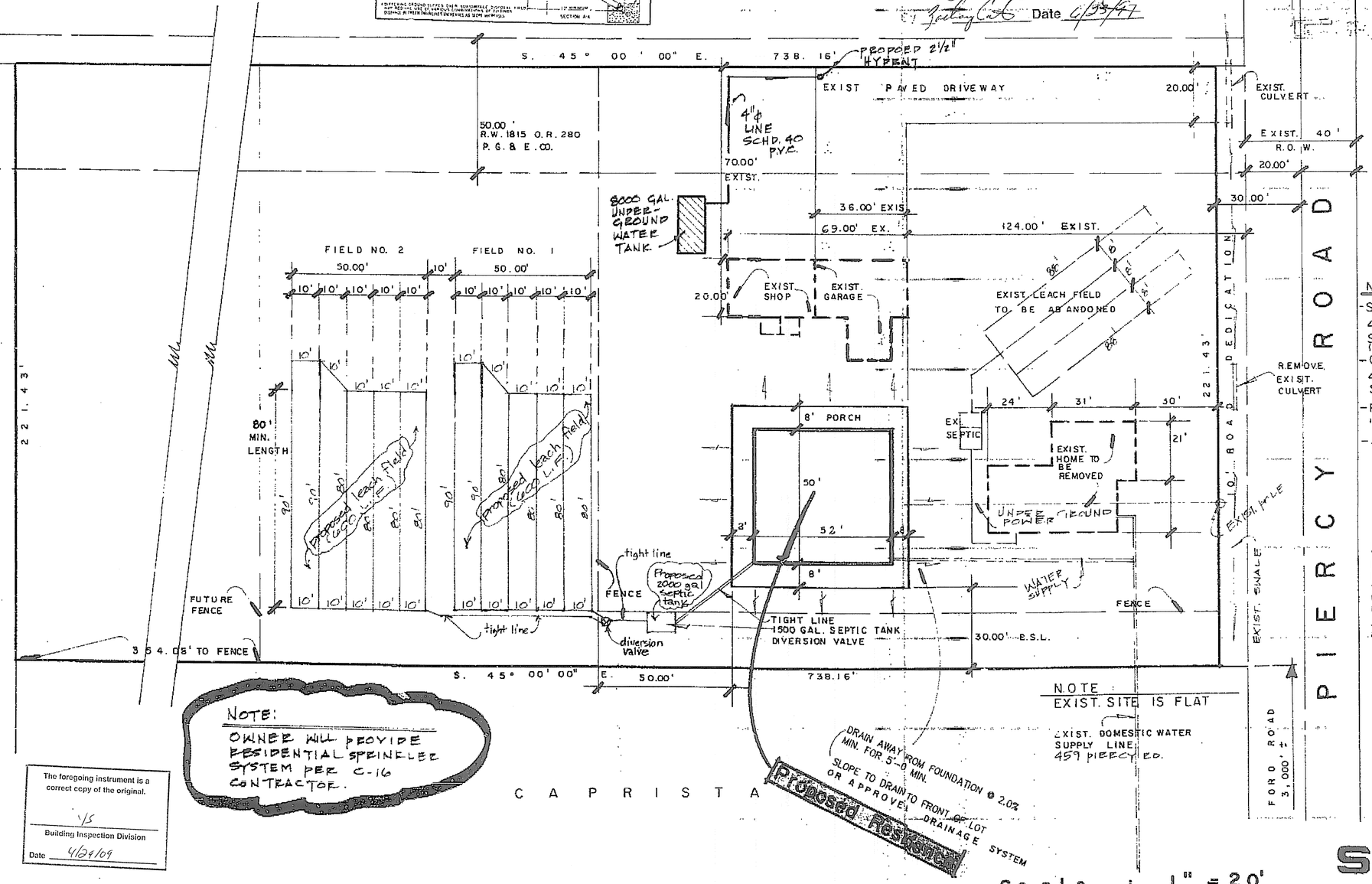
VERIFY PROPERTY LINES
Misrepresentation of property lines, right-of-way locations, or setback dimensions may invalidate this permit.

NO ENCROACHMENT WITHIN ANY EASEMENT OR RIGHT-OF-WAY IS APPROVED

PLAN MUST BE POSTED ON JOB FOR FINAL APPROVAL

Undergrounding Required
By Jeffrey Cato Date 6/23/97





NOTE:
OWNER WILL PROVIDE RESIDENTIAL SPRINKLER SYSTEM PER C-16 CONTRACTOR.

The foregoing instrument is a correct copy of the original.
Building Inspection Division
Date 4/29/09

Scale : 1" = 20'

SITE PLAN

NOTES
- SITE LOCATION :
469 PIERCY ROAD
SAN JOSE, CA. SANTA CLARA CO.
(408) 281-9657
- OWNER: TIMOTHY & TENA KNEA
469 PIERCY ROAD
SAN JOSE, CA. 95138
- PARCEL IS A PORTION OF LOT 5
" MAP OF FONTANOSA TRACT"
- ASSESSOR'S NO. 676-14-002

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LOT COVERAGE-BREAKDOWN:

LOT AREA:	3.752	S.F. OR ACRES
RESIDENCE:	2550.00	S. F. FOOT PRINT
GARAGE:	EXIST.	S. F.
PORCH:	1908.00	S. F.
COVERED PATIO:	-	S. F.
TOTAL COVERAGE:	4356	S. F.
	N.A.	S. F.
	(40% MAX.)	

SITE PLAN GENERAL NOTES:
1) ALL CONSTRUCTION SHALL COMPLY WITH UBC 1994 REQUIREMENTS - TYPICAL.
2) CONTRACTOR SHALL VERIFY AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY U.S.A. 48 HRS. PRIOR TO START OF CONSTRUCTION.
3) FINISH GRADES AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE AT 2% FOR 5'-0" MINIMUM.

PC 95148
PC9821

REVISIONS

Leal's Drafting
100 SAN FELIPE RD.
WATSONVILLE, CA. 95076
(408) 728-2435
Lic. #409120

PLANS PREPARED FOR
TIMOTHY & TENA KNEA
SAN JOSE, CA. SANTA CLARA CO.

Manny
6/95
1"=20'

SHEETS 1

DRAINFIELD REQUIREMENTS

The drainfield must be at least:
- ---6 ft from septic tank
- ---10 ft from property line, building foundation, water lines and swimming pool
- ---10 ft center to center as a minimum for grid systems
- ---50 ft from drainage swales
- ---100 ft from the high bank of a watercourse spring or well
- ---200 ft from high water mark of a reservoir
- ---A distance 4 times the height of any cutback away from the top of the cut bank but in no event less than 25 ft. nor more than 100 ft from such bank
- ---50 ft in length but no more than 100 ft in length (each drainfield line)
- ---No drainline shall be installed in fill or under pavement

The drainlines making up the drainfield shall be constructed according to illustration **#2 below**. The total length of drainlines will vary depending on soil conditions. **It will be necessary for ENVIRONMENTAL HEALTH SERVICES to determine total drainline length for each installation.**

DRAINLINE DETAIL

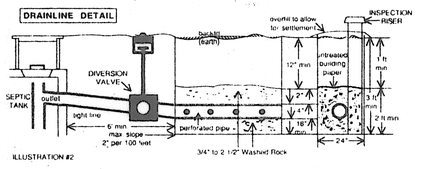


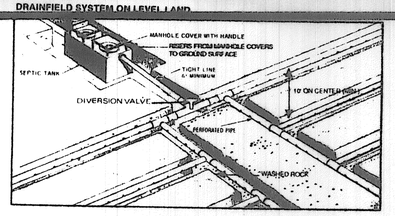
ILLUSTRATION #2

Two leaching systems, each one hundred percent of the total size required by the director shall be installed and interconnected with an approved diversion valve capable of dosing only one leaching field at a time with septic tank effluent.

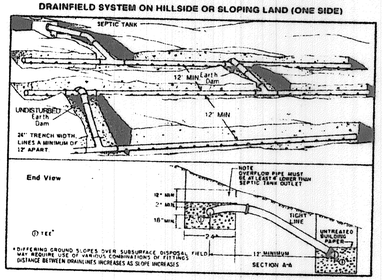
Drainlines shall be of approved, perforated plastic pipe not less than 4 inches in diameter. Tightline from the septic tank to the diversion valve shall be ABS, glued, cemented, or made with an elastomeric seal so as to be water tight.

The trench, carefully excavated and at least 24 inches wide, shall be filled to a depth of at least 18 inches with 1/2 inch to 2 1/2 inch diameter washed rock. Rock shall be added to a depth of 2 inches above the pipe (24" total) covered with untreated building paper to prevent clogging with earth, and the remainder of the trench backfilled.

DRAINFIELD SYSTEM ON LEVEL LAND



DRAINFIELD SYSTEM ON HILLSIDE OR SLOPING LAND (ONE SIDE)



SEPTIC TANK

The septic tank may not be located within:
- ---5 ft. of a foundation
- ---10 ft. of a property line, swimming pool, or domestic water line
- ---50 ft. of a drainage swale
- ---100 ft. of a well, spring, or the high bank of a watercourse
- ---200 ft. of high water mark of a reservoir

The septic tank shall be of two compartment design constructed of reinforced concrete. The first compartment shall be twice the lineal dimension of the second compartment. Tanks shall be water tight and have smooth finished walls and bottom at least 4 inches thick. The minimum size tank for single family dwelling is 1500 gallons.

Septic tanks shall have two manholes, one over the inlet end and one over the outlet, each of at least 20 inches in diameter, and with tight - fitting lids. These lids shall be provided with iron U - bolts or reinforcing rod handholds to facilitate lifting. A riser shall extend from each manhole cover to or above the ground surface. The riser shall be larger than the manhole cover, be constructed of durable material, and made water tight.

SEPTIC TANK DETAIL

CAPACITY: 2,000 1000 Gallons

Approximate tank measurements, will vary with manufacturer

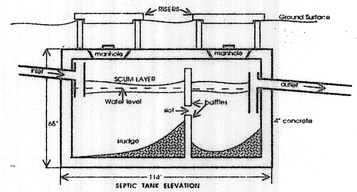
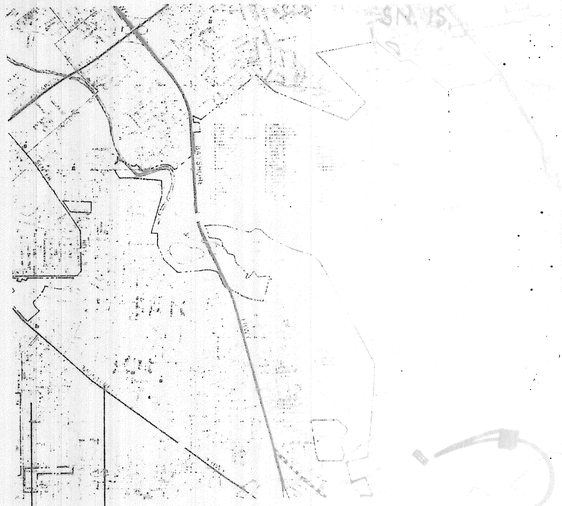


ILLUSTRATION #1



L O C A T I O N M A P

S. 45° 00' 00" E. 738.16'

PROPOSED 2½" HYDRANT

EXIST. PAVED DRIVEWAY

20.00'

EXIST. CULVERT

50.00' R.W. 1815 O.R. 280 P.G. & E. CO.

4" ϕ LINE SCHD. 40 P.V.C.

70.00' EXIST.

EXIST. 40' R.O.W.

20.00'

30.00'

8000 GAL. UNDER-GROUND WATER TANK

36.00' EXIST.

69.00' EX.

124.00' EXIST.

FIELD NO. 2

FIELD NO. 1

50.00'

10' 10' 10' 10' 10' 10' 10' 10' 10' 10'

EXIST. SHOP

EXIST. GARAGE

20.00'

400 AMP. SERVICE (MAIN)

EXIST LEACH FIELD TO BE ABANDONED

8'

EXIST. DEDICATION

221.43'

80' MIN. LENGTH

Proposed leach field (600 L.F.)

90' 80' 80' 80'

(2) 1" ϕ UNDERGROUND TO SUB PANEL

EXIST. SEPTIC

4" ϕ UNDER GROUND SEVICE (EX.C.)

24' 31' 30'

21'

REMOVE EXIST. CULVERT

8' PORCH

50'

52'

8'

EXIST. HOME TO BE REMOVED

GAS METER

UNDER GROUND POWER

proposed GAS

EXIST. HOLE

10' ROAD

tight line

Proposed 2000 gal septic tank

FENCE

WATER SUPPLY

FENCE

EXIST. SWALE

FUTURE FENCE

tight line

TIGHT LINE 1500 GAL. SEPTIC TANK DIVERSION VALVE

diversion valve

30.00' B.S.L.

354.08' TO FENCE

S. 45° 00' 00" E. 40.00' 738.16'

NOTE:
OWNER WILL PROVIDE RESIDENTIAL SPRINKLER SYSTEM PER C-16 CONTRACTOR.

NOTE :
EXIST. SITE IS FLAT

EXIST. DOMESTIC WATER SUPPLY LINE 459 PIERCY RD.

DRAIN AWAY FROM FOUNDATION @ 2.0% MIN. FOR 5'-0" MIN.

SLOPE TO DRAIN TO FRONT OF LOT OR APPROVED DRAINAGE SYSTEM

PROPOSED RESIDENCE

C A P R I S T A

PIERCY ROAD

FORD ROAD 3,000'±

NOTES

- SITE LOCATION :
  469 PIERCY ROAD
  SAN JOSE, CA. SANTA CLARA CO
  (408) 281-9657
- OWNER: TIMOTHY & TENA KNEA
  469 PIERCY ROAD
  SAN JOSE, CA. 95138
- PARCEL IS A PORTION OF LOT 5 " MAP OF FONTANOSA TRACT"
- ASSESSOR'S NO. 678-14-002

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LOT COVERAGE BREAKDOWN:

LOT AREA:	3,752	S. F. OR ACRES
RESIDENCE:	2560.00	S. F. FOOT PRINT
GARAGE:	EXIST	S. F.
PORCH:	196.00	S. F.
COVERED PATIO:		S. F.
TOTAL COVERAGE:	43 56	
	N.A.	S. F.
	(40% MAX.)	

SITE PLAN GENERAL NOTES:

1). ALL CONSTRUCTION SHALL COMPLY WITH UBC 1994 REQUIREMENTS - TYPICAL.

2). CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES AND SETBACKS AT JOB SITE PRIOR TO START OF CONSTRUCTION.

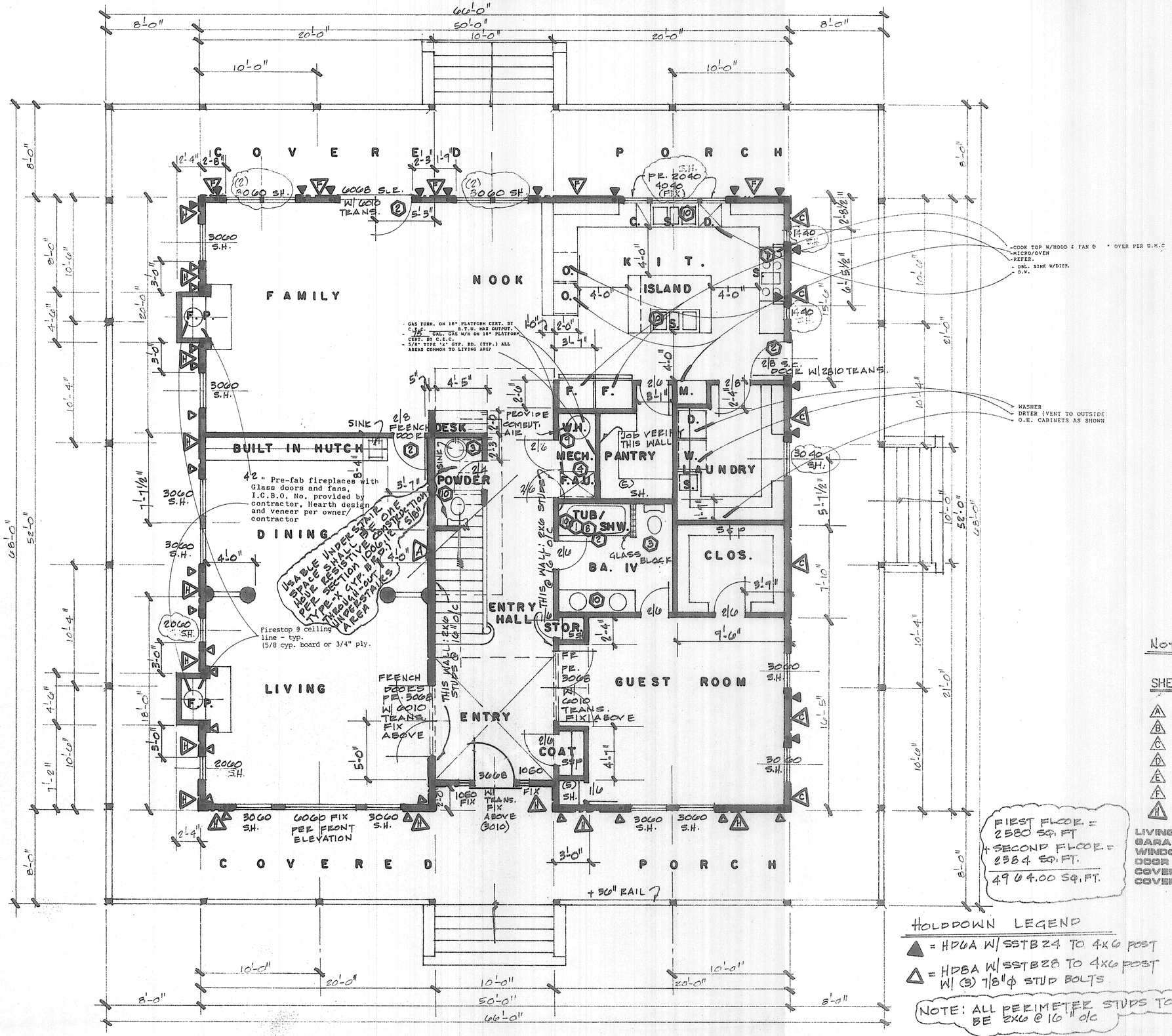
3). SLOPE ALL FINISH GRADES AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE AT 2% FOR 5'-0" MINIMUM.

Scale : 1" = 20'

SITE PLAN

PREPARED FOR TIMOTHY & TENA KNEA 281-9657
SAN JOSE, CA. SANTA CLARA CO

Leal's Drafting



NOTES:

1. SHOWER STALLS AND TUB ENCLOSURES MUST COMPLY WITH REQUIREMENTS OF UMC 409 (THRESHOLD 2"-9" DEEP)
2. GLASS WINDOWS AND DOORS SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLAZING OR MORE THAN 60" TO PUSHBAR UBC 5406.
3. MECHANICAL VENTILATION SYSTEM MUST SUPPLY 5 AIR CHANGES PER HOUR IN BATHROOMS AND LAUNDRY, AND 20 CHANGES PER HOUR IN OTHER HABITABLE ROOMS UBC 1205 (a).
4. PROVIDE HEATING EQUIPMENT CAPABLE OF MAINTAINING THOSE REQUIREMENTS SET FORTH IN UBC 1205 (b) (70 DEGREES F. AT 3 FT ABOVE FLOOR IN CENTER OF HABITABLE ROOM).
5. FRAMING LUMBER SHALL BE AT LEAST THE MINIMUM GRADE SHOWN IN UBC TABLE 25-A-1 UBC 2501 (e).
6. PROVIDE BRACING FOR EXTERIOR WALLS AND INTERIOR PARTITIONS. UBC 2518 (g) 5.
7. HEIGHT TO COMBUSTIBLE MATERIALS ABOVE COOKING RANGES, 30" (UNPROTECTED) PER UBC TABLE 19-A-2 1901 (a).
8. WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE OF NON-COMBUSTIBLE MATERIAL NOT ADVERSELY AFFECTED BY MOISTURE. GYPSUM BOARD IS TO BE USED. WHERE SUCH MATERIALS ARE USED, WP BOARD INSTALLED ACCORDING TO MANUFACTURER'S SPECS UBC 1711 (d).
9. WATER HEATING EQUIPMENT TO BE SEISMICALLY BRACED (2-5307 (b).
10. SHOWERHEADS AND FAUCETS TO BE WATER CONSERVING (2-5307 (b).
11. SKYLIGHTS SHALL COMPLY WITH UBC 2419 (a) 1 EXCEPT GLAZED SKYLIGHTS, OR WITH UBC 2419 (a) 2 FOR GLAZED SKYLIGHTS. TEMPERED GLASS REQUIRED OR PLASTIC GLASS WITH WIRED INTERIOR LAYER.

NOTE: PLATE NAILING: Use 16d @ 6"o/c U.N.O. BELOW.

SHEAR WALL NOTES

- A 3/8" PLYWOOD w/ 8d @ 6" O.C. EDGES, 12" O.C. FIELD
- B 3/8" PLYWOOD w/ 8d @ 4" O.C. EDGES, 12" O.C. FIELD
- C 3/8" PLYWOOD w/ 8d @ 3" O.C. EDGES, 12" O.C. FIELD
- D 1/2" PLYWOOD w/ 10d @ 6" O.C. EDGES, 12" O.C. FIELD
- E 1/2" PLYWOOD w/ 10d @ 4" O.C. EDGES, 12" O.C. FIELD
- F 1/2" PLYWOOD w/ 10d @ 3" O.C. EDGES, 12" O.C. FIELD
- H 5/8" PLYWOOD W/ 10d @ 3" o/c EDGES, 12" o/c FIELD

FIRST FLOOR = 2580 SQ. FT
+ SECOND FLOOR = 2384 SQ. FT.
4964.00 SQ. FT.

LIVING AREA =	4964.00	SQ. FT
GARAGE AREA =	EXISTING	SQ. FT
WINDOW AREA =	7 TITLE-24	SQ. FT
DOOR AREA =	5 BY OTHERS	SQ. FT
COVERED PORCH AREA =	1908.00	SQ. FT
COVERED PATIO AREA =	00.00	SQ. FT

HOLDDOWN LEGEND

- ▲ = HDQA W/ SSTB24 TO 4x6 POST
- △ = HDSA W/ SSTB28 TO 4x6 POST W/ (3) 7/8"ϕ STUD BOLTS

NOTE: ALL PERIMETER STUDS TO BE 2x6 @ 16" o/c

- FIRST FLOOR PLATE HEIGHT= 10'-0 3/4"

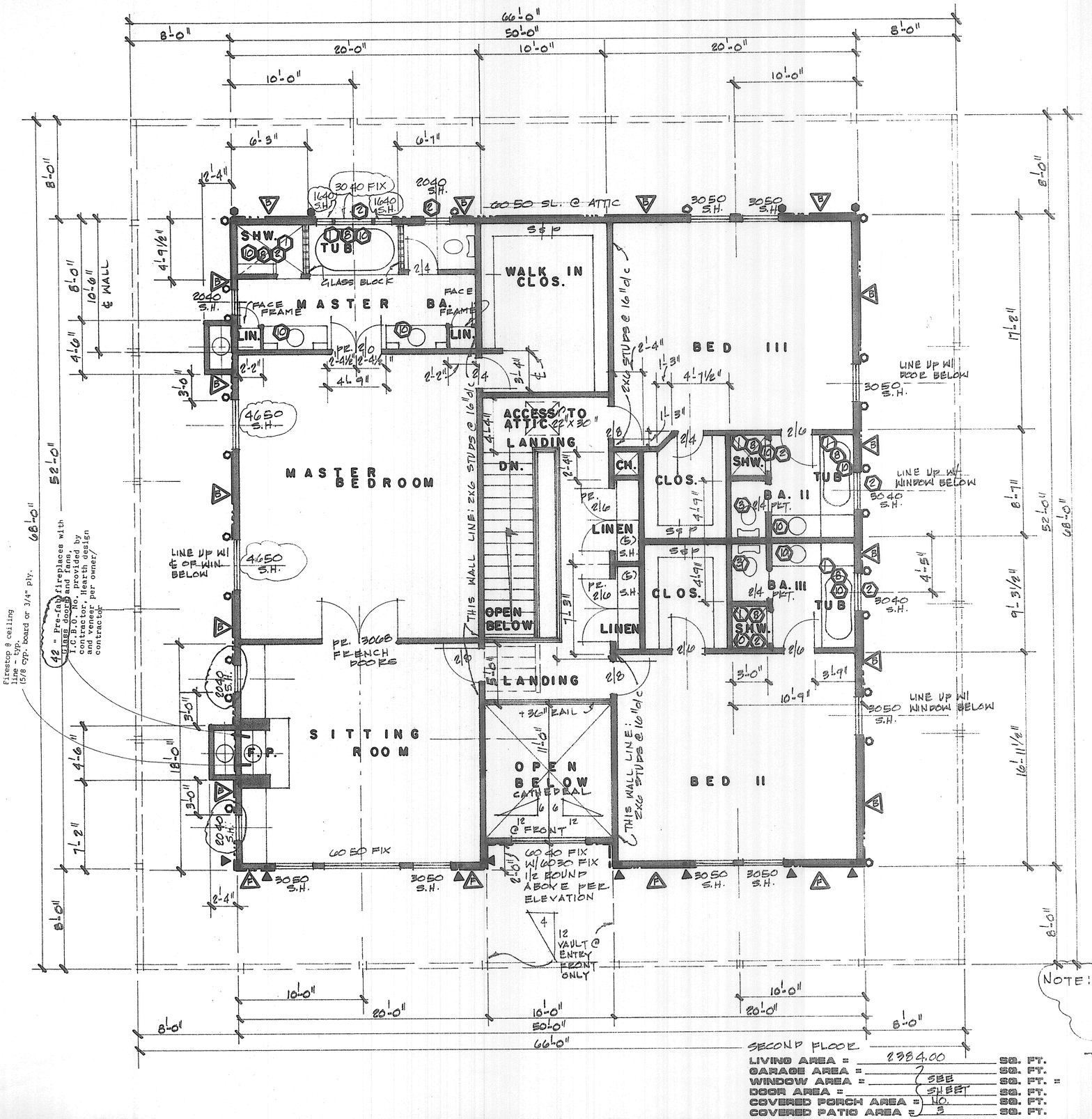
FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PLANS PREPARED FOR TIMOTHY & TENA KNE... SANTA CLARA CO., CA...

Land Drafting

3



NOTES:

1. SHOWER STALLS AND TUB ENCLOSURE WALLS COMPLY TO REQUIREMENTS OF UPC 909. (1024 SQ IN.) (THRESHOLD 2"-9" DEEP).
2. GLASS WINDOWS AND DOORS SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLAZING OR PROTECTIVE GRILL OR PUSHBAR UBC 5406
3. MECHANICAL VENTILATION SYSTEMS MUST SUPPLY 5 AIR CHANGES PER HOUR IN BATHROOMS AND LAUNDRY, 2 AIR CHANGES PER HOUR IN OTHER HABITABLE ROOMS, UMC 1205 (A).
4. PROVIDE HEATING EQUIPMENT SUFFICIENT TO MEET THOSE REQUIREMENTS SET FORTH IN UMC 1701 (70 DEGREES F. AT 3 FT. ABOVE FLOOR IN EACH HABITABLE ROOM).
5. FRAMING LUMBER SHALL BE AT LEAST THE MINIMUM GRADE SHOWN IN UBC TABLES 25 A-I OR 25 A-J. UBC 2501 (e).
6. PROVIDE BRACING FOR EXTERIOR AND MAIN LOAD BEARING PARTITIONS. UBC 2518 (g) 5
7. HEIGHT TO COMBUSTIBLES MATERIAL ABOVE KITCHEN RANGES, 30" (UNPROTECTED) 24" (PROTECTED) UMC 1901 (a).
8. WALL SURFACES BEHIND CERAMIC TILE, OTHER FINISH WALL MATERIALS ARE CONSIDERED AS MATERIAL NOT ADVERSELY AFFECTED. (EXCEPT 1/2" GYPSUM BOARD IS TO BE USED AS BACKING FOR 1/2" WP BOARD INSTALLED ACCORDING TO MFG. SPECIFICATIONS UBC 1711 (d).
9. WATER HEATING EQUIPMENT TO BE [illegible] (2-5307 (b).
10. SHOWERHEADS AND FAUCETS TO BE [illegible] (2-5307 (b).
11. SKYLIGHTS SHALL COMPLY WITH UBC 2419 (e) 2 FOR GLAZED SKYLIGHTS, OR WITH UBC 5301 (m) 2 FOR PLASTIC SKYLIGHTS. TEMPERED GLASS WITH SCREEN OR WIRED GLASS WITH WIRED INTERIOR LAYER.

SHEAR WALL NOTES

- A — 3/8" PLYWOOD w/ 8d @ 6" O.C. EDGES, 12" O.C. FIELD
- B — 3/8" PLYWOOD w/ 8d @ 4" O.C. EDGES, 12" O.C. FIELD
- C — 3/8" PLYWOOD w/ 8d @ 3" O.C. EDGES, 12" O.C. FIELD
- D — 1/2" PLYWOOD w/ 10d @ 6" O.C. EDGES, 12" O.C. FIELD
- E — 1/2" PLYWOOD w/ 10d @ 4" O.C. EDGES, 12" O.C. FIELD
- F — 1/2" PLYWOOD w/ 10d @ 3" O.C. EDGES, 12" O.C. FIELD

STRAP LEGEND/HOLDOWNS

- ⬡ = MST37
- ⬢ = MST48
- ▲ = HDQA TO 4X6 POST

NOTE: PROVIDE 2X6 STUDS @ 16" O/C - TYP @ UPPER FLOOR PERIMETER.

- SECOND FLOOR PLATE HEIGHT = 9'-0 3/4"

SECOND FLOOR		
LIVING AREA =	2384.00	SQ. FT.
GARAGE AREA =		SQ. FT.
WINDOW AREA =	SEE SHEET	SQ. FT. =
DOOR AREA =		SQ. FT.
COVERED PORCH AREA =	NO.	SQ. FT.
COVERED PATIO AREA =	3	SQ. FT.

SECOND FLOOR PLAN

SCALE : 1/4"=1'-0"

Leal Drafting
140 SAN FELIPE PLACE
SAN JOSE, CA. 95119

PLANS PREPARED FOR:
TIMOTHY & TENA KNEA
SANTA CLARA CO., CA. 281-9657

4

EXTERIOR ELEVATION NOTES:

-ROOF: COMPOSITION SHINGLE ROOF OVER 1/2" CDX SOLID PLYWOOD SHEATHING AND ROOFING FELT.

-EXTERIOR: ~~STUCCO~~ ~~T-1-11~~ EXTERIOR PLYWOOD SIDING WITH GROOVES 8"O/C U.O.N. (1X8) HORIZONTAL

-TRIM: 2" X 6" D.F. _____ REMARK TRIM TYP. @ DOORS, WINDOWS AND CORNERS U.O.N. OR SHOWN ON EXTERIOR ELEVATIONS.

-BANDS: 2" X 10" D.F. _____ REMARK AS SHOWN ON ELEVATIONS.

-G.I. FASCIA GUTTERS AS SHOWN ON ROOF FRAMING PLAN.

-OVERHANGS: 16" OVERHANGS TYPICAL U.O.N. ON ROOF FRAMING PLAN.

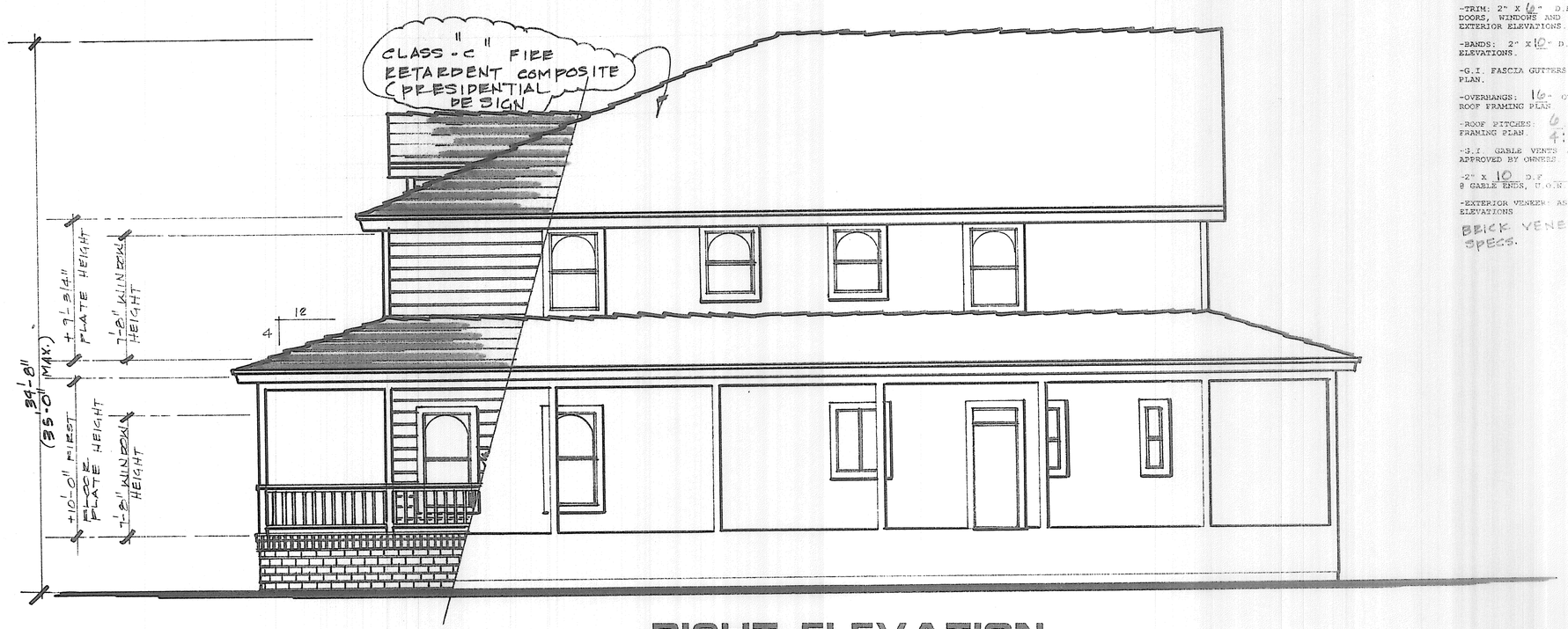
-ROOF PITCHES: 6 12 TYPICAL U.O.N. ON ROOF FRAMING PLAN. 4:12 @ PORCH

-G.I. GABLE VENTS AS SHOWN. MATERIAL TO BE APPROVED BY OWNERS.

-2" X 10 D.F. _____ REMARK FASCIA PATTERN TYP @ GABLE ENDS, U.O.N.

-EXTERIOR VENEER: AS SHOWN AND NOTED ON ELEVATIONS

BRICK VENEER PER OWNERS SPECS.



RIGHT ELEVATION



FRONT ELEVATION

ELEVATIONS PLAN

SCALE : 1/4"=1'-0"

REVISIONS

Leal's Drafting
140 SAN FELIPE RD.

PLANS PREPARED FOR:
TIMOTHY & TENA KNEA
SANTA CLARA CO., CA. 281-9657

5

EXTERIOR ELEVATION NOTES:

-ROOF: COMPOSITION SHINGLE ROOF OVER 1/2" CDX. SOLID PLYWOOD SHEATHING AND ROOFING FELT.

-EXTERIOR: ~~5/8" 2-4-10~~ EXTERIOR PLYWOOD SIDING WITH GROOVES @8O/C U.O.N. 1X8 HORIZONTAL

-TRIM: 2" X 10" D.F. ____ REVARN TRIM TYP. @ DOORS, WINDOWS AND CORNERS U.O.N. OR SHOWN ON EXTERIOR ELEVATIONS.

-BANDS: 2" X 10" D.F. ____ REVARN AS SHOWN ON ELEVATIONS.

-G.I. FASCIA GUTTERS AS SHOWN ON ROOF FRAMING PLAN.

-OVERHANGS: 16" OVERHANGS TYPICAL U.O.N. ON ROOF FRAMING PLAN 4:12 @ PORCH

-ROOF PITCHES: 12 12 TYPICAL U.O.N. ON ROOF FRAMING PLAN.

-G.I. GABLE VENTS AS SHOWN MATERIAL TO BE APPROVED BY OWNERS.

-2" X 10 D.F. ____ REVARN RAKE RAFTERS TYP. @ GABLE ENDS, U.O.N.

-EXTERIOR VENEER: AS SHOWN AND NOTED ON ELEVATIONS

BRICK VENEER PER OWNERS SPECS.



LEFT ELEVATION



REAR ELEVATION

ELEVATIONS PLAN

SCALE : 1/4"=1'-0"

REVISIONS

Leaf Drafting
140 SAN FELIPE RD.
SALINAS, CA. 93901
(831) 443-7667

PLANS PREPARED FOR:
TIMOTHY & TENA KNEA
SANTA CLARA CO., CA. 281-9657

6

FOUNDATION GENERAL NOTES:

1). 2 X 6 PTDF CONTINUOU. MUDSILL WITH A.B. @ 4'-0" O/C MINIMUM 12" FROM 'NDS OF MUDSILL TYPICAL.

2). ~~PROVIDE (-) 6"x14" HDWPS-WESTERN 6"-QP-FINISH-FLOOR-NO-MEMBOSED-GRAVISE~~.

3). MAINTAIN MINIMUM 12" CLEARANCE BETWEEN INSIDE GRADE AND GIRDERS-TYP.

4). SIMPSON 1 1/8" CDX TONGUE AND GROOVE PLYWOOD W/PANEL EDGES BLOCKED BETWEEN JOISTS AND STAGGER JOINTS PERPENDICULAR GLUE AND NAIL W/10d @ 6", 10" O/C - TYP.

5). DOUBLE ALL FLOOR JOISTS BELOW PARALLEL PARTITIONS W/ 16D NAILS @ 12" O/C STAGGERED TYP. THROUGHOUT.

6). INSTALL G.I. MATERIAL HANGERS MANUFACTURED BY SIMPSON CO., OR EQUAL.

7). FLOOR FRAMING TRUSSES (9 1/2" TJI 25) OR BETTER DOUGLAS FIR FLOOR JOISTS @ 16" O/C TYP. U.O.N.

8). 4 X 6 #1 OR BETTER D.F. GIRDER.

9). 12" SQUARE STANDARD PRE-CAST CONCRETE PIER FOOTINGS WITH #5 - 18" O/C U.O.N. W/ 12" DEEP CONCRETE FOOTINGS TYP. #6 - 6'-0" O/C U.O.N. W/ 24" SQ. POSTS TO GIRDER.

10). BOXY WALLS SHALL BE 2 X 6 STUDS @ 16" O/C WITH DOUBLE 2 X 6 TOP PLATES.

11). INSTALL 1 X 4 DIAGONAL BRACING TO ALL INTERIOR WALLS OVER 56" HIGH AS PER UBC REQUIREMENTS - TYP.

12). PROVIDE G.I. FLASHING AS REQUIRED.

13). U-PER (GROUND AS REQUIRED PER PG&E REQUIREMENTS.

14). 6" WIDE STEM WALL FOR 4FAMS-4PORT).
8" WIDE STEM WALL FOR 4FAMS-8PORT).

15). 4" CONCRETE SLAB NTLESS OTHERWISE NOTED OVER 4" APPROVED CLEAN CRUSHED ROCK BASE PER SOILS REPORT U.O.N

16). SLOPE GARAGE SLAB 1/4": 12" MIN. TO MIN. TO CURBING

17). PROVIDE 1/4" EXPANSION MATERIAL AROUND SLABS PERIMETER TYP.

18). 2"x 8" REDWOOD TREADS TO BE MATERIAL W/ 2"x12" STRINGERS PER BACK ROUTED

19). PROVIDE 6" x 14" UNDERFLOOR VENTS @ 6' O/C

20). PROVIDE UNDER-FLOOR VENTILATION OF NOT LESS THAN 1/150 OF THE UNDER-FLOOR AREA (UBC 2517 (a) 1)

21). MINIMUM CLEARANCE BETWEEN BOTTOM OF FLOOR JOIST OR BOTTOM OF EARTH AND GROUND BENEATH SHALL BE 18" (457 MM) MINIMUM CLEARANCE UNDER GIRDERS SHALL BE 12" (305 MM). (SEC. 2317.3)

MASONRY, 15" INTO UNREINFORCED GROUTED MASONRY AND SHALL BE SPACED 4' O/C MAXIMUM FOR SINGLE STORY, AND 6'-0" INCHES APART @ 4' O/C

SPECIFICATIONS; MIN. 6'-0" INCHES APART @ 4' O/C

Foundation Ventilation and Under-floor Clearance

Under-floor areas shall be ventilated by an approved mechanical means or by openings in the under-floor area walls. Such openings shall have a net area of not less than 1 square foot for each 150 square feet (0.067 m² for each 10 m²) of under-floor area. Openings shall be located near corners as practical and shall provide cross ventilation. The required openings shall be placed so as to provide approximately equally distributed along the length of at least two opposite exterior walls. Openings shall be covered with corrosion-resistant wire mesh with mesh openings of 1/4 inch (6.4 mm) minimum and 1/2 inch (12.7 mm) maximum. Where moisture due to climate and groundwater conditions is not considered a problem, the building official may allow operable louvers and may allow the required net area of vents or openings to be reduced to 10 percent of the above, provided the under-floor ground surface area is covered with an approved vapor retarder. (Sec. 2317.2)

Minimum clearance between bottom of floor joist or bottom of floor sheathing where there is no joist and the ground beneath shall be 18 inches (457 mm). Minimum clearance under girders shall be 12 inches (305 mm). (Sec. 2317.3)

Wood and Earth Separation

Wood used in construction of permanent structures and located nearer than 6 inches (152 mm) to exposed earth shall be treated wood or wood of natural resistance to decay. Where wood supported by concrete placed on earth, wood shall be treated wood or wood of natural resistance to decay. Where wood is subject to water splash or to exterior moisture and located on concrete footing or foundation that extends less than 6 inches (76 mm) with an impervious membrane installed between the concrete and the wood, the wood may be of any species.

Where planter boxes are installed adjacent to wood frame walls, a 2-inch (51 mm) clear space shall be provided between the planter and the wall. Flashings shall be installed where the clear space is less than 6 inches (152 mm) in width. Where flashing is used, provisions shall be made to prevent circulation of air in the air space. The wood frame wall shall be provided with an exterior wall covering. (Sec. 2317.5)

Foundations

Exterior walls and interior bearing walls shall be supported on masonry, concrete or treated-wood footings and foundations which are of sufficient size to safely support the loads imposed as determined from the character of the soil and shall extend below the frost line. Foundation walls shall extend at least 6 inches (152 mm) above the finished grade adjacent to the wall at all points.

Foundation plates or sills shall be bolted to the foundation or foundation wall with not less than 1/2-inch (13 mm) nominal diameter bolts embedded at least 7 inches (178 mm) into concrete and spaced not more than 6 feet (1829 mm) apart. Bolts should be located within 12 inches (305 mm) of each end of each piece. (See Figure 4, page 79.) (Secs. 1806.1 and 1806.6 and Table 18-I-D)

When expansive soils are present, the building official may require that special provisions be made in the foundation design and construction to safeguard against damage due to this expansiveness. The building official may require a special investigation and report to provide the design and construction criteria. (Sec. 1804.4)

Foundation plates or sills shall be of wood pressure treated with an approved preservative or Foundation grade redwood, all marked or branded by an approved agency. Sec. 2517.4

Foundations for all buildings where the surface of the ground slopes more than 1 unit vertical in 10 units horizontal (10% slope) shall be level or shall be stepped so that both top and bottom of each foundation are level. (Sec. 1806.3)

Columns or Posts

Columns and posts located on concrete or masonry floors or decks exposed to the weather or to water splash or in basements, and which support permanent structures, shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or treated wood is used. The pedestals shall project at least 6 inches (152 mm) above exposed earth and at least 1 inch (25 mm) above such floors.

Individual concrete or masonry piers shall project at least 8 inches (203 mm) above exposed ground unless the columns or posts which they support are of approved wood of natural resistance to decay, or treated wood is used. (Sec. 2317.5)

NOTE:
SEE SHEET #136 FOR TRUSS JOIST FLOOR DETAILS.

Foundation Cripple Studs

Foundation cripple studs shall not be less than the supporting above and, where exceeding 4 feet (1219 mm) in height, shall be the size required for an additional story. Foundation studs of bearing walls and partitions shall be horizontally or diagonally braced. Such walls having a stud height exceeding 14 inches (356 mm) shall be considered as bearing walls for the purpose of determining the bracing required by Section 2314. (Sec. 2320.15.5)

- ● 12" ø x 10'-0" DEEP CAST-IN-PLACE CONCRETE PIER @ UNDERFLOOR
- ○ 12" ø x 10'-0" DEEP CAST-IN-PLACE CONCRETE PIER @ PERIMETER
- ⊘ 12" ø x 10'-0" CAST-IN-PLACE CONCRETE PIER @ BEARING
- ⊗ 16" ø x 10'-0" DEEP CAST-IN-PLACE CONCRETE PIER AS SHOWN W/ (5) # 4ø VERT.

NOTE:
ALL DEPTHS NOTED ARE MINIMUM DEPTHS INTO NATURAL UNDISTURBED SOIL OR ENGINEERED FILL.

SCALE : 1/4"=1'-0"

HOLDOWN LEGEND
- ▲ = HPGA (SIMPSON) HOLDDOWN or EQ. W/ SSTB24 TO 4x6 POST
- △ = HPBA W/ SSTB28 To 4x6 POST W/ (5) 7/8" ø STUD BOLTS

TYPICAL END BLOCKING
2 X 6 P.T.D.F. SILL.
1 1/8" PLYWOOD C.D.X. T & G STAGGERED 4'-0" NAIL PER UBC WITH 10d @ 6,10" O/C.
R-19 FIBERGLASS BATT INSULATION.
2 X ___ FLOOR JOISTS @ 16" O/C.
4X8 D.F. #1 GIRDERS U.O.N.
18" MIN. CLEAR UNDER JOISTS.
DOUBLE JOISTS UNDER WALLS.
SOLID BLOCK OVER GIRDERS.
PRE-CAST PIERS WITH CONCRETE FOOTINGS.
SEE SHEET 8 FOR FOUNDATION DETAILS.
6" X 14" UNDERFLOOR VENTS @ 6' O/C TYP.
UNDERFLOOR ACCESS, 18" X 24" CLEAR WITHOUT PIPE OR DUCT INTERFERENCE UBC 2517 (C) 2.
4x6 D.F. #1 POST(S) W/P.C. & CB66 OR E

NOTE: USE 5/8"ø x 12" A.B. @ 48"dc U.N.O.

NOTE: TESTING & INSPECTION LIST PER SEC. 106.3.5:
(a.) SPECIAL INSPECTIONS PER SEC. 1701.5. (1) CAST-IN-PLACE (16'-0") (b) GRADE BEAMS PER SECTION 1701.5, #15. DRILLED PIERS.

NOTE: REVIEW SOILS REPORT FOR SLAB ON GRADE REQUIREMENTS PRIOR TO START OF FOUNDATION WORK.....

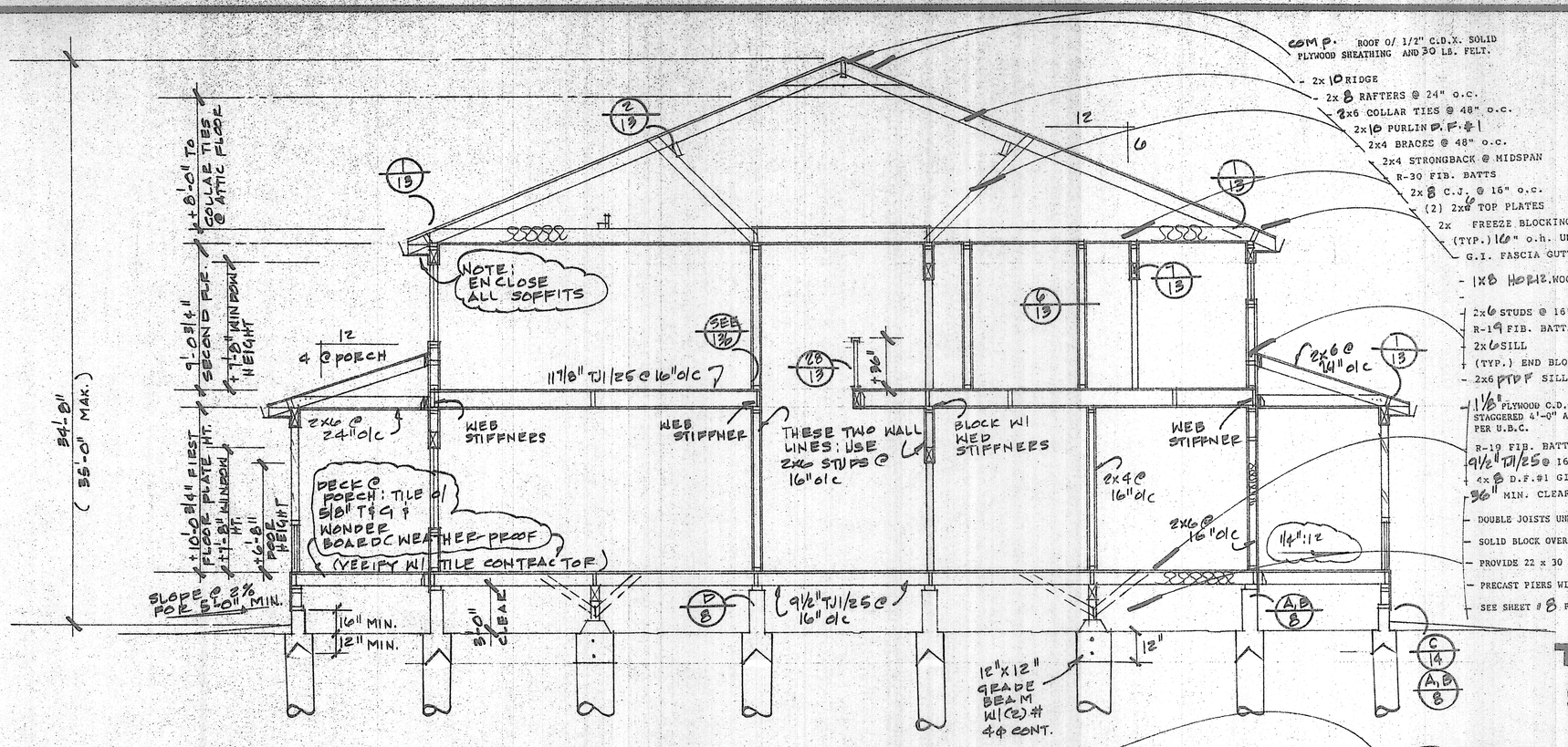
FOUNDATION PLAN

Leal's Drafting
140 SAN FELIPE RD.
HOLLISTER, CA. 95023

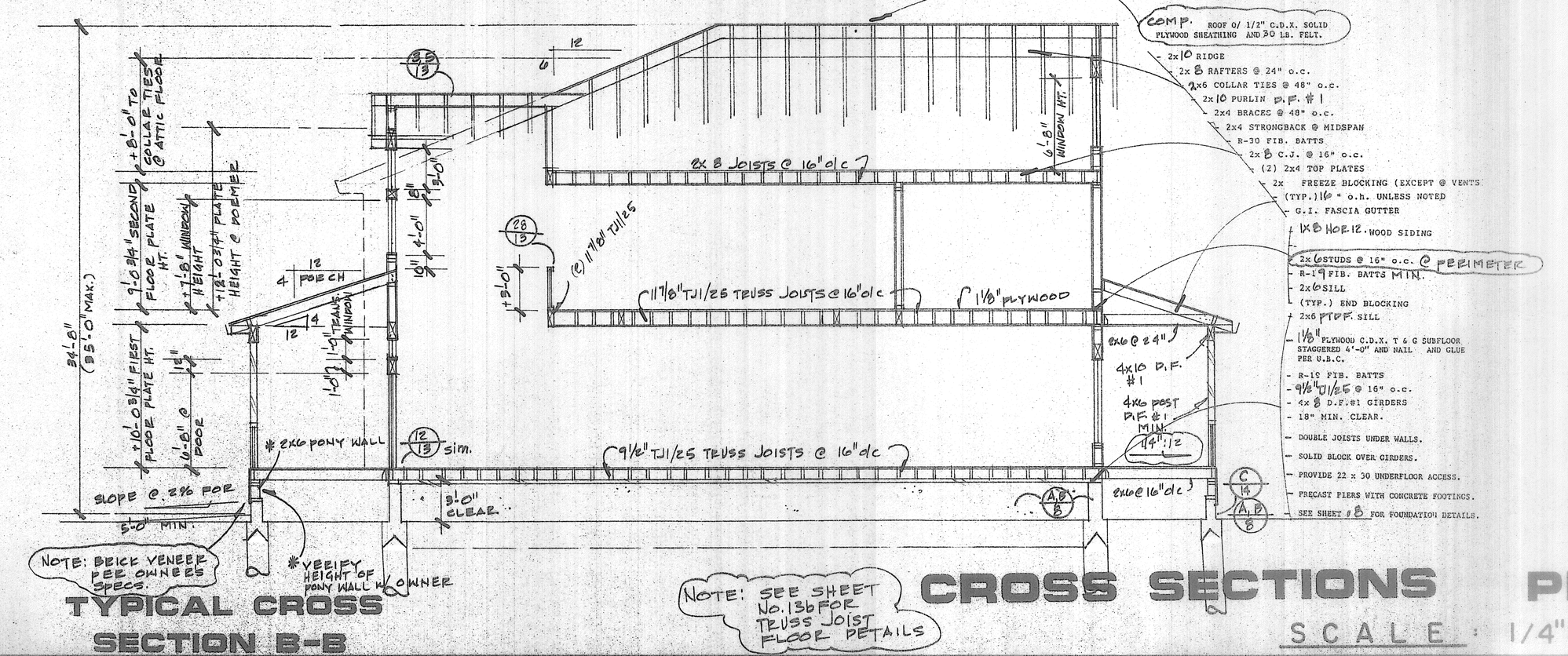
REVISIONS

PLANS PREPARED FOR:
TIMOTHY & TENA KNEA
SANTA CLARA CO., CA. 281-9657

7



TYPICAL CROSS SECTION A-A



NOTE: BRICK VENEER PER OWNERS SPECS.

* VERIFY HEIGHT OF PONY WALL W/ OWNER

TYPICAL CROSS SECTION B-B

NOTE: SEE SHEET No. 13b FOR TRUSS JOIST FLOOR DETAILS

CROSS SECTIONS PLAN

SCALE: 1/4"=1'-0"

REVISIONS

Leal's Drafting
140 SAN FELIPE RD.
HOLLISTER, CA. 95023
TEL. (408) 637-3937

PLANS PREPARED FOR:
TIMOTHY & TENA KNEA
SANTA CLARA CO., CA. 281-9657

9

CITY OF SAN JOSÉ, CALIFORNIA

Office of the City Clerk
200 East Santa Clara Street
San José, California 95113
Telephone (408) 535-1260
FAX (408) 292-6207

City Clerk

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)
CITY OF SAN JOSE)

I, Toni J. Taber, City Clerk & Ex-Officio Clerk of the Council of and for the City of San Jose, in said County of Santa Clara, and State of California, do hereby certify that **"Ordinance No. 30261",** the original copy of which is attached hereto, was passed for publication of title on the **23rd day of April,** was published in accordance with the provisions of the Charter of the City of San Jose, and was given final reading and adopted on the **7th day of May, 2019,** by the following vote:

AYES: ARENAS, CARRASCO, DAVIS, DIEP, ESPARZA, FOLEY, JONES, JIMENEZ, KHAMIS, PERALEZ; LICCARDO.

NOES: NONE.

ABSENT: NONE.

.

DISQUALIFIED: NONE.

VACANT: NONE.

Said Ordinance is effective as of **7th day of June, 2019.**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of San Jose, this **16th Day of May, 2019.**

(SEAL)_____
TONI J. TABER, CMC
CITY CLERK & EX-OFFICIO
CLERK OF THE CITY COUNCIL

/rmk

ORDINANCE NO. 30261

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTY OF APPROXIMATELY 5.08-GROSS ACRES SITUATED ON THE NORTHEASTERN CORNER OF HELLYER AVENUE AND PIERCY ROAD (459 AND 469 PIERCY ROAD) FROM THE INDUSTRIAL PARK ZONING DISTRICT TO THE CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT

WHEREAS, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

WHEREAS, a Mitigated Negative Declaration was prepared in conformance with the California Environmental Quality Act of 1970 (CEQA), as amended, for the subject rezoning to the CIC Combined Industrial/Commercial Zoning District under File Number C18-029 (the "MND"); and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to the CIC Combined Industrial/Commercial Zoning District; and

WHEREAS, this Council of the City of San José has considered, approved and adopted said MND and related Mitigation Monitoring and Reporting Program under separate Council resolution prior to taking any approval actions on this project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. The recitals above are incorporated herein.

SECTION 2. All that real property hereinafter described in this section, hereinafter referred

to as "subject property," is hereby rezoned as CIC Combined Industrial/Commercial Zoning District.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein by this reference.

SECTION 3. The district map of the City is hereby amended accordingly.

SECTION 4. The land development approval that is the subject of City File No. C18-029 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

//

//

//

//

//

PASSED FOR PUBLICATION of title this 23rd day of April, 2019 by the following vote:

AYES:	ARENAS, CARRASCO, DAVIS, DIEP, ESPARZA, FOLEY, JONES, JIMENEZ, KHAMIS, PERALEZ, LICCARDO.
NOES:	NONE.
ABSENT:	NONE.
DISQUALIFIED:	NONE.

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

30261

1964
9-4-18

REZONE DESCRIPTION
LANDS OF LIP2, LLC AND KNEA

All that certain real property situate in the City of San Jose, County of Santa Clara, State of California, being all of Parcels 1 and 2 as described in that certain Lot Line Adjustment Permit, AT 14-013, filed for record as Document Number 23288648 of Official Records, Santa Clara County Records, more particularly described as follows:

BEGINNING at the westerly corner of said Parcel 2 as described in above said Lot Line Adjustment Permit; thence from said point of beginning along the northwesterly line of said Parcel 2 N45°00'00"E"336.36 feet to the northerly corner of said Parcel 2; thence along the northeasterly line of Parcel 2 and Parcel 1 as described in said Lot Line Adjustment Permit S45°00'00"E 738.16 feet to the easterly corner of said Parcel 1; thence leaving said northeasterly line along the southeasterly line of said Parcel 1 S45°00'00"W 442.86 feet; thence leaving said southeasterly line along the southwesterly line of said Parcel 1 the following courses: N44°21'03"E 29.79 feet; N45°00'00"E 64.01 feet to a point of cusp; from a radial bearing of N04°33'11"E along a curve to the right with a radius of 28.00 feet through a central angle of 55°00'19" for an arc length of 26.88 feet; N30°26'30"W 21.35 feet; along a tangent curve to the left with a radius of 1253.00 feet through a central angle of 14°58'46" for an arc length of 327.59 feet; thence continuing along said southwesterly line of Parcel 1 and the southwesterly line of said Parcel 2 N45°00'00"W 338.64 feet to the POINT OF BEGINNING.

Containing 5.92 acres, more or less.

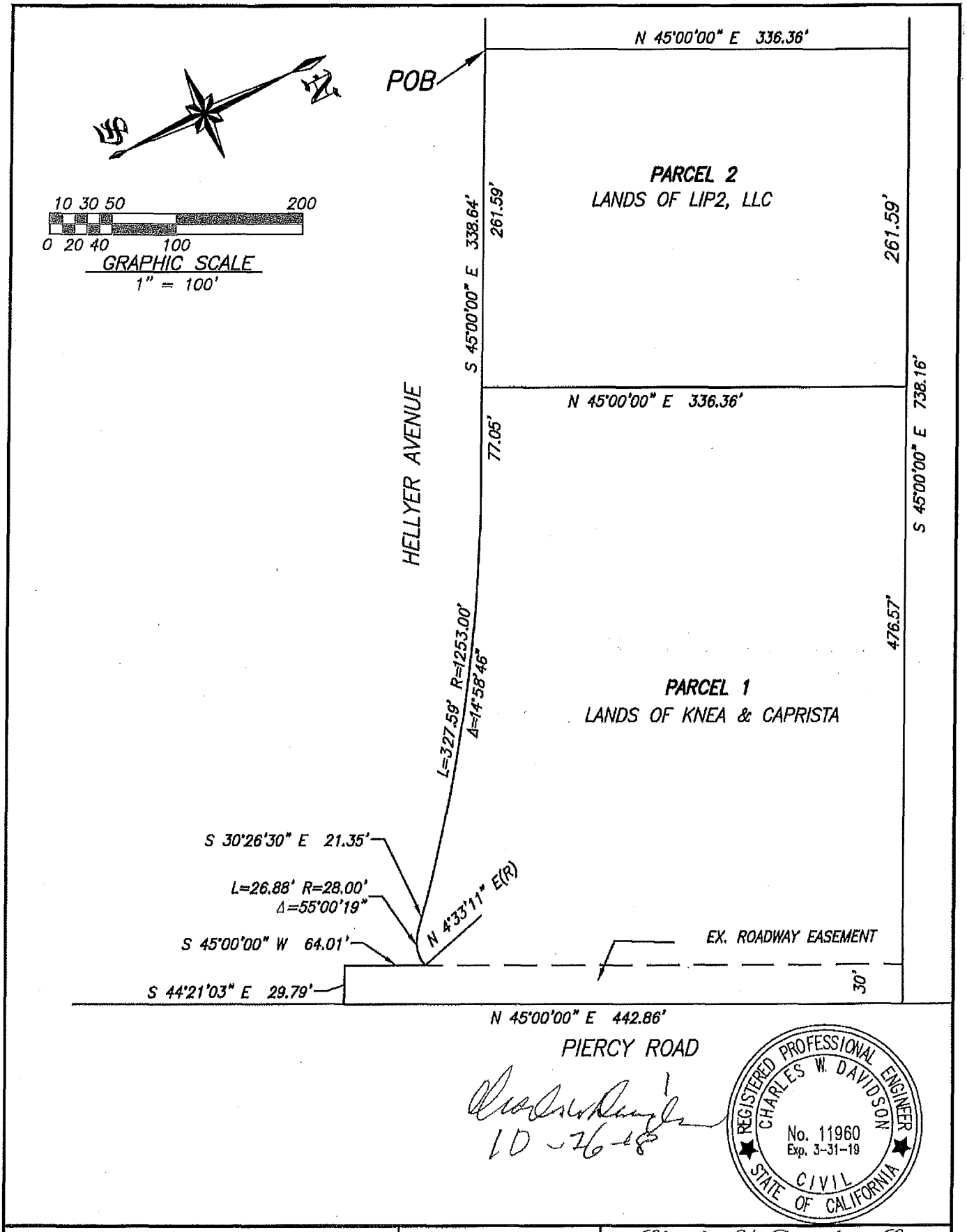


10-24-18

Prepared by:
Charles W. Davidson Co.
Consulting Civil Engineers
255 W. Julian St. Ste. 200
San Jose, CA 95110

EXHIBIT "A" (File No. C18-029)

30261



10-26-18

REGISTERED PROFESSIONAL ENGINEER
CHARLES W. DAVIDSON
No. 11960
Exp. 3-31-19
CIVIL
STATE OF CALIFORNIA

REZONE PLAT **Lands of LIP2, LLC and Knea** **Piercy Road** San Jose, California	DATE: 9-4-18 SCALE: 1" = 100' DRAWN BY: SKD CHECKED BY: JOB NO.: 1964	*Charles W. Davidson Co.* A CALIFORNIA CORPORATION CONSULTING CIVIL ENGINEERS 255 W. JULIAN ST. #200, SAN JOSE, CA. PH. (408) 295-9162 CHARLES W. DAVIDSON RCE NO. 11960

PLOTTED: PETER SMITH 10/26/2018 10:21 AM
F:\1964\DWGS LLA\1964 REZONE PLAT

EXHIBIT "B" (File No. C18-029)

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Subject Property:

469 Piercy Road, San Jose, California 95138

June 28, 2017

Prepared for:

Piercy Tower Alpha LLC.
160 Main Street
Los Altos, CA 94022

Prepared by:



Pari & Gershon, Inc.
2053 Lincoln Avenue, Suite A
San Jose, CA 95125
www.pgiinc.net

TABLE OF CONTENTS

PHASE I

ENVIRONMENTAL SITE ASSESSMENT

PIERCY TOWER ALPHA LLC.

Parcels: 678-93-008 & 678-93-028

469 Piercy Road

San Jose, California 95138

June 28, 2017

Page

1.0 EXECUTIVE SUMMARY 1-1

2.0 INTRODUCTION 2-1

3.0 SITE DESCRIPTION 3-1

4.0 RECORDS REVIEW 4-1

5.0 RESULTS OF THE SITE RECONNAISSANCE, RECORDS REVIEW, AND INTERVIEWS 5-1

6.0 CONCLUSIONS 6-1

7.0 REFERENCES 7-1

LIST OF APPENDICES

APPENDIX I	Report Figures
Figure 1-1	Regional Site Location Map
Figure 1-2	General Site Location Map
Figure 1-3	Subject Site Assessor's Parcel Map
Figure 1-4	Subject Property's Site Plan
Figure 1-5	2016 Aerial Photograph Depicting the Subject Site and Its Neighboring Properties
APPENDIX II	Report Photographs as of 6/20/17
APPENDIX III	Historical Sanborn Insurance Maps – EDR 6/09/17
APPENDIX IV	City Directory Image Report – EDR 6/13/17
APPENDIX V	Historical Aerial Photographs – EDR 6/13/17
APPENDIX VI	Historical Topographic Maps – EDR 6/09/17
APPENDIX VII	Summary Radius Map Report – EDR 6/09/17

Section 1.0
Executive Summary

Pari & Gershon, Inc. (PGI) was retained by Piercy Tower Alpha LLC., to perform a Phase I Environmental Site Assessment (ESA) of a 3.6-net-acres property located at 469 Piercy Road, San Jose, California 95138. This property will be referred to as the "subject site."

The subject site is currently zoned "Industrial Park" (IP) and is composed of two parcels (APN 678-93-08 and APN 678-93-28).

Figure 1-1 presents the regional site location map. Figure 1-2 presents the general site location map. Figure 1-3 is a copy of the assessor's parcel map outlining the boundaries of the subject site. Figure 1-4 is a site plan of the property and Figure 1-5 is a 2016 aerial photograph depicting the subject site.

Based on the documents reviewed and as confirmed by Mr. Timothy L. Knea (one of the current property owners), prior to 1970s, the subject property was a Walnut Orchard.

A Grant Deed from Valley Title Company states that the property was granted to Mr. William & Mrs. Teresa Caprista on February 28, 1969 by Mr. John Quaglia and his wife, Ms. Theresa Thelma Quaglia. Mr. & Mrs. Caprista build their residence at this property.

On June 8, 1995, the Deed to the subject site was transferred over to Mr. Timothy L. Knea and Mrs. Tena Caprista Knea, husband and wife, as joint tenants (*North American Company Preliminary Report, June 01, 2017)*. Mr. & Mrs. Knea demolished the old residence and began construction of a new house in 1996 which was completed in 2001. To date, the subject site has remained a residential property.

The Phase I ESA was performed in general conformance with American Society for Testing and Materials (ASTM) standard designation E1527-13 with the purpose of identifying recognized environmental conditions[1] at the subject site.

The results of the Phase I ESA were based upon information provided to PGI by the property owner, the current tenant, and other individuals knowledgeable of operations at the site, review of pertinent historical documents, and observations specific to environmental conditions at the subject property made by PGI during a site walkthrough conducted on June 20th, 2017.

The subject site was assessed for potential recognized environmental conditions with respect to hazardous substances, petroleum products, solid waste/non-hazardous waste, polychlorinated biphenyls, asbestos-containing materials, storage tanks, herbicides and pesticides, water, wastewater, stormwater, and lead-based paint.

Based on PGI's site walkthrough, interviews, and review of site-specific information, there are no apparent Recognized Environmental Conditions at the subject site.

This Executive Summary is not intended to be read as a standalone document. The reader should review the detailed information regarding each item in Section 3.0, Site Description, Section 4.0, Records Review, and Section 5.0, Results of Site Reconnaissance, Records Review, and Interviews.

[1] As used in ASTM E1527-13, "recognized environmental condition" means the following:
"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 material risk or harm 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" (ASTM, 2013)."

Section 2.0
Introduction

This section describes the purpose of the study and presents the scope of work as well as limitations to the study.

2.1 Purpose

Pari & Gershon, Inc. (PGI) was contracted by Piercy Tower Alpha LLC. to perform a Phase I Environmental Site Assessment (Phase I ESA) for the purpose of identifying recognized environmental conditions associated with the subject site composed of assessor parcel numbers 678-93-008 and 678-93-028 (3.6 acres) with reported address of 469 Piercy Road, San Jose, California 95138

2.2 Scope of Work

The study was performed in general conformity with ASTM Standard Designation E1527-13 (ASTM, 2013). Work performed for the study consisted of the following tasks:

Records Review — PGI conducted a records review of the subject site and of adjoining and surrounding properties. PGI's records review was consistent with ASTM E1527-13 recommendations and included a review of: (i) relevant information provided by the Client, Piercy Tower Alpha LLC.; (ii) information available from regulatory agency databases; and (iii) regulatory agency files for the site or off site areas if further investigation was required based on information contained in regulatory databases. The records review included both environmental information and site use information.

Site Walkthrough — PGI performed visual observations of the subject site and its adjoining properties. PGI assessed the use, storage, and disposal of hazardous materials and hazardous waste at the subject site. In addition, PGI observed the use, storage, and disposal of hazardous materials and hazardous waste at adjoining property to the extent possible from the subject site.

Interviews — PGI conducted interviews with persons familiar with the subject site and the past and present operation of the parcel and individuals knowledgeable of the site (see Section 5.0, Results of Site Walkthrough, Records Review, and Interviews).

2.3 Limitations and Exceptions of Study

This Phase I ESA has been prepared for Piercy Tower Alpha LLC., according to standard ASTM E1527-13 and is intended to provide an understanding of the recognized environmental conditions at the subject site. The following limitations apply to the study conducted at the subject site:

1. This Phase I ESA is based upon data and information obtained by PGI as a result of the work described in Section 2.2 above. PGI's observations regarding the condition of the subject site are based solely upon the condition of the site on the date or dates of PGI's visit or visits to the site. Information, data, estimates, opinions and other references used to prepare this Phase I ESA were obtained by PGI from sources PGI considered reliable and believed to be true and correct. However, an independent investigation of the sources of information was not performed to determine their accuracy. PGI relied in good faith on information obtained from individuals noted in this Phase I ESA with respect to operations and existing site conditions, and the historic uses of the site to the extent that they have not been contradicted by data obtained from other sources. PGI accepts no responsibility for any deficiency, misstatement, or inaccuracy contained in this Phase I ESA as a result of misstatements, omissions, misrepresentations, or fraudulent acts of any person interviewed.

2. The evaluation and conclusions contained in this Phase I ESA have been prepared in light of the expertise and experience of PGI. PGI believes it has identified all recognized environmental conditions at the subject site. PGI warrants to Piercy Tower Alpha LLC., that this Phase I ESA was performed with the degree of skill that is required by current, good and sound professional procedures and practices and in conformance with generally accepted professional standards prevailing at the time and place the work was performed. PGI makes no other warranty, either expressed or implied, regarding this Phase I ESA. The use of this

Phase I ESA is subject to the terms and conditions set forth in the Contract for Consulting Services between PGI and Piercy Tower Alpha LLC., executed June 8, 2017.

3. Review of Title and Judicial Records for Environmental Liens and Activity and Use Limitations (AULs) were excluded from this Phase I ESA.

Section 3.0
Site Description

This section presents descriptions of the site location and boundaries, physical characteristics of the site and structures on the site, a description of operations, characteristics of the vicinity around the site, and the environmental setting of the subject property.

3.1 Location and Site Characteristics

As stated previously, this Phase I ESA was focused on the subject site located at 469 Piercy Road, San Jose, CA 95138.

Report Figures are presented in Appendix I. Figure 1-1 presents the regional site location map. Figure 1-2 presents the general site location map. Figure 1-3 presents the assessor's parcel map denoting the subject site. Figure 1-4 presents a property site plan prepared by Leal's Drafting of Hollister, California. Figure 1-5 is a 2016 aerial photograph depicting the subject site and its surrounding properties which include:

- on the north by vacant lands;
- on the east by Piercy Road and commercial properties;
- on the south by Hellyer Avenue and commercial properties; and
- on the west by a strip of vacant land, Commonwealth Central Credit Union, and Silver Creek Valley Road.

The preliminary report identifies several easements for roadway, utility, and incidental purposes.

The subject site is a 3.6-acres currently zoned "Industrial Park" (IP) and is composed of two parcels (APN 678-93-08 and APN 678-93-28). The property is in the Edenvale Enterprise Zone, a business park with neighboring companies. It is close to highways 101 and 85, as well as close to Caltrain. The subject site is also within approximately 18 minutes of the San Jose International Airport.

On June 20th, 2017, PGI conducted a site reconnaissance of the subject site. During the site visit, visual observations of the subject property were performed, and photographs were taken (*Refer to Appendix II for Photographs*). Presented below is a summary of observations made during the site reconnaissance.

Building 469 Piercy Road, San Jose, California

The subject site is surrounded by partially wooden and barbed-wired fence. There are two buildings on this property, the main residence building and a "garage and storage" building also referred to in this report as the "second building" (*see Figure 1-4*).

The main residence has an unpainted exterior with painted interior. The second building was last painted in 1996 (*See Photographs 3-1 and 3-2*). According to the property owner, lead-based paint and asbestos-containing-materials have not been used in either of the buildings.

The followings were observed inside of the main residence building *(See Photographs 3-3 to 3-8*):

- An entrance hall with one flight of stairs to the second floor.
- Underneath the stairs is one small bathroom with a toilet and sink.
- A kitchen with two sinks, a gas stove top, an oven, and other household items.
- A living room with a fire place.
- A room used as an office by the current tenant.
- Upstairs are the bedrooms, each with their own on-suite bathroom.

Garage and Storage (Second Building) – Next to the home there is a one-story detached three (3) car garages, an office, and two storage rooms (*See Photographs 3-2 and 3-9 through 3-12).* In Figure 1-4, the "garage and storage" building is referred to as "garage and shop." However, according to the property owner, it has always been used as the residence's garage, storage facility and sometimes office.

The garages contain cars, motorcycles, supplies for their upkeep, including small quantities (less than one- to 5-gallons) of miscellaneous chemicals, and construction tools and materials.

On the back of the building there is a small vegetable garden and various tools. Along the front of the garage, there are multiple cars parked, also different piles of construction materials such as wood and bricks *(See Photographs 3-12 and 3-13).*

Yard – According to the property owner and the blueprints for the property, there is a septic tank and two leach fields on the northern side of the residence building (*See Photograph 3-14).* Photograph *3-15* shows the location of an abandoned leachfield associated with the previous residence which was demolished when the new residence was constructed.

The residence has 8 Vertical pipes (*See Photograph 3-16*) which lead to rock lined pits to carry away any water from the Foundation. The under house access door has a drain that leads to one of the pits (*see Photograph 3-17*). This drain captures water when the Hot Water Heater is drained during Maintenance. The drains around the Garage Building are diverted to a French Drain for storm Water dispersion (*See Photograph 3-18).*

A 200-feet deep groundwater well with its associated pumping system (electric motor) and two water storage tanks were observed at the southeast corner of the subject site, by the intersection of Piercy Road and Hellyer Avenue (*See Photograph 3-19*). According to the property owner only one of the water tanks is currently being used, the other is damaged and inactive.

The rest of the land is vacant and contains a few trees.

3.2 Description of Operations

Prior to 1970s the land was occupied by Walnut Orchards. The Walnut trees were later removed by the current property owner, Mr. Timothy Knea, once the residence was established on the subject site.

From 1970 until 2001, the subject site contained a house, the existing garage and storage building, the water well and a leach-field. The previous house and its leach-field were demolished when the new house was built in 2001. However, the garage and the storage building was not demolished and remains at its current location.

The Pacific Gas & Electric Company provides natural gas and electric power. The property owners provide their own water and sewer service. All standard urban utilities are reportedly available to the property.

Water to the subject site is supplied from a 200-feet deep groundwater well. The water is used untreated according to the property owner.

Swer system at the subject site includes a 2000-gallon underground septic tank that collects the sewage and drains it into two 900 linear-feet leach fields located at the northern part of the subject site.

3.3 Vicinity Characteristics

The subject site is located within a mix use neighborhood, even though it is General Planned and Zoned "Industrial Park" (IP).

A small strip of vacant land followed by Commonwealth Central Credit Union and Silver Valley Road abut the subject site to the west. On the west of Silver Creek Valley Road, Broadcom Corporation, Innotrans Communications, MeiVac Incorporated, and NDS Surgical Imaging are located.

Piercy Road borders the subject site to the east, followed by the Academy of Cosmetic Tattoos, the Rohi Christian Church, the Family Community Church, Shiela-Marie Ventura Realtors, and San Jose Bike Club.

Hellyer Avenue adjoins the site to the south followed by Cognilytics Incorporated, Julio's Fresh Mex, Balance Yoga Center, Kotar Data Recovery, and ASAP Systems.

Vacant lands border the subject site to the north.

Site Coordinates (*Refer to Appendix III*)

Latitude (North):	37.259603 – 37 degree 15' 34.57"
Longitude (West):	121.781437 – 121 degree 46' 53.17"
Universal Traverse Mercator:	Zone 10
UTM X (Meters):	608058.1

UTM Y (Meters):	4124163.5
Elevation:	207 ft. above sea level

USGS Topographic Map

Target Property Map:	5640414 SAN JOSE EAST, CA
Version Update:	2012
South Map:	5640420 SANTA TERESA HILLS, CA
Version Update:	2012

3.4 Environmental Setting

The subject site lies within the San Jose 7.5-minute Quadrangle, Santa Clara County, California. It sits mostly atop geologically recent (Quaternary) clay loams with deep to moderately deep wells and well drained soils. The Silver Creek Hills contain Franciscan Complex basement rocks and Coast Range Ophiolite (Mesozoic terrane), which have been thrust over Cenozoic strata along the Silver Creek Fault (Wentworth and others, 1999). Cenozoic deposits include marine and non-marine units. The northwest-trending Silver Creek thrust fault bisects the Silver Creek Hills in the southeastern part of the quadrangle. Several smaller transpressive faults also are mapped within the quadrangle, primarily along the base of the San Jose Foothills. They include the Evergreen, Quimby, Piercy, and Clayton faults. Coyote Creek is the largest drainage in the area. Numerous Holocene fluvial terraces and well-defined Holocene levees flank Coyote Creek. The Holocene levee deposits result from Coyote Creek depositing overbank sediment adjacent to the channel during large floods. (*CGS, 2000*).

To the Northeast of the subject site is the Piercy Fault Line, which has been declared inactive by the California Division of Mines and Geology. The Piercy Fault is quaternary, which are common in San Jose. The risk of surface fault rupture is considered low for the Piercy Fault Line *(CGS, March 16, 1981).*

The Silver Creek Fault located north of the subject site is still considered potentially active. According to wikipedia.org, *"the **Silver Creek Fault** is a potentially seismically active northwest-southeast trending geological fault structure in Santa Clara County, California. The Silver Creek Fault runs through and adjacent to the 25 miles (40 km) long and 5 miles (8 km) wide Evergreen Basin,[1] and generally lies parallel and between the Guadalupe River and Coyote Creek in the city of San Jose. No historic activity of the Silver Creek Fault has been recorded.[2] The Silver Creek Fault is parallel to the Hayward Fault, which is located 5 miles (8 km) to the east. New research in 2003 suggests an extension of the Silver Creek Fault may run the entire*

length of the East Bay.[3]"

Groundwater – According to Environmental Data Resources, Inc.'s (EDR) report dated June 09, 2017, groundwater flow direction is possibly towards southwest. Depth to shallow groundwater is reported to be possibly between 20- to 30-feet (*California Department of Toxic Substances Control, 2009*).

Storm Water and Surface Water Runoff – As stated previously in this report, the residence has 8 Vertical pipes which lead to rock lined pits to carry away any water from the Foundation. The under house access door has a drain that leads to one of the pits. This drain captures water when the Hot Water Heater is drained during Maintenance. The drains around the Garage Building are diverted to a French Drain for storm Water dispersion.

Flood Zone - According to EDR *Radius Map Report with GeoCheck,* the subject site is not located on neither a 500-year flood-zone nor a 100-year flood-zone.

Water Supply – According to the property owner, the subject site's main source of water comes from a 200-feet deep groundwater well located on the southern corner of the site. Photograph 3-19 depicts the groundwater well, pump and storage system including two above ground, 5000-gallon water storage tanks. One of the tanks (to the right of the photo) is inactive due to its physical damage. Reportedly, the property has street access to water from City of San Jose.

Water Treatment – According to the property owner, the well water that they pump themselves isn't treated. He stated that the well water has been tested on multiple occasions and has been reported "safe to drink."

Wastewater – The property has sewer septic system. The septic system is composed of two 900 linear-feet leach-fields *(See Photograph 3-14)* and a concrete underground septic tank with wooden lid. The septic tank digests organic matter and separates floatable matter (e.g., oils and grease) and solids from the wastewater. Soil-based systems discharge the liquid (known as effluent) from the septic tank into a series of perforated pipes buried in the leach fields designed to slowly release the effluent into the soil. The soil accepts, treats, and disperses wastewater as it percolates through the soil, ultimately discharging to groundwater. Finally, the wastewater percolates into the soil, naturally removing harmful coliform bacteria, viruses and nutrients.

Photograph 3-15, depicts the location of a previous leach field associated with the former residence which was demolished prior to 2001.

Section 4.0
Records Review

This section presents information obtained from review of available records including records relating to site history, environmental databases, regulatory agency files, additional record sources, aerial photographs, and topographic maps. Appendix I contains the report figures. Appendix II are photographs taken from the subject site during the site reconnaissance. Appendix III confirms lack of historical Sanborn Insurance map for the site. Appendix IV presents the City Directory. Appendix V contains historical aerial photographs. Appendix VI presents historical topographic maps. Appendix IV presents the Summary Radius Map Report prepared by EDR.

4.1 Site History

Based on the documents reviewed and as confirmed by Mr. Timothy L. Knea, prior to 1970s (one of the current property owners), the subject property was a Walnut Orchard.

A Grant Deed from Valley Title Company states that the property was granted to Mr. William & Mrs. Teresa Caprista on February 28, 1969 by Mr. John Quaglia and his wife, Ms. Theresa Thelma Quaglia. Mr. & Mrs. Caprista build their residence at this property.

On June 8, 1995, the Deed to the subject site was transferred over to Mr. Timothy L. Knea and Mrs. Tena Caprista Knea, husband and wife, as joint tenants (*North American Company Preliminary Report, June 01, 2017).* Mr. & Mrs. Knea demolished the old residence and began construction of a new house in 1996 which was completed in 2001. To date, the subject site has remained a residential property.

4.2 Standard Environmental Record Sources

A search of environmental regulatory databases was conducted for the subject site and its vicinity. Environmental Data Resources, Inc. (EDR) performed the database search on June 09, 2017 to identify existing documentation related to environmental incidents at the site and/or at surrounding properties. The databases searched and related search distances from the subject site, are those suggested by ASTM and are listed in the EDR report (*Refer to Appendix VII*).

The environmental listings identified in the EDR database search (if any) were evaluated with respect to their potential to adversely impact the subject site. If an environmental listing met any one of the following four criteria, the listing was not investigated further and is not specifically discussed in this Phase I ESA: (i) mislocated or unmappable listings beyond the ASTM search criteria, (ii) listed as only soil media impacted and at a distance from the site that would preclude migration to the site; (iii) hydraulically downgradient of the site with respect to groundwater flow; and (iv) site remediation has been completed and site closure approved by the regulatory agencies.

Per EDR, groundwater flow direction at the subject site and within a quarter mile radius is towards South west direction (*EDR, June 09, 2017, Physical Setting Map – 4962931.2S*). Data provided by EDR did not identify any site within a one mile radius which could have had adverse environmental impact on the subject site.

4.3 Additional Record Sources

Piercy Tower Alpha LLC. Santa Clara County Recorder's Office, Santa Clara Valley Water District, and First American Title Insurance Company were contacted for site related information. A list of documents used in this Phase I ESA is presented in Section 7.0 – Reference of this document. Except for the agencies identified above, other outside agencies were not contacted as part of the Phase I ESA with regard to offsite properties because the EDR report did not identify any offsite properties (specific to the ASTM search criteria) in the environmental databases searched that met any of the four criteria listed in Section 4.2 above.

4.4 City Directory, Aerial Photographs, and Sanborn Insurance and Topographic Maps

Historical aerial photographs and topographic maps encompassing the site were reviewed. Table 4-1 summarizes the years that this information covers. Sanborn Fire Insurance Maps were not available for this property (*See Appendix III*).

Table 4-1

City Directory, Aerial Photographs, Sanborn Insurance and Topographic Maps Reviewed

Source	***Year***
Sanborn Insurance Maps (*Appendix III*)	Not Available
City Directory (*Appendix IV*)	2014, 2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
Aerial Photographs (*Appendix V*)	2012, 2010, 2009, 2006, 2005, 1998, 1982, 1973, 1968, 1963, 1956, 1950, 1948, 1940, 1939
Topographic Maps (*Appendix VI*)	2012, 1980, 1973, 1968, 1961, 1953, 1899, 1897

Source: City Directory, Aerial photographs, Sanborn Insurance Maps, and Topographic Maps obtained from Environmental Data Resources, Inc. (EDR). See Section 7.0 - References.

A discussion of the City Directory, Aerial Photographs and Topographic Maps is presented in the following sections.

4.4.1 City Directory

City Directory Report was obtained from EDR and includes a search of available city directory data (*Refer to Appendix IV*). Table below presents a summary of information provided by the directory on the subject site from 1975 and 2000.

Year	**469 Piercy Road, San Jose, California 95138**
2000	"CAPRISTAW 88anm"
1975	"HARRISON KEN"

4.4.2 2006 through 2012 Aerial Photographs

The 2006, 2009, 2010, and 2012 aerial photographs have a scale of 1-inch equals to 500-feet (*Refer to Appendix V Historical Aerial Photographs*). These aerial photographs depict a residential home facing Piercy Road and the existing garage and storage building at the subject property as well as the groundwater well.

South of Hellyer Avenue are Cognilytics Inc., Julio's Fresh Mex, ASAP Systems, Balance Yoga Center, and Kotar Data Recovery.

Piercy Road borders the subject site to the east and located east of Piercy Road are the Rohi Christian Church, Shiela-Marie Ventura Realty, Family Community Church, and San Jose Bike Club.

A small strip of vacant land abuts the property to the west followed by Commonwealth Central Credit Union, Silver Creek Valley Road, Broadcom Corporation, Innotrans Communications, MeiVac Inc., and NDS Surgical Imaging. Broadcom Corporation is a semiconductor company; Innotrans Communications supplies technologic equipment; MeiVac Inc. produces and sells film manufacturing processing equipment; and NDS Surgical Imaging is a medical supply store.

Vacant lands border the subject site to the north.

4.4.3 2005 Aerial Photograph

The 2005 aerial photograph has a scale of 1-inch equals to 500-feet (*Refer to Appendix V Historical Aerial Photographs*). The following structures appear on the subject site: current residence, the current garage and storage building, a possible horse corral, and the existing groundwater well.

Hellyer Avenue was constructed at this time and appears in this aerial photograph along with Piercy and Silver Creek Valley Roads at their current locations. The surrounding properties appear similar to the 2006 aerial photograph.

4.4.4 1998 Aerial Photograph

The 1998 aerial photograph has a scale of 1-inch equals to 500-feet (*Refer to Appendix V Historical Aerial Photographs*). Two to three building structures appear at the subject site. The land abutting the subject site to the north still appears as vacant. Piercy and Silver Creek Valley Roads appear at their current locations. Hellyer Avenue was still not constructed.

Generally, the area surrounding the subject site appears less developed than seen in 2005 aerial photograph. Gognilytics, Inc., is visible south of the subject site across the current Hellyer Avenue.

4.4.5 1982 Aerial Photograph

The 1982 aerial photograph has a scale of 1-inch equals to 500-feet (*Refer to Appendix V Historical Aerial Photographs*). Building structures appear on the subject site surrounded by vacant lands. Piercy and Silver Creek Valley Roads appear at their current locations. Vacant lands border the subject site to the north.

4.4.6 1973 Aerial Photograph

The 1973 aerial photograph has a scale of 1-inch equals to 500-feet (*Refer to Appendix V Historical Aerial Photographs*). This aerial photograph has poor resolution. It is difficult to identify building structures at the subject site, but it appears clear of orchards. Silver Creek Valley and Piercy Roads appear at their current locations.

4.4.7 1939 through 1968 Aerial Photographs

The 1939, 1940, 1948, 1950, 1956, 1963, and 1968 aerial photographs have a scale of 1-inch equals to 500-feet (*Refer to Appendix V Historical Aerial Photographs*). Piercy and Silver Creek Valley Roads appear at their current

locations. Hellyer Road was not constructed at that time. The subject site appears as an orchard. The surrounding properties also appear as orchards or vacant lands with sporadic building structures.

4.4.8 2012 Topographic Map

2012 United States Geological Survey, San Jose East 7.5 Minute Series Topographic Maps, even though many structures were present at the subject site and its surrounding properties at the time, do not denote any building structures. Piercy Road, Hellyer Avenue, and Silver Creek Valley Road are depicted at their present locations. US-101 and US-82 are south of the subject site. Coyote Creek is south of Piercy Road.

4.4.9 1980 Topographic Map

1980 United States Geological Survey, San Jose East 7.5 Minute Series Topographic Map shows a small structure at the subject site and Piercy Road at its present location. Hellyer Avenue and Silver Creek Valley Road are not depicted. Fontanoso Avenue appears at the current location of Silver Creek Valley Road. "New North Almaden Mine" exists on the land located north/northeast of the subject site, across the Ever Green Canal. Coyote Creek flows south of Piercy Road. US-101 is still south of the subject site, but US-82 doesn't exist (*see Appendix VI*).

4.4.10 1973, 1968, and 1961 Topographic Maps

1973, 1968, and 1961 United States Geological Survey, San Jose East 7.5 Minute Series Topographic Maps are the same as the 1980 topographic map except there isn't a structure on the subject site. Furthermore, as the years decrease there are less structures, more orchards and vacant lands (*see Appendix VI*).

4.4.11 1953 Topographic Map

1953 United States Geological Survey, San Jose East 7.5 Minute Series Topographic map shows the subject site as a vacant land. The streets surrounding the subject site aren't named but are visible. Evergreen Canal doesn't exist. There are no structures anywhere near the subject site (*see Appendix VI*).

4.4.12 1899, 1897, and 1889 Topographic Maps

1899, 1897, and 1889 United States Geological Survey, San Jose 7.5 Minute Series Topographic Maps do not show any structures on the subject site as well as its surrounding properties. No visible streets appear near the subject sit. Coyote Creek is depicted to the south of the subject property (*see Appendix VI*).

Section 5.0
Results of the Site Reconnaissance, Records Review, and Interviews

On June 20, 2017, PGI met with Mr. Timothy Knea, one of the property owners, and Mr. Nathan Shirley, builder of the residential home and tenant, to perform a site reconnaissance, review existing blueprints of the property, and to interview both individuals for information about the subject site's history and existing conditions.

Additionally, on June 28, 2017, Mr. Paul Monaco, Sales Manager at First American Title Insurance Company was contacted via telephone and email to confirm subject site's property boundaries and ownership.

According to Mr. Knea, he has been living on the property with his wife since 1984 and has been associated with the land for 33 years. Mr. Knea's wife was not available for an interview. However, according to Mr. Knea, his wife and her parents build their residence at the subject site in 1970.

Mr. Nathan Shirley has been a tenant on the land for about 12 years. Moreover, he stated that he built the existing house that resides on the property. Hence, he has been associated with the land for approximately 21 years.

The following subsections present site assessment findings with respect to hazardous substances, petroleum products, solid waste/non-hazardous waste, polychlorinated biphenyls (PCBs), asbestos-containing materials, storage tanks, herbicides and pesticides, water, wastewater, stormwater, and lead-based paint.

5.1 Hazardous Substances

According to the individuals interviewed and documents reviewed, hazardous substance have not been reportedly used at the property. Small quantity (less than one- to 5-gallons) of chemicals were observed in the storage area of the second building.

Based on visual observations, document reviews, and interviews of individuals knowledgeable about the property, Hazardous Substances are not recognized environmental conditions at the subject site.

5.2 Solid Waste/Non-Hazardous Waste

Solid waste/non-hazardous waste generated at the subject site are collected in trash containers/bins and picked up for transportation by City of San Jose Garden City Sanitation and disposed of at the Newby Island Landfill (http://www.sanjoseca.gov).

Based on visual observations, document reviews, and interviews of individuals knowledgeable about the property, Solid Waste/Non-Hazardous Waste are not recognized environmental conditions at the subject site.

5.3 Polychlorinated Biphenyls (PCBs)

According to the individuals interviewed, PCBs have never been present at the subject site. Reportedly, there are no known PCBs inside the buildings.

Based on visual observations, document reviews, and interviews of individuals knowledgeable about the property, PCBs are not recognized environmental conditions at the subject site.

5.4 Asbestos-Containing Material

Construction of the main residence began in 1996 and was completed in 2001. The second building housing garages and storage rooms was constructed in 1970. An asbestos inspection was not performed as part of this

assessment; however, per the individuals interviewed and lack of any readily available documentation stating otherwise, the buildings do not contain Asbestos-containing materials (ACM).

Based on visual observations, document reviews, and interviews of individuals knowledgeable about the property, ACM are not recognized environmental conditions at the subject site.

5.5 Storage Tanks

During the site walkthrough, with the exception of aboveground water storage tanks, and underground septic tanks, indication of other underground and aboveground storage tanks at the subject property were not observed. Records reviewed and interviews of individuals familiar with the subject site confirmed PGI's visual observations.

Based on visual observations, document reviews, and interviews of individuals knowledgeable about the property, Storage Tanks are not recognized environmental conditions at the subject site.

5.6 Herbicides and Pesticides

According to the individuals interviewed, herbicides and pesticides have not been used at the property. Herbicides and Pesticides are determined to be *de minimis conditions* and are not considered as recognized environmental conditions nor controlled recognized environmental conditions at the subject property.

Based on visual observations, document reviews, and interviews of individuals knowledgeable about the property, Herbicides and Pesticides are not recognized environmental conditions at the subject site.

5.7 Potable Water

The subject site's main source of water comes from a 200-feet deep groundwater well located on the southeastern corner of the property abutting Piercy Road and Hellyer Avenue. The water from the well is used at the subject site untreated. According to the property owner, the groundwater has been tested and meets the drinking level standards.

Based on visual observations, document reviews, and interviews of individuals knowledgeable about the property, Potable Water is not a recognized environmental condition at the subject site.

5.8 Wastewater and Stormwater

The property has sewer septic system. The septic system is composed of two 900 linear-feet leach-fields and a concrete underground septic tank with wooden lid. Septic systems are underground wastewater treatment structures, commonly used in rural areas without centralized sewer systems. They use a combination of nature and proven technology to treat wastewater from household plumbing produced by bathrooms, kitchen drains, and laundry. The septic tank digests organic matter and separates floatable matter (e.g., oils and grease) and solids from the wastewater. Soil-based systems discharge the liquid (known as effluent) from the septic tank into a series of perforated pipes buried in the leach fields, leaching chambers, or other special units designed to slowly release the effluent into the soil. The soil accepts, treats, and disperses wastewater as it percolates through the soil, ultimately discharging to groundwater. Finally, the wastewater percolates into the soil, naturally removing harmful coliform bacteria, viruses and nutrients.

Stormwater and surface water runoff are discharged into gravel lined pits reportedly constructed of 12-feet of drain rocks which discharge water into the ground below.

Based on visual observations, document reviews, and interviews of individuals knowledgeable about the property, Wastewater and Stormwater are not recognized environmental conditions at the subject site.

5.9 Lead-Based Paint

The main residence was constructed between 1996 and 2001 with unpainted exterior and painted interior. The second building containing the garages and storage room was reportedly constructed in 1970. According to the property owner, the second building last was painted in 1996 with water-based paint. Lead based paint has not been used at the property, at least not after 1996.

Due to the age of the main residence (1996-2001) and the fact that the second building was last painted in 1996 using water-based paints, Lead-based paint is not considered a recognized environmental condition.

Section 6.0
Conclusions

Pari & Gershon, Inc. (PGI) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the subject site located at 469 Piercy Road, San Jose, California 95138. Any exceptions to, or deletions from this practice are described in "Section 2.0 – Introduction" of this report.

Based on PGI's site walkthrough, interviews, and review of site-specific information, there are no apparent Recognized Environmental Conditions at this property.

Section 7.0
References

California Department of Toxic Substances Control, "Final Statement of Basis for Hitachi Global Storage Technology," March 16, 2009.

California Division of Mines and Geology (CGS), "Fault Evaluation Report FER-106." March 16, 1981.

California Division of Mines and Geology (CGS), "Seismic Hazard Zone Report for the San Jose East 7.5-Minute Quadrangle, Santa Clara County, California." 2001.

Environmental Data Resources Inc., (EDR), EDR City Directory Report, 469 Piercy Road, 469 Piercy Road, San Jose, CA 95138, Inquiry Number: 4962931.5, June 13, 2017.

Environmental Data Resources Inc., (EDR), EDR Historical Topographic Map Report, 469 Piercy Road, 469 Piercy Road, San Jose, CA 95138, Inquiry Number: 4962931.4, June 09, 2017.

Environmental Data Resources Inc., (EDR), The EDR Aerial Photo Decade Package, 469 Piercy Road, 469 Piercy Road, San Jose, CA 95138, Inquiry Number: 4962931.9, June 13, 2017.

Environmental Data Resources Inc., (EDR), EDR Vapor Encroachment Screen, 469 Piercy Road, 469 Piercy Road, San Jose, CA 95138, Inquiry Number: 4962931.6s, June 10, 2017.

Environmental Data Resources Inc., (EDR), The EDR Radius Map Report With GeoCheck, 469 Piercy Road, 469 Piercy Road, San Jose, CA 95138, Inquiry Number: 4962931.2s, June 09, 2017.

Environmental Data Resources Inc., (EDR), Certified Sanborn Map Report, 469 Piercy Road, 469 Piercy Road, San Jose, CA 95138, Inquiry Number: 4962931.3, June 09, 2017.

First American Title Company, Preliminary Report, June 01, 2017.

Leal's Drafting, Hollister, California, Site Plans Prepared for Timothy & Tena Knea, Santa Clara, CA 28-9657, possibly in 1996-1997.

Valley Title Company, Santa Clara County Official Records, Grant Deed, Book 8449 Page 329, February 28, 1969.

APPENDIX I

Report Figures

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PIERCY TOWER ALPHA LLC.

Parcels: 678-93-008 & 678-93-028

469 Piercy Road, San Jose, California 95138

June 28, 2017

County of Santa Clara
Detailed Property Report
Thu Jun 29 2017

DISCLAIMER: The GIS data is provided "AS IS". The COUNTY makes no warranties, express or implied, including without limitation, any implied warranties of merchantability and/or fitness for a particular purpose, regarding the accuracy, completeness, value, quality, validity, merchantability, suitability, and condition, of the GIS data. Users of COUNTY's GIS data are hereby notified that current public primary information sources should be consulted for verification of the data and information contained herein. Since the GIS data is dynamic, it will by its nature, be inconsistent with the official COUNTY assessment roll file produced by the Office of the Assessor. Any use of COUNTY's GIS data without consulting current Public Records for verification is done exclusively at the risk of the party making such use.

Property Location Information
APN:67893008
SITUS address:469 PIERCY RD
City/State/Zip:SAN JOSE, CA, 95138-1102
Estimated Size:161,982 sq. ft. / 3.71 acres
City Zoning:n/a

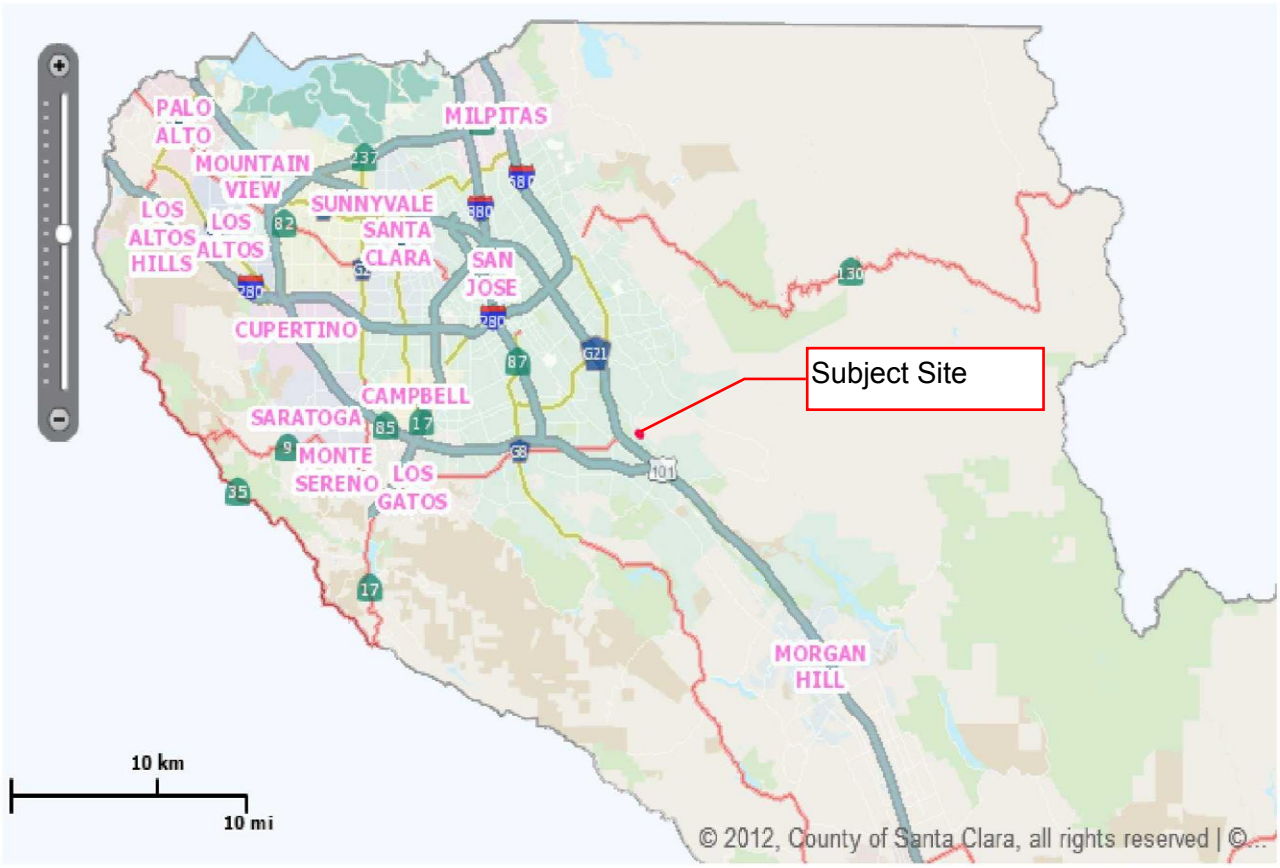


Figure 1-1 Regional Site Location Map

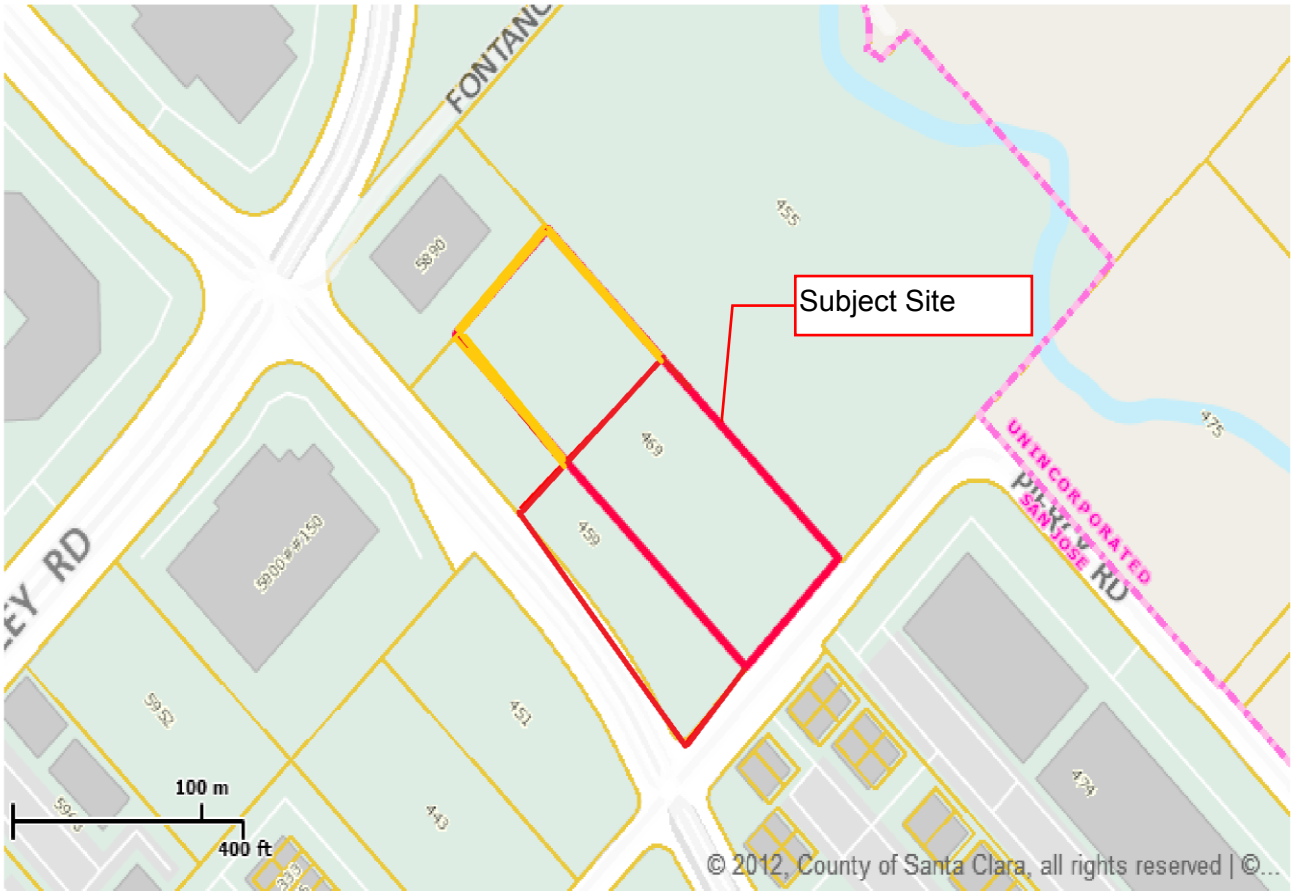
Parcels: 678-93-008 & 678-93-028
469 Piercy Road, San Jose, California 95138
Phase I Environmental Site Assessment
Prepared for: Piercy Tower Alpha LLC.
Prepared by: Pari & Gershon Incorporated
June 28, 2017

Pari & Gershon Incorporated

County of Santa Clara
Detailed Property Report
Thu Jun 29 2017

DISCLAIMER: The GIS data is provided "AS IS". The COUNTY makes no warranties, express or implied, including without limitation, any implied warranties of merchantability and/or fitness for a particular purpose, regarding the accuracy, completeness, value, quality, validity, merchantability, suitability, and condition, of the GIS data. Users of COUNTY's GIS data are hereby notified that current public primary information sources should be consulted for verification of the data and information contained herein. Since the GIS data is dynamic, it will by its nature, be inconsistent with the official COUNTY assessment roll file produced by the Office of the Assessor. Any use of COUNTY's GIS data without consulting current Public Records for verification is done exclusively at the risk of the party making such use.

Property Location Information
APN:67893008
SITUS address:469 PIERCY RD
City/State/Zip:SAN JOSE, CA, 95138-1102
Estimated Size:161,982 sq. ft. / 3.71 acres
City Zoning:n/a



Legend

Property Boundaries of the Subject Site

Figure 1-2 General Site Location Map

Parcels: 678-93-008 & 678-93-028
469 Piercy Road, San Jose, California 95138
Phase I Environmental Site Assessment
Prepared for: Piercy Tower Alpha LLC.
Prepared by: Pari & Gershon Incorporated
June 28, 2017

Pari & Gershon Incorporated

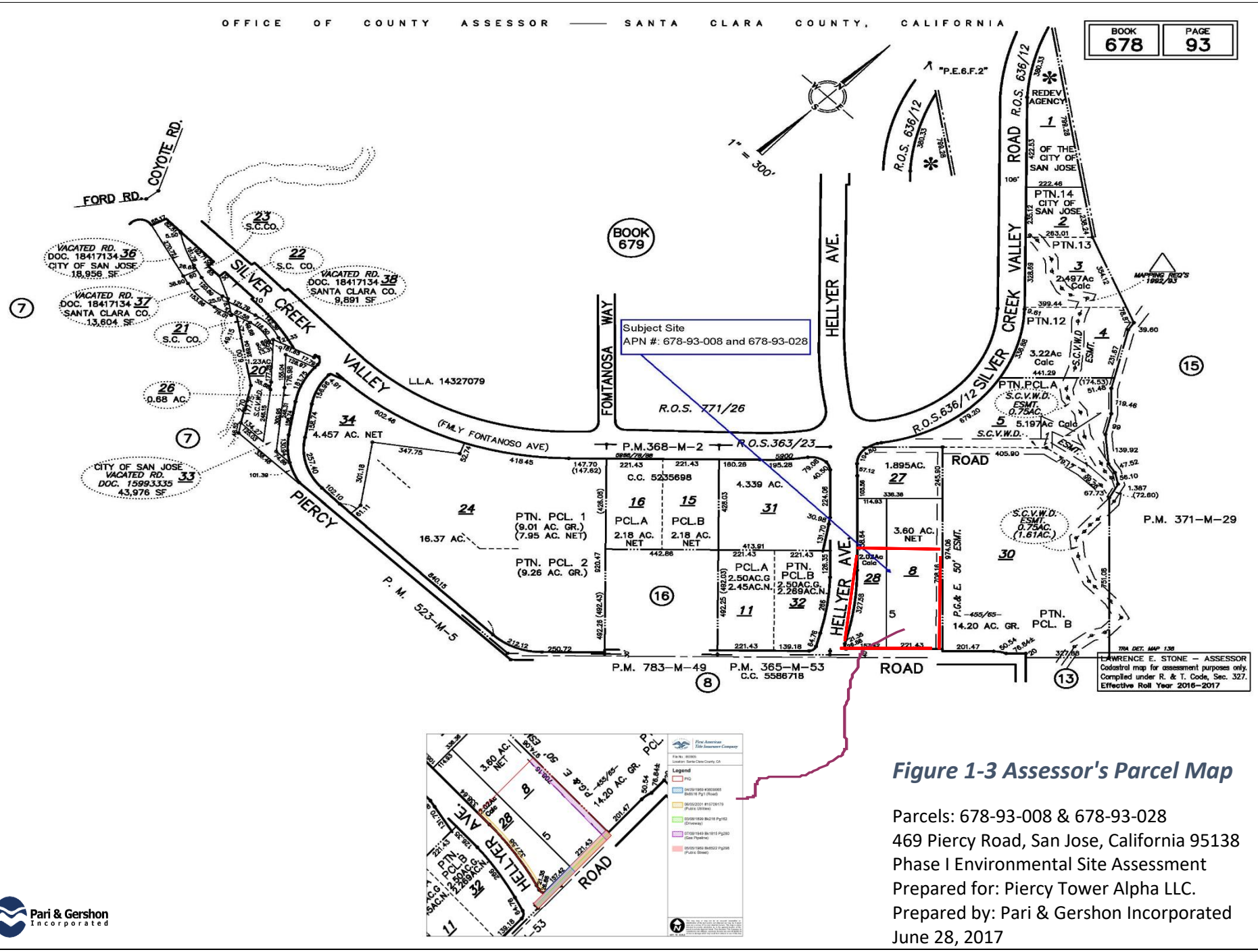


Figure 1-3 Assessor's Parcel Map

Parcels: 678-93-008 & 678-93-028
469 Piercy Road, San Jose, California 95138
Phase I Environmental Site Assessment
Prepared for: Piercy Tower Alpha LLC.
Prepared by: Pari & Gershon Incorporated
June 28, 2017

Pari & Gershon Incorporated

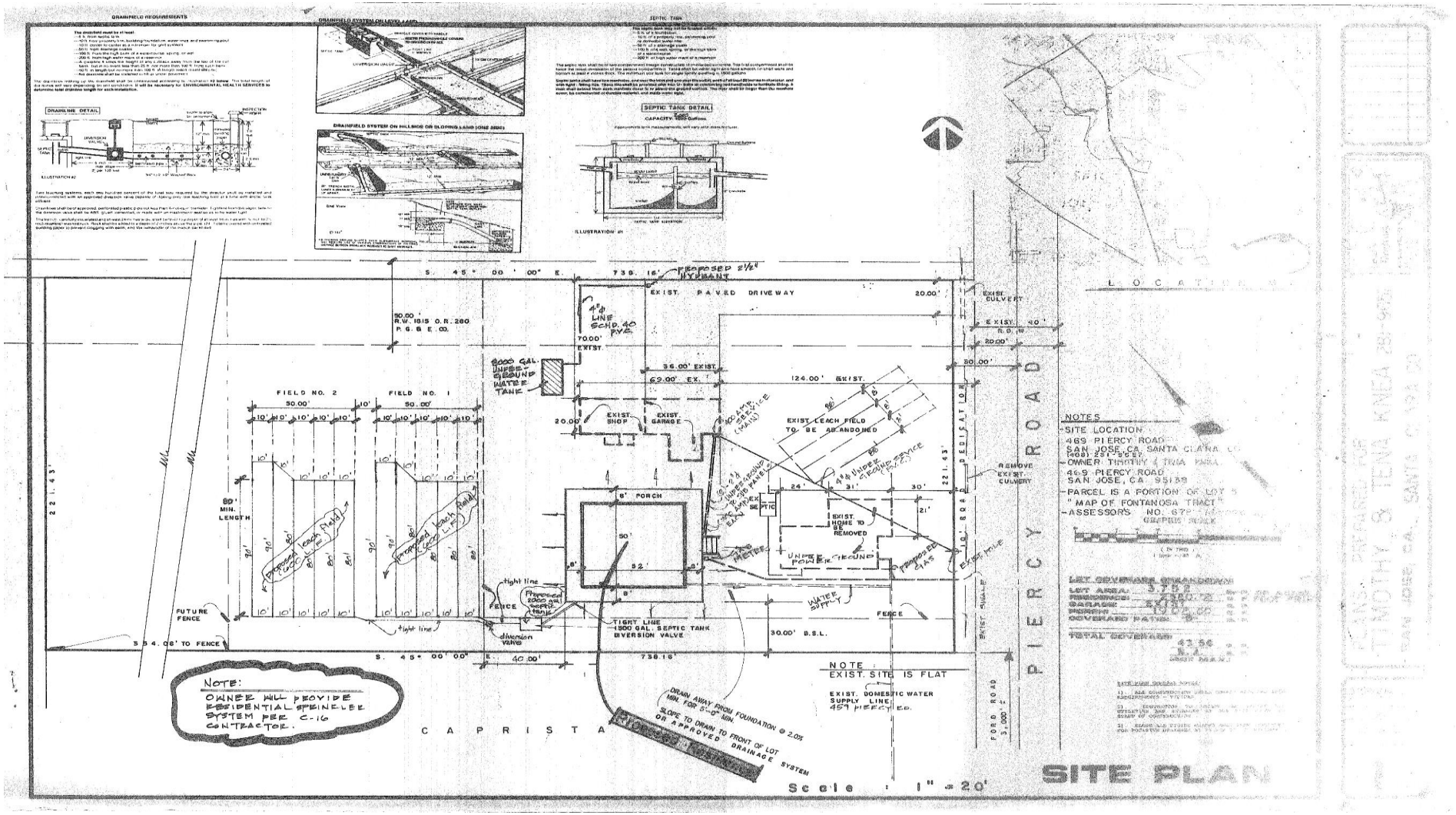


Figure 1-4 Site Plan

Parcels: 678-93-008 & 678-93-028
469 Piercy Road, San Jose, California 95138
Phase I Environmental Site Assessment
Prepared for: Piercy Tower Alpha LLC.
Prepared by: Pari & Gershon Incorporated
June 28, 2017

Pari & Gershon Incorporated

2016 Aerial - 469 Piercy Road, San Jose, CA 95138



June 29, 2017

1:5,304

0 0.045 0.09 0.18 mi

0 0.05 0.1 0.2 km

City Labels
Cities
Major Roads
Streets

Highways, Routes
Expressways
Arterials - Major
Arterials

Ramps/Others
Street Centerlines
AddressPoints
LandParcels
Boundary | County
NonCounty Mask

Major Roads
Freeways

Streets
Streets

@2014 County of Santa Clara, all rights reserved
@2011-2015 County of Santa Clara. All rights reserved.
© 2012, County of Santa Clara, all rights reserved
County of Santa Clara, The Sanborn Map Company
©2017 County of Santa Clara, all rights reserved

Figure 1-5

Author's name

©Copyright Santa Clara County. All rights reserved.

APPENDIX II

Report Photographs as of 6/20/17

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PIERCY TOWER ALPHA LLC.

Parcels: 678-93-008 & 678-93-028

469 Piercy Road, San Jose, California 95138

June 28, 2017



Photograph 3-1: Subject site showing the main residence to the left and the second building to the right.



Photograph 3-2: View of the back of the second building consisting of garages and storage rooms.



Photograph 3-3: View of one of the hallways entrance to the main residence



Photograph 3-4: View of the living room inside the main residence.



Photograph 3-5: View of the kitchen in the main residence.



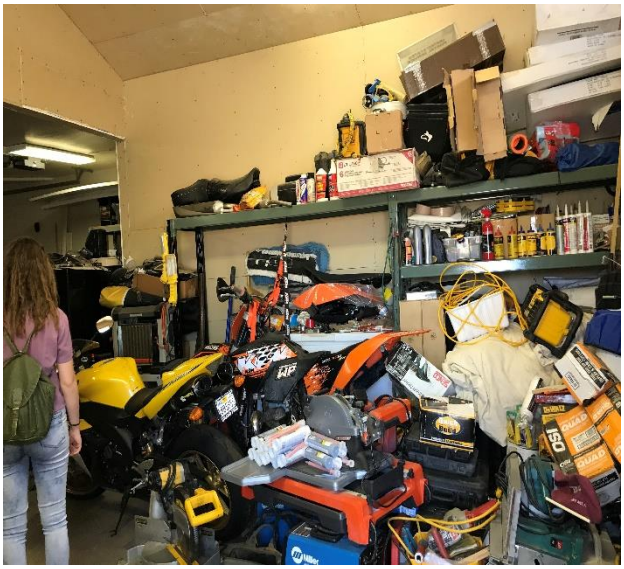
Photograph 3-6: View of one of the rooms used as an office by the tenant.



Photograph 3-7: View of one of the rooms on the second floor of the main residence.



Photograph 3-8: View of one of the bathrooms in the main residence.



Photograph 3-9: View of the inside of the garage of the second building.



Photograph 3-10: View of the inside of the garage of the second building.



Photograph 3-11: View of the inside of one of the rooms in the second building containing filing cabinets, a lawn mower, a small fuel container, and miscellaneous office items.



Photograph 3-12: Rear view of the second building showing a vegetable garden, gardening tools, and a possible dog kennel.



Photograph 3-13: Frontal view of the second building showing parked cars, wood piles, a storage bin, and miscellaneous items.



Photograph 3-14: Location of current leach-fields located at the western side of the subject site.



Photograph 3-15: Location of previous leach field associated with the former residence which was demolished around 1996.



Photograph 3-16: Stormwater and surface water runoff from the gutters are drained through PVC pipes into underground gravel pits.



Photograph 3-17: View of a drain located at the main house that leads to one of the gravel pits.



Photograph 3-18: Stormwater and surface water runoff from the gutter located at the second building drains into underground gravel pit.



Photograph 3-19: Depicts a 200-feet deep groundwater well system located on the southeastern corner of the subject site.

APPENDIX III

Historical Sanborn Insurance Maps – EDR 6/09/17

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PIERCY TOWER ALPHA LLC.

Parcels: 678-93-008 & 678-93-028

469 Piercy Road, San Jose, California 95138

June 28, 2017

469 Piercy Road

469 Piercy Road

San Jose, CA 95138

Inquiry Number: 4962931.3

June 09, 2017

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

06/09/17

Site Name:	Client Name:
469 Piercy Road	Pari & Gershon, Inc.
469 Piercy Road	2053 Lincoln Avenue, Suite A
San Jose, CA 95138	San Jose, CA 95125
EDR Inquiry # 4962931.3	Contact: Romena Jonas

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

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

Certified Sanborn Results:

Certification # 4DA0-4DB9-AE68

PO # NA

Project NA

UNMAPPED PROPERTY

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

Sanborn® Library search results

Certification #: 4DA0-4DB9-AE68

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

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

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

APPENDIX IV

City Directory Image Report – EDR 6/13/17

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PIERCY TOWER ALPHA LLC.

Parcels: 678-93-008 & 678-93-028

469 Piercy Road, San Jose, California 95138

June 28, 2017

469 Piercy Road
469 Piercy Road
San Jose, CA 95138

Inquiry Number: 4962931.5
June 13, 2017

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

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

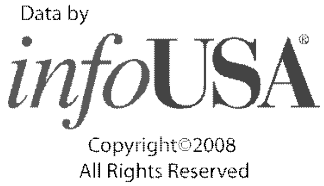
Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

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

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.



RESEARCH SUMMARY

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

Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
2006	Haines Company, Inc.	-	X	X	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	X	X	X	-
1996	Pacific Bell	-	X	X	-
1991	PACIFIC BELL WHITE PAGES	-	X	X	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	-	X	X	-
1982	Pacific Telephone	-	-	-	-
1980	Pacific Telephone	-	X	X	-
1978	R. L. Polk & Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1975	Pacific Telephone	X	X	X	-
1974	R. L. Polk Co.	-	-	-	-
1970	R. L. Polk Co.	-	-	-	-
1968	R. L. Polk Co.	-	-	-	-
1966	R. L. POLK	-	-	-	-
1965	R. L. Polk Co.	-	-	-	-
1964	R. L. Polk & Co.	-	-	-	-
1963	Pacific Telephone	-	X	X	-
1962	R. L. Polk & Co.	-	-	-	-
1960	R. L. Polk Co.	-	-	-	-
1957	R. L. Polk Co.	-	-	-	-
1955	R. L. Polk Co.	-	-	-	-
1950	R. L. Polk Co.	-	-	-	-
1946	R. L. Polk Co.	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1942	R.L. Polk	-	-	-	-
1940	R. L. Polk Co.	-	-	-	-
1936	R. L. Polk Co.	-	-	-	-
1935	R. L. Polk Co.	-	-	-	-
1931	R. L. Polk Co.	-	-	-	-
1930	R. L. Polk Co.	-	-	-	-
1926	R. L. Polk Co.	-	-	-	-
1925	R. L. Polk Co. of California	-	-	-	-
1922	R. L. Polk Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

469 Piercy Road
San Jose, CA 95138

FINDINGS DETAIL

Target Property research detail.

PIERCY RD

469 PIERCY RD

Year	*Uses*	*Source*
2000	CAPRISTAW 88anm	Haines & Company
1975	HARRISON KEN	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

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

Hellyer Ave

6000 Hellyer Ave

Year	Uses	Source
2014	FIRST AMERCN TITLE GUARANTY CO	EDR Digital Archive
2010	FIRST AMERCN TITLE GUARANTY CO	EDR Digital Archive
	RE MAX VALLEY PROPERTIES	EDR Digital Archive
	APARTMENT SYNDICATION USA	EDR Digital Archive
	SYLVIA BROWNE CORPORATION	EDR Digital Archive
	NOVUS SPIRITUS	EDR Digital Archive

6010 Hellyer Ave

Year	Uses	Source
2014	KATE DAVEY AND ASSOCIATES	EDR Digital Archive
	MANPAT LLC	EDR Digital Archive
2010	DR LAM H DO MD	EDR Digital Archive

6020 Hellyer Ave

Year	Uses	Source
2014	CATALYST BUSINESS PARTNERS LLC	EDR Digital Archive
	CANDOR PS LLC	EDR Digital Archive
2010	CATALYST BUSINESS PARTNERS LLC	EDR Digital Archive

PIERCY RD

448 PIERCY RD

Year	Uses	Source
2000	NIIMOTOM	Haines & Company
1996	Nishihara Warren M	Pacific Bell
1991	NISHIHARA WARREN M	PACIFIC BELL WHITE PAGES
	Nishihara Warren M	PACIFIC BELL WHITE PAGES
1986	Garcia Angela	Pacific Bell
	Nishihara Warren M	Pacific Bell
1985	NISHIHARA WARREN M	Pacific Bell
1975	IWASAKI S	Pacific Telephone
	OSORLO PABLO	Pacific Telephone

FINDINGS

Year	Uses	Source
1963	Iwasaki S	Pacific Telephone

451 PIERCY RD

Year	Uses	Source
2006	a KUDSI Bader	Haines Company, Inc.
2000	KUDSIBader	Haines & Company
	IKUOSIAnne	Haines & Company
1996	Kudsi Bader & Anne	Pacific Bell
1991	Kudsi Bader & Anne	PACIFIC BELL WHITE PAGES
	KUDSI BADER & ANNE	PACIFIC BELL WHITE PAGES
1986	Kudsi Bader & Anne	Pacific Bell
1985	KUDSI BADER & ANNE	Pacific Bell

454 PIERCY RD

Year	Uses	Source
2000	NO CURRENT LISTING	Haines & Company
1996	SPEEDY MOBILE BRAKE SERVICE	Pacific Bell

456 PIERCY RD

Year	Uses	Source
2000	ENGUSHRalph	Haines & Company
1980	Foster Carl	Pacific Telephone
1975	OGLETREE SHERRON	Pacific Telephone
1963	Aochi H	Pacific Telephone

459 PIERCY RD

Year	Uses	Source
2000	OCAPRISTATeresa	Haines & Company
1991	CAPRISTA WILLIAM UNDERGROUND	PACIFIC BELL WHITE PAGES
	Caprista Wm	PACIFIC BELL WHITE PAGES
	CAPRIS TA W ILLIAM UN DE RGROUN D	PACIFIC BELL WHITE PAGES
	CAPRISTA WM	PACIFIC BELL WHITE PAGES
1986	Caprista William Underground	Pacific Bell
	Caprista Wm	Pacific Bell
1985	CAPRISTA WILLIAM UNDERGROUND	Pacific Bell
	CAPRISTA WM	Pacific Bell
1980	Caprista William Underground	Pacific Telephone
	Caprista Wm	Pacific Telephone
1975	CAPRISTA WILLIAM UNDERGROUND	Pacific Telephone

Year	Uses	Source
1975	CAPRISTA WM	Pacific Telephone
	CAPRISTA T	Pacific Telephone

Piercy Rd

474 Piercy Rd

Year	Uses	Source
2010	SANJOSE BATTINGCAGES	EDR Digital Archive

PIERCY RD

474 PIERCY RD

Year	Uses	Source
2000	YONEMOTOFred YONEMOTO NURSERIES 4p	Haines & Company
1996	YONEMOTO NURSERIES INC	Pacific Bell
1991	Yonemoto Nurseries Inc	PACIFIC BELL WHITE PAGES
	YONEMOTO NURSERIES INC	PACIFIC BELL WHITE PAGES
1986	Yonemoto Anne L	Pacific Bell
	Yonemoto Nurseries Inc	Pacific Bell
1985	YONEMOTO ANNE L	Pacific Bell
	YONEMOTO NURSERIES INC	Pacific Bell
1980	KEYBOARD KARRIERS PIANO DELIVERY	Pacific Telephone
	Yonemoto Nurseries Inc	Pacific Telephone
1975	YONEMOTO NURSERIES INC	Pacific Telephone
1963	Quaglia John	Pacific Telephone

475 PIERCY RD

Year	Uses	Source
2000	LABRUCHERIEArnand	Haines & Company
1996	Labrucherle Armand R	Pacific Bell
1991	LABRUCHERLE ARMAND R	PACIFIC BELL WHITE PAGES
	Labrucherle Armand R	PACIFIC BELL WHITE PAGES
1986	Labrucherie Arnmand R	Pacific Bell
1985	LABRUCHERIE ARMAND R	Pacific Bell
1975	LABRUCHERIE ARMAND R	Pacific Telephone
1963	Labrucherie Armand R	Pacific Telephone

FINDINGS

Piercy Rd

478 Piercy Rd

Year	*Uses*	*Source*
2014	HEROES DO EXIST INC	EDR Digital Archive
	FAMILY COMMUNITY CHURCH	EDR Digital Archive
2010	FILIPINO CHRISTIAN CHURCH	EDR Digital Archive
	FAMILY COMMUNITY CHURCH	EDR Digital Archive
	HEROES DO EXIST INC	EDR Digital Archive

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
469 Piercy Road	2014, 2010, 2006, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
448 PIERCY RD	2014, 2010, 2006, 2001, 1982, 1980, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
451 PIERCY RD	2014, 2010, 2001, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
454 PIERCY RD	2014, 2010, 2006, 2001, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
456 PIERCY RD	2014, 2010, 2006, 2001, 1996, 1991, 1986, 1985, 1982, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
459 PIERCY RD	2014, 2010, 2006, 2001, 1996, 1982, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
474 PIERCY RD	2014, 2010, 2006, 2001, 1982, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
474 Piercy Rd	2014, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
475 PIERCY RD	2014, 2010, 2006, 2001, 1982, 1980, 1978, 1974, 1970, 1968, 1966, 1965, 1964, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
478 Piercy Rd	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
6000 Hellyer Ave	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
6010 Hellyer Ave	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
6020 Hellyer Ave	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

APPENDIX V

Historical Aerial Photographs – EDR 6/13/17

PHASE I

ENVIRONMENTAL SITE ASSESSMENT

PIERCY TOWER ALPHA LLC.

Parcels: 678-93-008 & 678-93-028

469 Piercy Road, San Jose, California 95138

June 28, 2017

469 Piercy Road

469 Piercy Road

San Jose, CA 95138

Inquiry Number: 4962931.9

June 13, 2017

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

06/13/17

Site Name:

469 Piercy Road
469 Piercy Road
San Jose, CA 95138
EDR Inquiry # 4962931.9

Client Name:

Pari & Gershon, Inc.
2053 Lincoln Avenue, Suite A
San Jose, CA 95125
Contact: Romena Jonas

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

Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1998	1"=500'	Acquisition Date: September 13, 1998	USGS/DOQQ
1982	1"=500'	Flight Date: July 05, 1982	USDA
1973	1"=500'	Flight Date: January 01, 1973	USGS
1968	1"=500'	Flight Date: June 14, 1968	USGS
1963	1"=500'	Flight Date: June 23, 1963	USGS
1956	1"=500'	Flight Date: June 12, 1956	USDA
1950	1"=500'	Flight Date: April 10, 1950	USDA
1948	1"=500'	Flight Date: September 26, 1948	USDA
1940	1"=500'	Flight Date: June 12, 1940	USDA
1939	1"=500'	Flight Date: July 31, 1939	USDA

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.


Approximate Locations of Current Leach Fields
Approximate Boundaries of the Subject Site
Current Garage & Storage Building
Gognilytics, Inc.
Current Residence
Piercy Road
Cluster of Commercial Properties (ie. Rohi Christian Church; Shiela-Marie Ventura Realty; Family Community Church, etc.)
Silver Creek Valley Road
Hellyer Ave.
Current Groundwater
INQUIRY #: 4962931.9
YEAR: 2012
= 500'
N
EDR



INQUIRY #: 4962931.9

YEAR: 2010

= 500'

N

EDR


Approximate Boundaries of the Subject Site
Piercy Road
Current Residence
Current Garage & Storage Building
Hellyer Avenue
Silver Creek Valley Road
Horse Corral
Groundwater Well
INQUIRY #: 4962931.9
YEAR: 2009
= 500'
N
EDR


Commercial Buildings Currently Mostly Vacant
Current Commonwealth Central Credit Union
Silver Creek Valley Road
Approximate Boundaries of the Subject Site
Piercy Road
Gognilytics, Inc
Commercial Buildings
Commercial Buildings
Hellyer Avenue
INQUIRY #: 4962931.9
YEAR: 2006
= 500'
N
EDR


Current Location of Commonwealth Central Credit Union
Current Residence
Silver Creek Valley Road
Piercy Road
Approximate Boundaries of the Subject Site
Current Garage & Storage Building
Commercial Buildings
Location of Current Gognilytics, Inc.
Hellyer Avenue
Groundwater Well
Horse Corral
INQUIRY #: 4962931.9
YEAR: 2005
= 500'
N
EDR


Approximate Boundaries of the Subject Site
Silver Creek Valley Road
Piercy Road
Location of Current
INQUIRY #: 4962931.9
YEAR: 1998
= 500'
N
EDR



INQUIRY #: 4962931.9

YEAR: 1982

= 500'

N

EDR



INQUIRY #: 4962931.9

YEAR: 1973

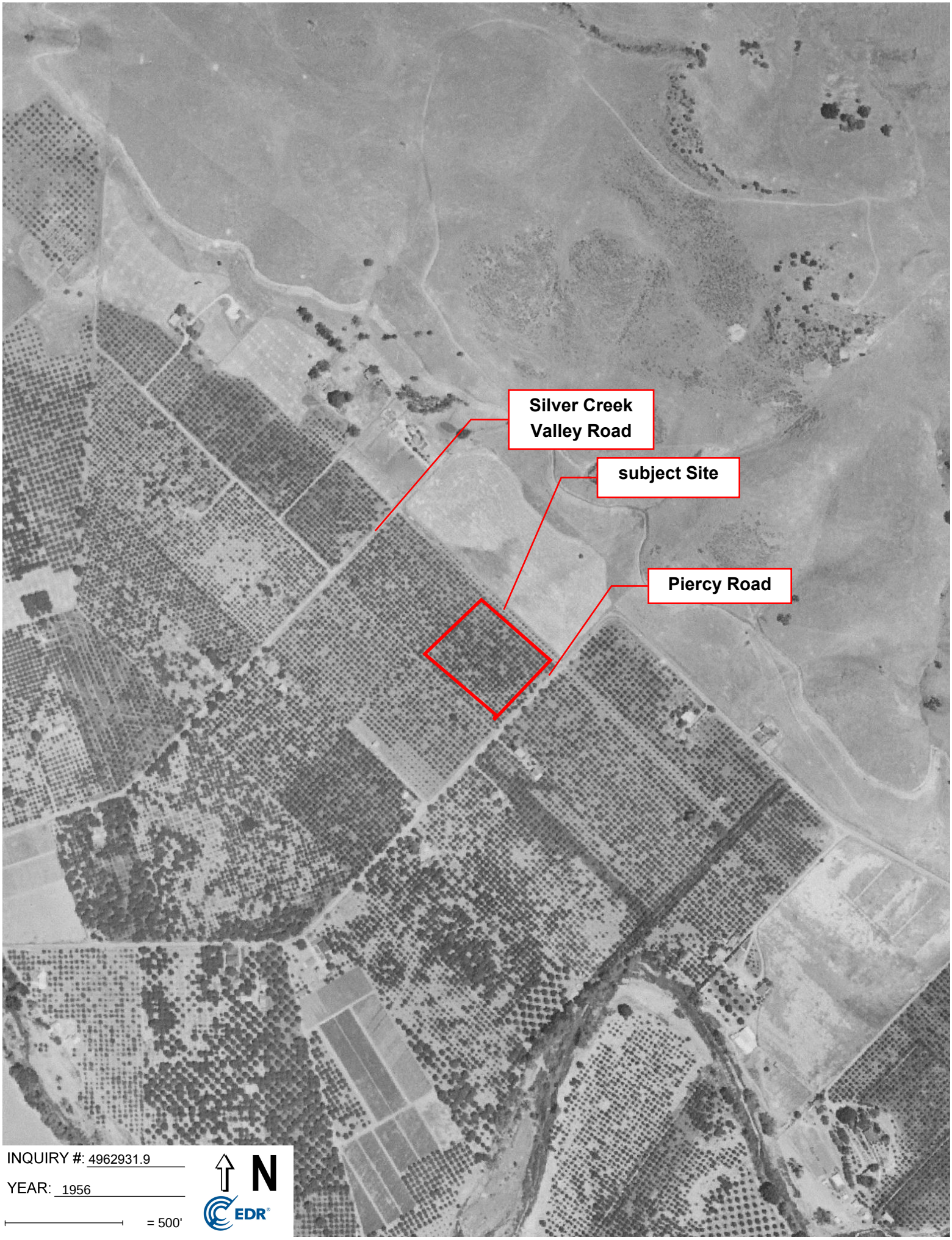
= 500'

N

EDR


Silver Creek Valley Road
Subject Site
Piercy Road
INQUIRY #: 4962931.9
YEAR: 1968
= 500'
N
EDR


Silver Creek Valley Road
Subject Site
Piercy Road
INQUIRY #: 4962931.9
YEAR: 1963
= 500'
N
EDR



INQUIRY #: 4962931.9

YEAR: 1956

= 500'

N

EDR


Silver Creek Valley Road
Subject Site
Piercy Road
INQUIRY #: 4962931.9
YEAR: 1950
= 500'
N
EDR



INQUIRY #: 4962931.9

YEAR: 1948

= 500'

N

EDR



INQUIRY #: 4962931.9

YEAR: 1940

= 500'

N

EDR



INQUIRY #: 4962931.9

YEAR: 1939

= 500'

N

EDR

APPENDIX VI

Historical Topographic Maps – EDR 6/09/17

PIERCY TOWER ALPHA LLC.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Parcels: 678-93-008 & 678-93-028

469 Piercy Road, San Jose, California 95138

June 28, 2017

469 Piercy Road

469 Piercy Road

San Jose, CA 95138

Inquiry Number: 4962931.4

June 09, 2017

EDR Historical Topo Map Report

with QuadMatch™

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

EDR Historical Topo Map Report

06/09/17

Site Name:	Client Name:
469 Piercy Road	Pari & Gershon, Inc.
469 Piercy Road	2053 Lincoln Avenue, Suite A
San Jose, CA 95138	San Jose, CA 95125
EDR Inquiry # 4962931.4	Contact: Romena Jonas

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

Search Results:		*Coordinates:*	
P.O.#	NA	**Latitude:**	37.259603 37° 15' 35" North
Project:	NA	**Longitude:**	-121.781437 -121° 46' 53" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	608055.42
		UTM Y Meters:	4124367.34
		Elevation:	207.00' above sea level

Maps Provided:

2012	1889
1980	
1973	
1968	
1961	
1953	
1899	
1897	

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

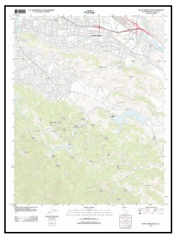
Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Topo Sheet Key

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

2012 Source Sheets



Santa Teresa Hills
2012
7.5-minute, 24000



San Jose East
2012
7.5-minute, 24000

1980 Source Sheets



Santa Teresa Hills
1980
7.5-minute, 24000
Aerial Photo Revised 1978



San Jose East
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets



San Jose East
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1968 Source Sheets



Santa Teresa Hills
1968
7.5-minute, 24000
Aerial Photo Revised 1968

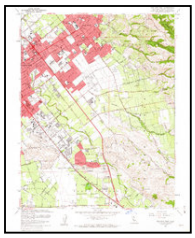


San Jose East
1968
7.5-minute, 24000
Aerial Photo Revised 1968

Topo Sheet Key

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

1961 Source Sheets



San Jose East
1961
7.5-minute, 24000
Aerial Photo Revised 1960

1953 Source Sheets



Santa Teresa Hills
1953
7.5-minute, 24000
Aerial Photo Revised 1948



San Jose East
1953
7.5-minute, 24000
Aerial Photo Revised 1948

1899 Source Sheets



San Jose
1899
15-minute, 62500

1897 Source Sheets

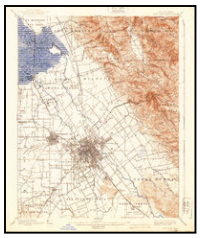


San Jose
1897
15-minute, 62500

Topo Sheet Key

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

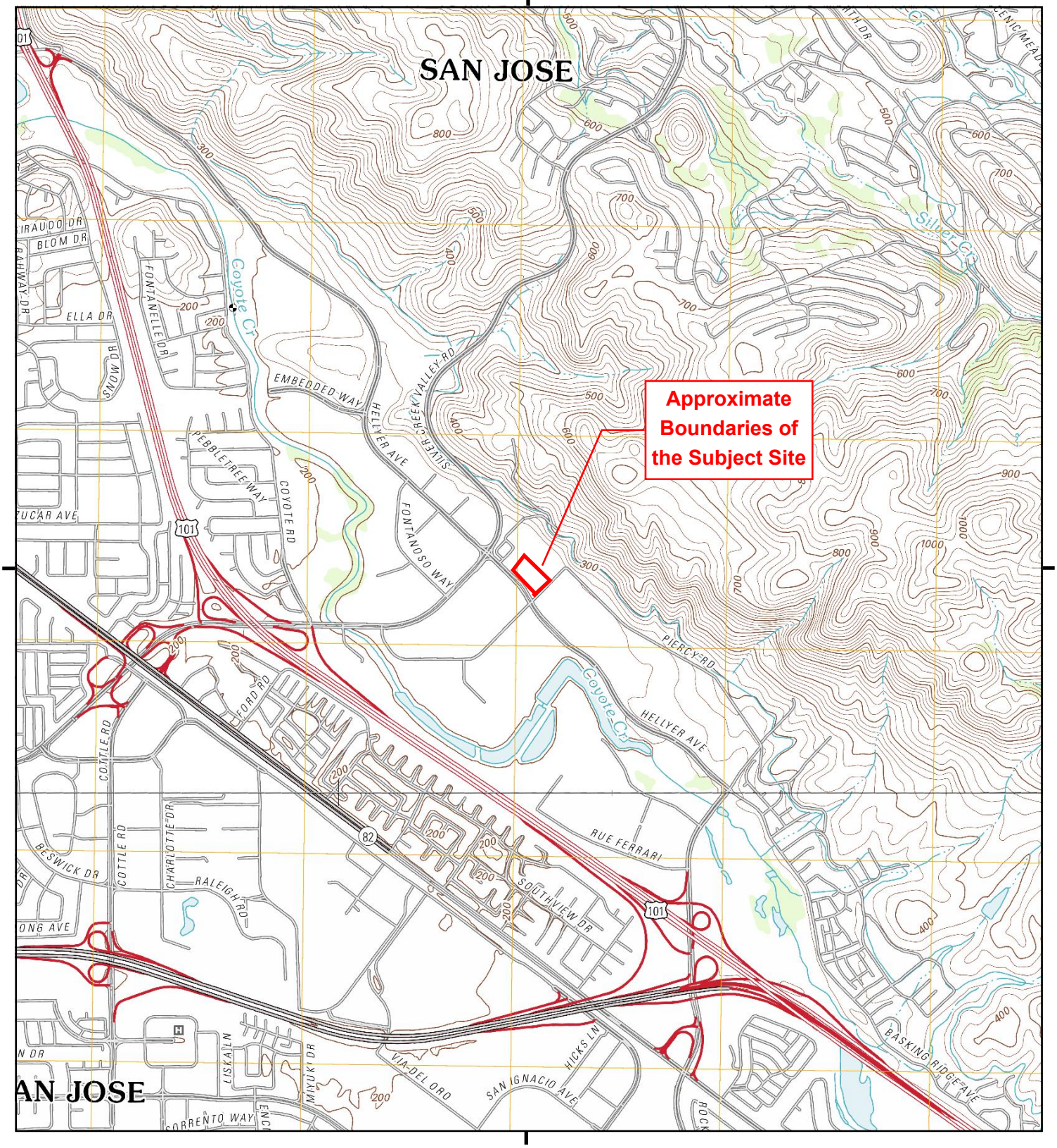
1889 Source Sheets



San Jose
1889
15-minute, 62500

Historical Topo Map

2012



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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

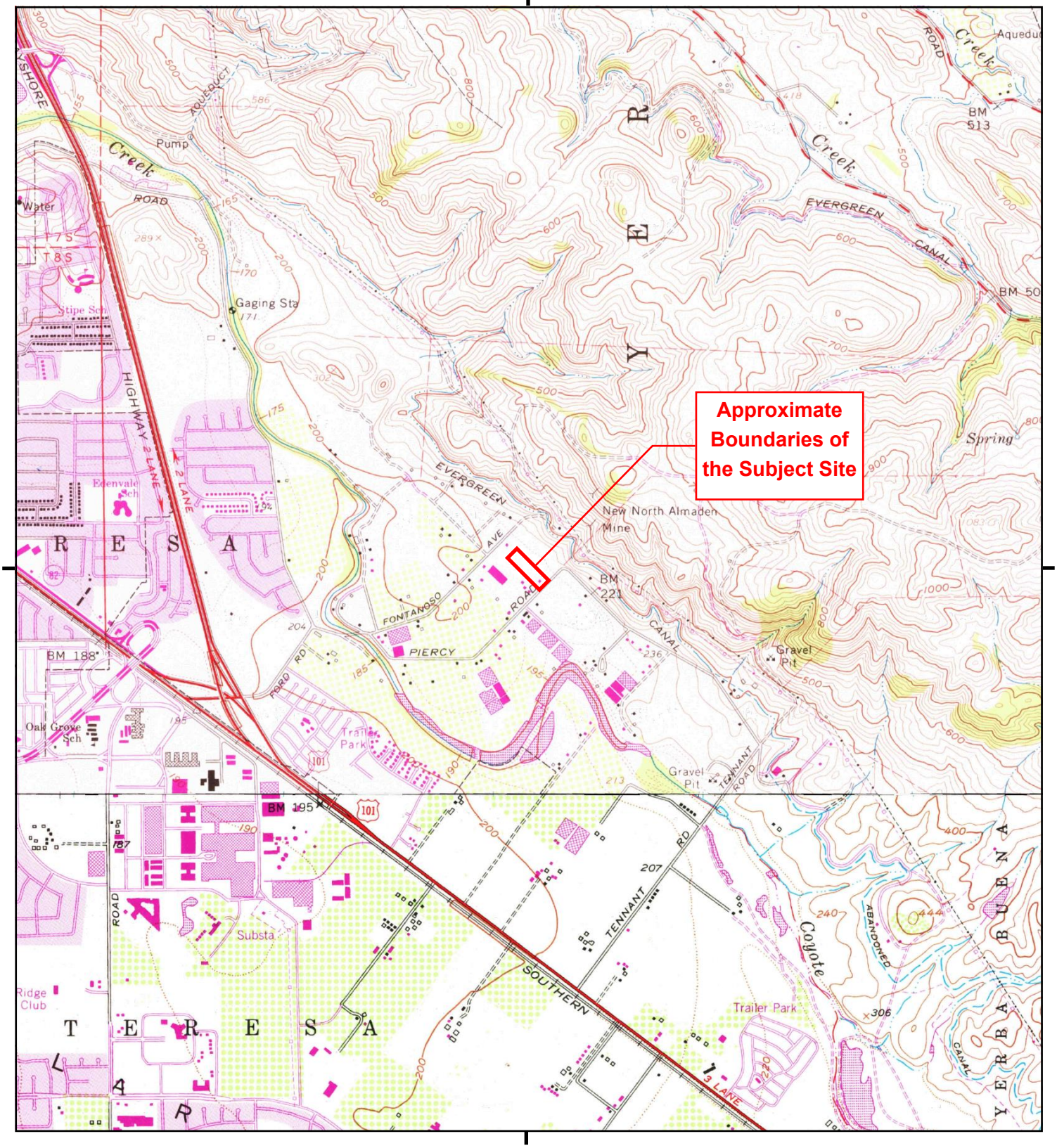
TP, San Jose East, 2012, 7.5-minute
S, Santa Teresa Hills, 2012, 7.5-minute

SITE NAME: 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Pari & Gershon, Inc.

N

Historical Topo Map

1980



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

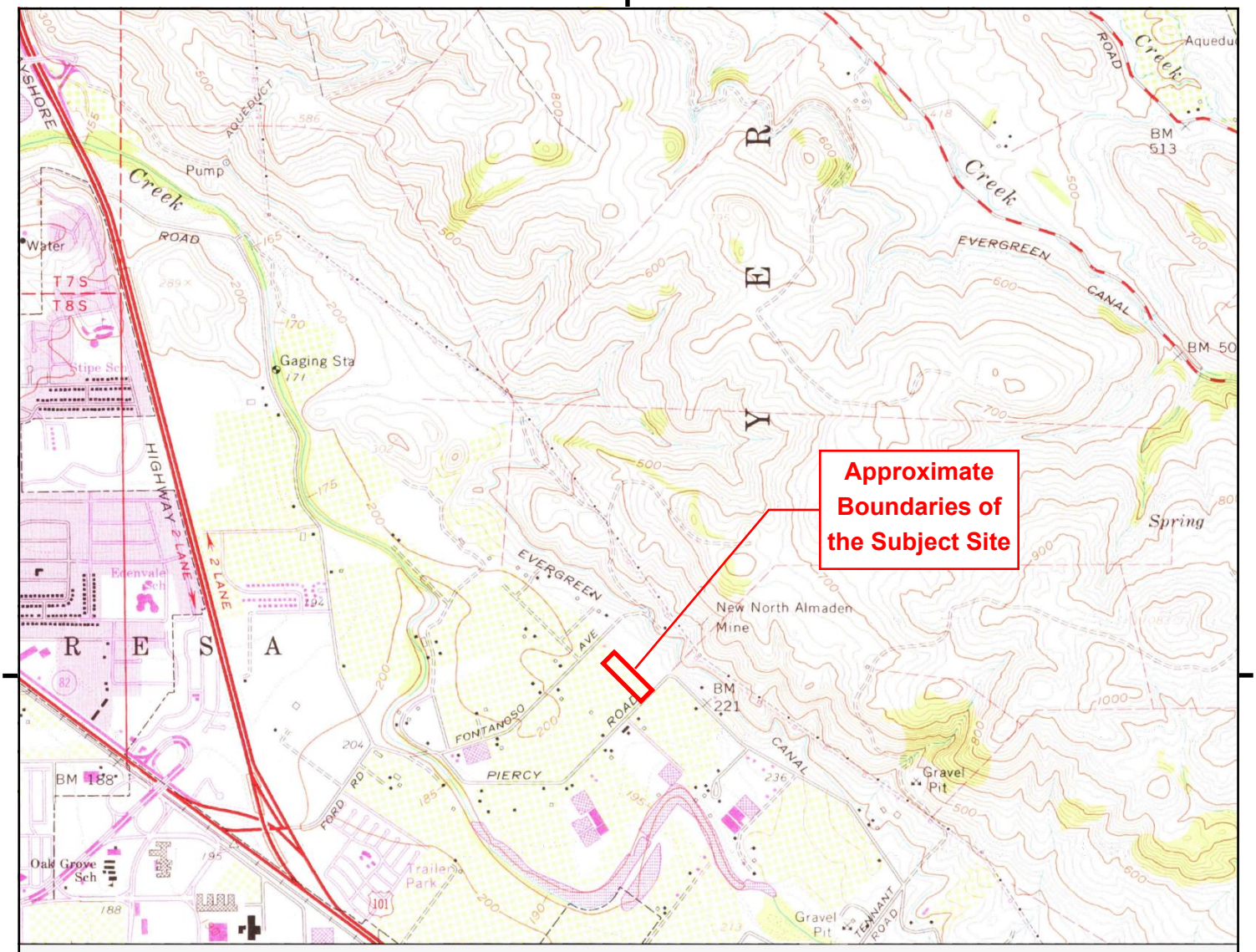
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1980, 7.5-minute
S, Santa Teresa Hills, 1980, 7.5-minute

SITE NAME: 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Pari & Gershon, Inc.

N



UNMAPPED

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

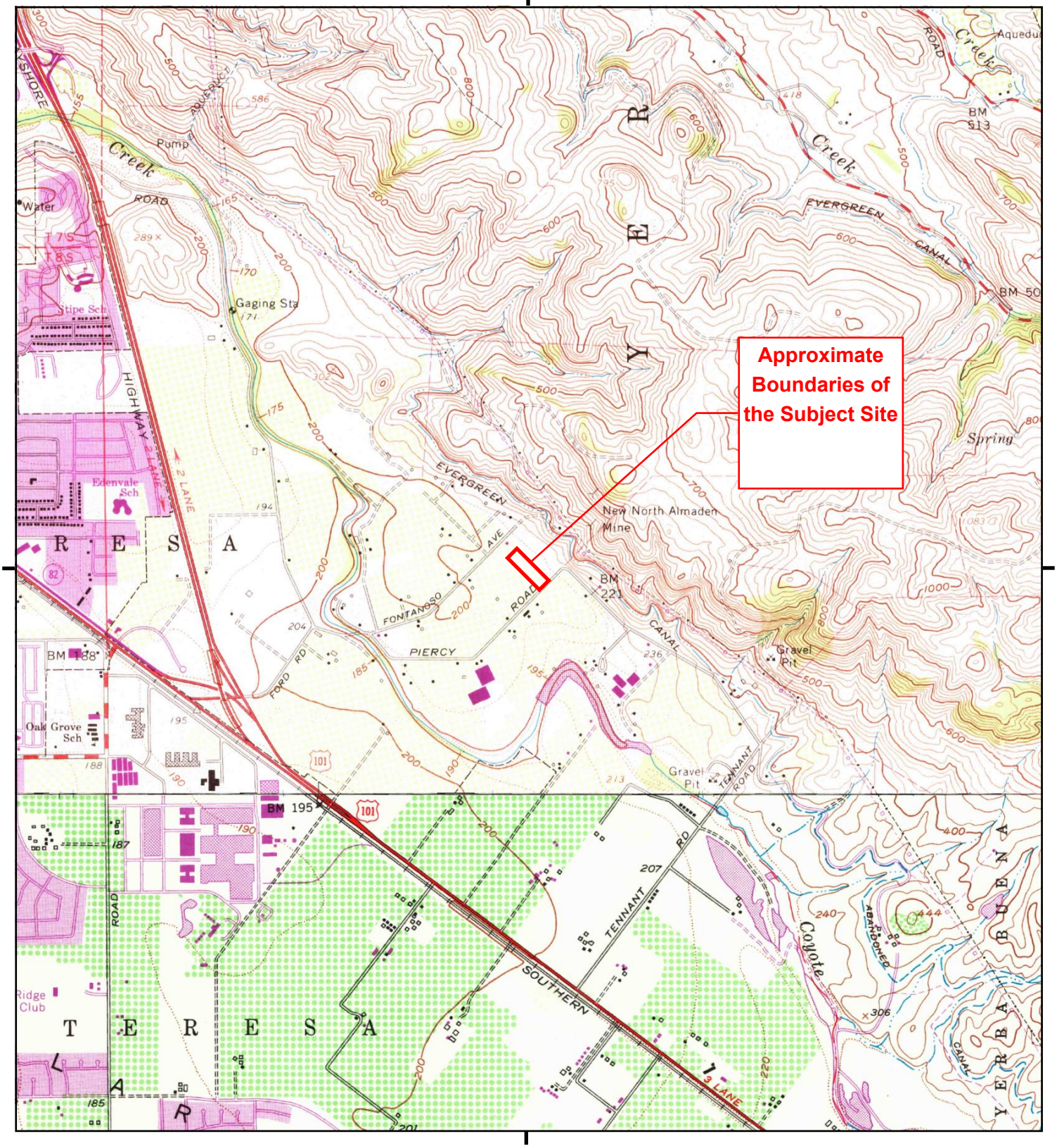
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1973, 7.5-minute

SITE NAME: 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Pari & Gershon, Inc.

N



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

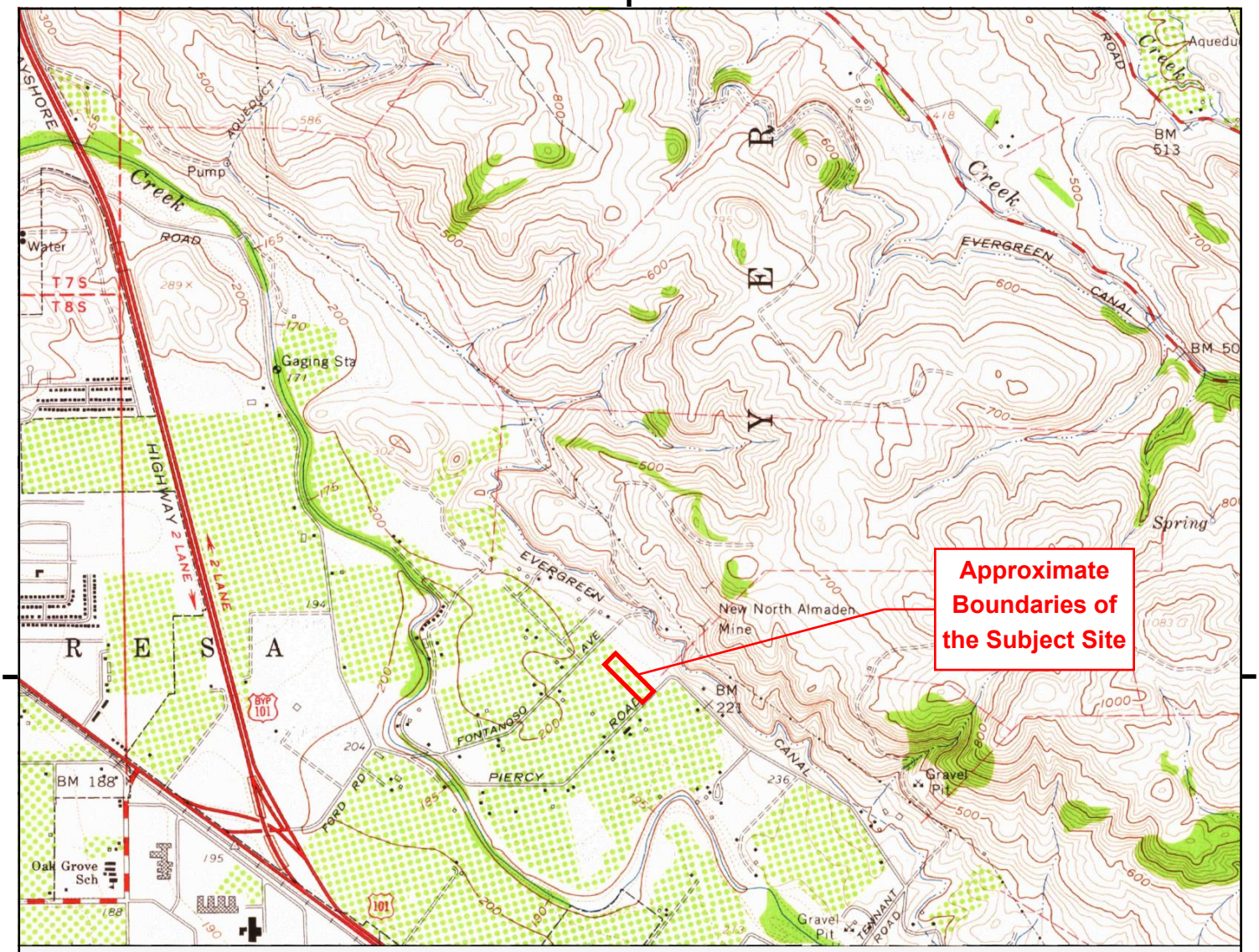
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1968, 7.5-minute
S, Santa Teresa Hills, 1968, 7.5-minute

SITE NAME: 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Pari & Gershon, Inc.

N



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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

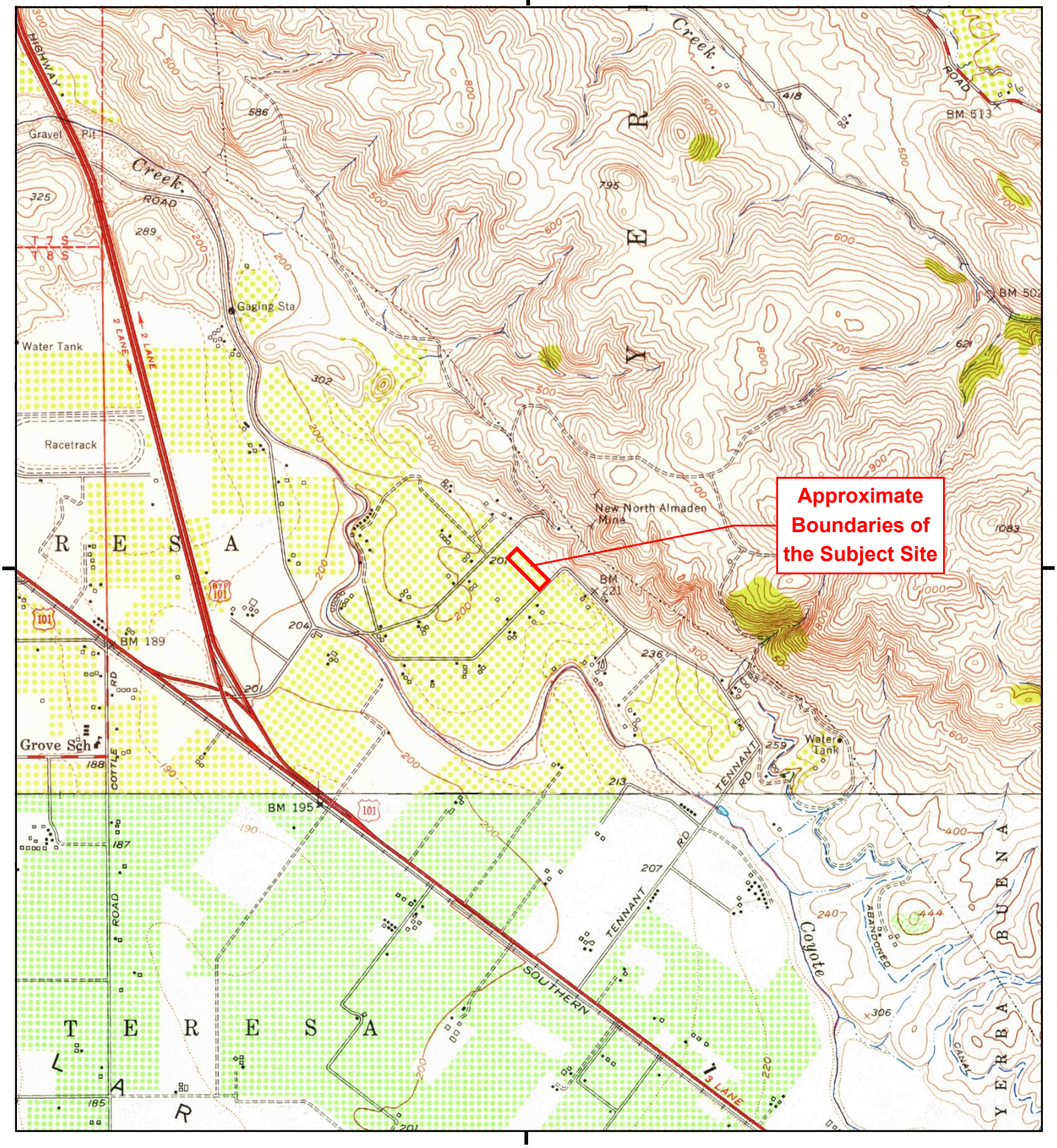
TP, San Jose East, 1961, 7.5-minute

SITE NAME: 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Pari & Gershon, Inc.

N

Historical Topo Map

1953



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

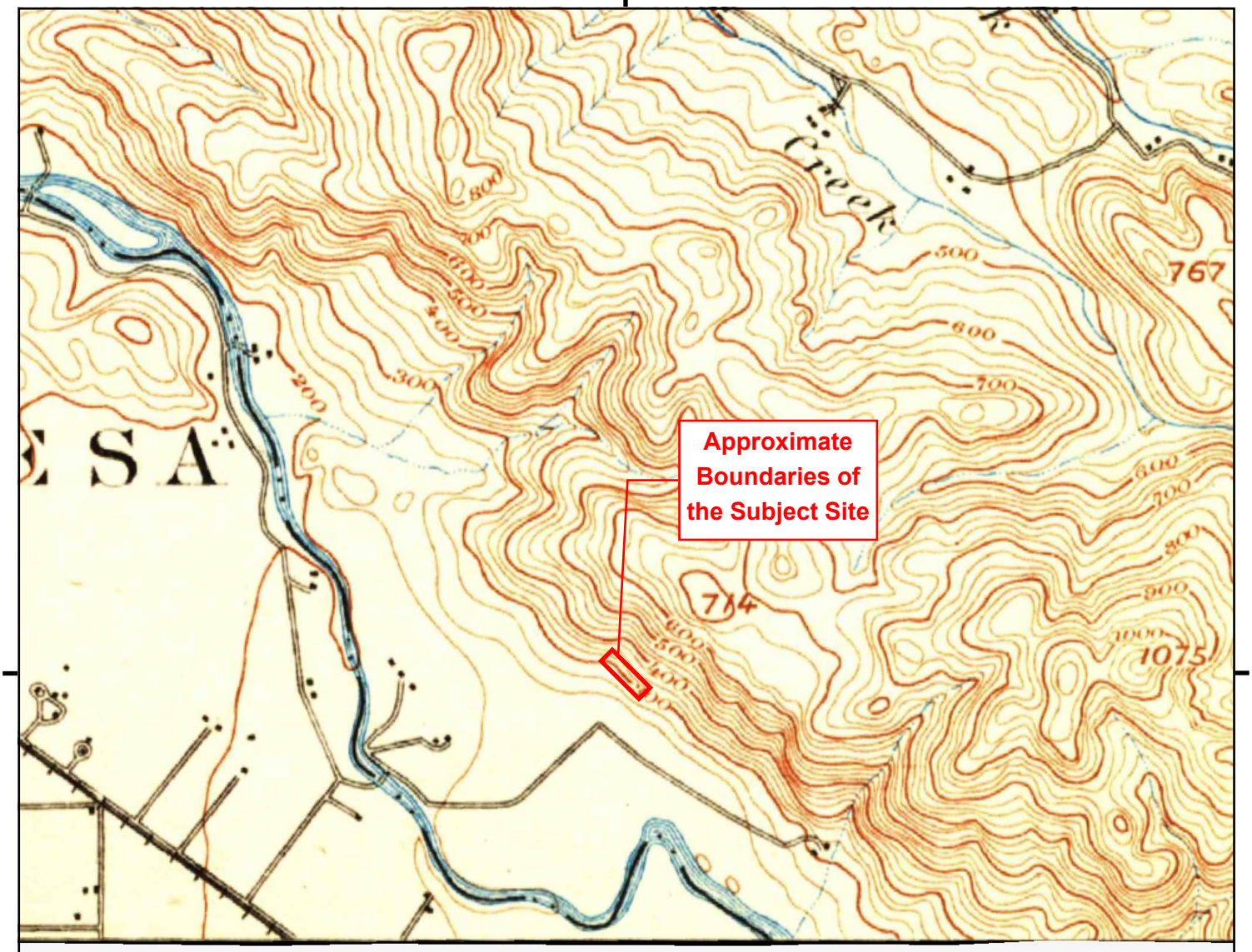
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1953, 7.5-minute
S, Santa Teresa Hills, 1953, 7.5-minute

SITE NAME: 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Pari & Gershon, Inc.

N



UNMAPPED

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

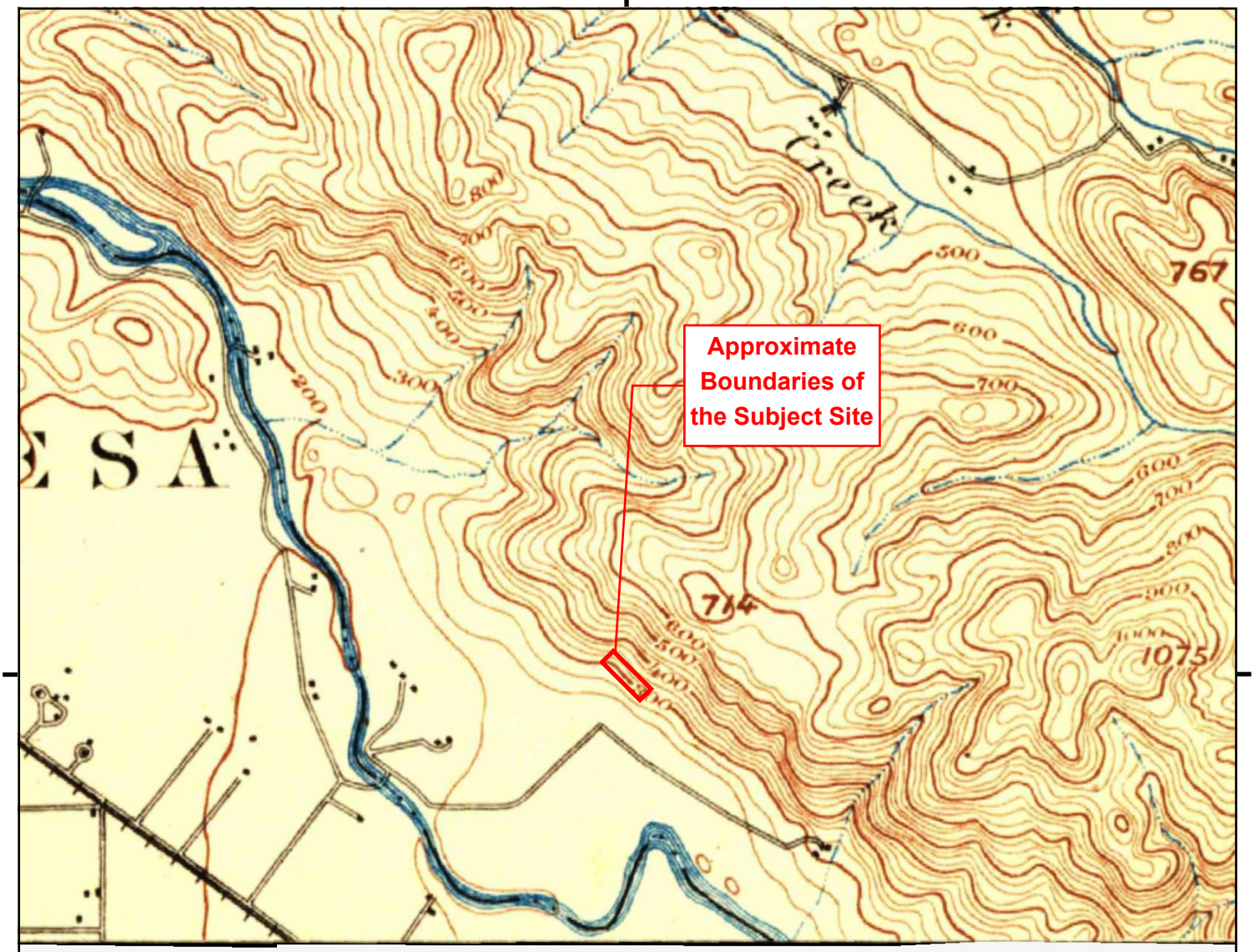
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1899, 15-minute

SITE NAME: 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Pari & Gershon, Inc.

N



UNMAPPED

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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

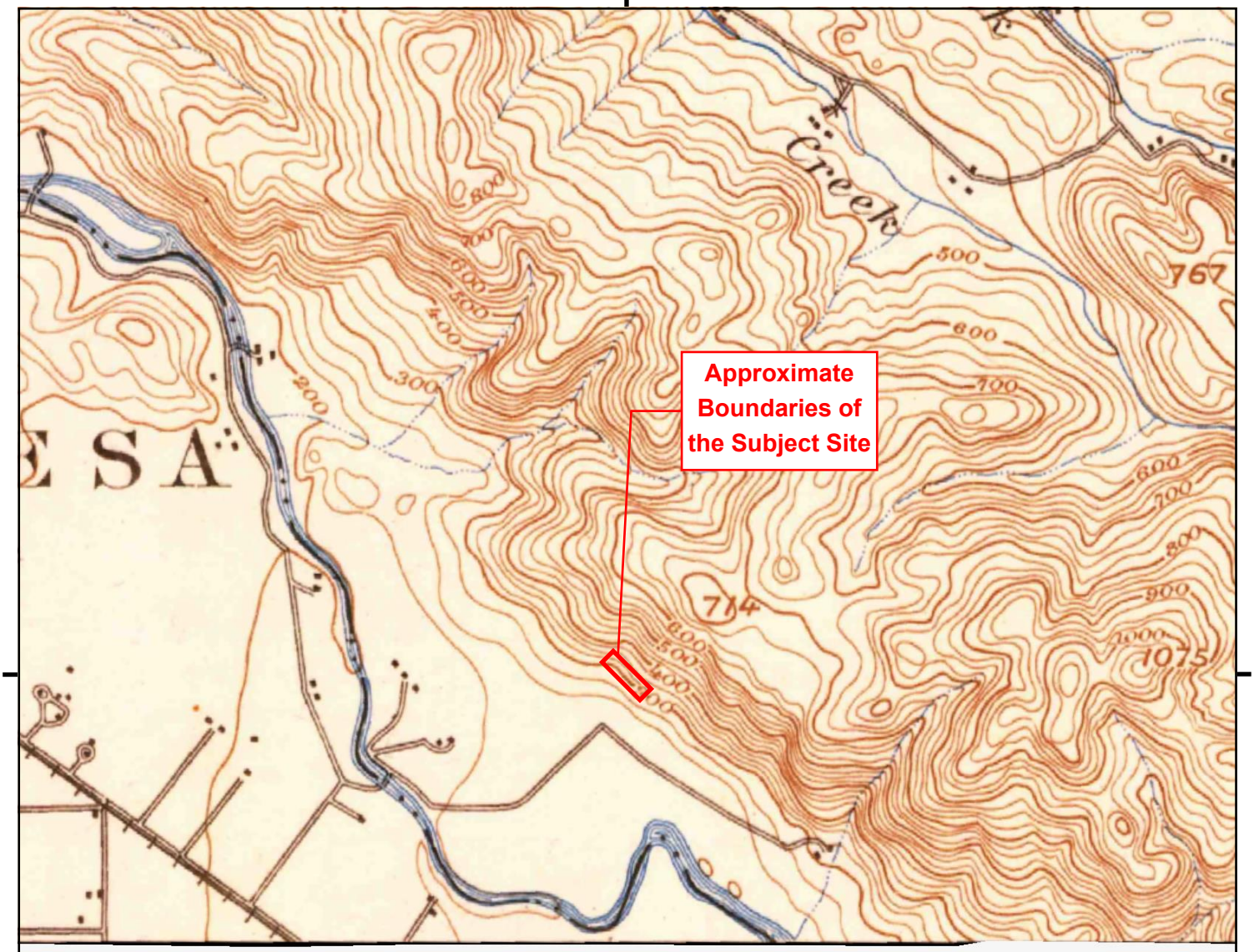
TP, San Jose, 1897, 15-minute

SITE NAME: 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Pari & Gershon, Inc.

N

Historical Topo Map

1889



UNMAPPED

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

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1889, 15-minute

SITE NAME: 469 Piercy Road
ADDRESS: 469 Piercy Road
San Jose, CA 95138
CLIENT: Pari & Gershon, Inc.

N

ERAS

Environmental, Inc.

1533 B Street

Hayward, CA 94541

Phone (510) 247-9885 Facsimile: (510) 886-5399

info@eras.biz

PHASE I ENVIRONMENTAL SITE ASSESSMENT
459 Piercy Road
San Jose, California
ERAS Project Number 17212

Prepared for:

Mr. Bob Desai
527 Sima Drive
Milpitas, California 95035

Prepared by:

ERAS Environmental, Inc.
December 11, 2017

ERAS Environmental, Inc.

1533 B Street
Hayward, CA 94541

(510) 247-9885 Facsimile: (510) 886-5399 info@eras.biz

December 11, 2017

Mr. Bob Desai
527 Sima Drive
Milpitas, California 95035

Re: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
459 Piercy Road
San Jose, California
ERAS Project Number 17212

Dear Mr. Desai:

ERAS Environmental (ERAS) is pleased to provide you with the attached Phase I Environmental Site Assessment (ESA) for the above referenced Property. The assessment included a visual reconnaissance of the Property, a review of environmental databases for nearby sites, a review of historical maps and aerial photographs, directories, and a review of available files regarding the Property with the San Jose Building and Fire Departments, and the Santa Clara County Environmental Health Department. Conclusions and recommendations presented in our report were based upon the completion of these activities.

If you have any questions regarding the information in this report, please don't hesitate to call us. It has been a pleasure working with you on this project.

Sincerely,
ERAS Environmental, Inc.

Jessica Siegel
Staff Scientist

David Siegel
Senior Program Manager

TABLE OF CONTENTS

PAGE

1.0 INTRODUCTION 1
1.1 Purpose and Scope 1
1.2 Authorization 1
1.3 Limitations and Exceptions of Assessment 1

2.0 PROPERTY DESCRIPTION 3
2.1 Location and Jurisdiction 3
2.2 Property Description 3
2.3 Property Use 4
2.4 Suspect ACM/PCBs/Lead Paint/Lead in Drinking Water 4
2.5 Physical Setting 4
2.6 Geologic and Soil Conditions 4
2.7 Groundwater Conditions 5

3.0 REGULATORY AGENCY RECORDS REVIEW 6
3.1 Standard Federal and State Environmental Record Sources 6
3.2 Findings From Database Review 7
3.3 Off-site Sources and Agency File Reviews 9

4.0 HISTORICAL USE INFORMATION 10
4.1 Historical Map, Aerial Photograph and Directories Review 10
4.2 Interview 11
4.3 Building, Fire, Health and SCVWD File Reviews 11
4.4 Synopsis of Previous Environmental Investigations 12
4.5 Environmental Liens 12

5.0 RECONNAISSANCE 13
5.1 Visual Reconnaissance of the Property 13
5.2 Adjacent and Nearby Site Uses 14

6.0 CONCLUSIONS AND RECOMMENDATIONS 15
6.1 Conclusions 15
6.2 Recommendations 16

7.0 REFERENCES AND APPENDICES 17

APPENDICES

A Environmental Professional's Resumes
B Location and Site Maps
C Property Photographs
D EDR FirstSearch Report (EDR)
E ASTM Transaction Screen and Environmental Site Assessment Questionnaire
F Map of Underground Storage Tank (UST) associated with Property Address

1.0 INTRODUCTION

1.1 Purpose and Scope

This Phase I Environmental Site Assessment (ESA) was performed to identify, to the extent feasible, recognized environmental conditions in connection with the subject site (cited hereinafter as the "Property"). The protocol utilized for this assessment is in general accordance with the requirements of ASTM Standard E 1527-13.

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

The environmental professional's resume and certification are included in **Appendix A**.

The assessment included four main components: Records Review, Historical Use Information Review, Visual Reconnaissance of the Property, and Report Preparation. The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Property. The objective of the visual reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the Property. The objective of the interviews is to obtain additional information indicating recognized environmental conditions in connection with the Property. The report includes documentation to support the analysis, opinions and conclusions as presented.

1.2 Authorization

Authorization to perform this assessment was provided by Mr. Bob Desai on November 28, 2017 in response to ERAS proposal dated the same day.

1.3 Limitations and Exceptions

ERAS has performed the services for this project in accordance with our proposal, and in accordance with current standards of the American Society for Testing and Materials (ASTM) for Phase I Environmental Site Assessments (ASTM standard E1527-13). No guarantees are either expressed or implied.

The investigation was limited to a search for *recognized environmental conditions*. The term *recognized environmental condition* means the presence or likely presence of any hazardous substances or petroleum products on the Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm 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.

There is no investigation, which is thorough enough to preclude the presence of hazardous materials, which presently, or in the future, may be considered hazardous at the Property. Because regulatory evaluation criteria are constantly changing, concentrations of constituents presently considered low may, in the future, fall under more stringent regulatory standards that require remediation.

The visual reconnaissance was limited to observation of surface conditions at the Property. *Reasonably ascertainable* information was obtained. This information is publicly available and obtainable from its source within reasonable time and cost constraints, and is reasonably reviewable. This approach reflects current ASTM standards unless the information obtained as part of this work suggests the need for further investigation. No warranty or guarantee of Property conditions is intended.

The investigation addressed recognized environmental conditions at the Property. However, certain conditions, such as those listed below, may not be revealed:

1) naturally occurring toxic materials in the subsurface soils, rocks, water or toxicity of on site-flora;

2) toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;

3) biological pathogens;

4) contaminant plumes below sampled or observed surface levels, originating from a remote source;

5) constituents or constituent concentrations that do not violate present regulatory standards, but may violate future standards;

6) unknown impact to the Property, such as "midnight" dumping and/or accidental spillage which may occur following the visual reconnaissance of the Property by ERAS.

Opinions and judgments expressed herein, which are based upon our understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

2.0 PROPERTY DESCRIPTION

2.1 Location and Jurisdiction

The subject property (hereinafter the "Property") is located on the northwestern side of Piercy Road and to the northeast of Hellyer Avenue approximately 1 mile east of Highway 101 in the southeastern portion of the City of San Jose.

The Property consists of a vacant lot of 2.2 acres and includes the southwestern half of parcel numbers 678-93-039 and 678 -93-040.

The 1 Mile Radius Map included as a site location map in **Appendix B** shows the location of the Property. Current photographs showing important details of the Property are included in **Appendix C**.

2.2 Property Description

An ERAS representative visited the Property on December 5, 2017. The Property was in an area of commercial and residential land use. The Property was developed with infrastructure for storing and pumping water from a well on the Property.

To the northeast of the Property was a residential home and large undeveloped area at 469 Piercy Road. To the southeast was Piercy Road and across the street were commercial buildings at 6010 and 6020 Piercy Road. To the southwest was Hellyer Avenue and across the street was a residential home at 451 Piercy Road and GE Water and Process Technologies at 5900 Silver Creek Valley Road. To the northwest was a commercial building containing Commonwealth Central Credit Union and G T Home Loans at 5890 to 5898 Silver Creek Valley Road.

The Property was mostly an empty dirt and grass lot. In the southwestern portion of the Property was a patch of poured concrete. A groundwater well and infrastructure for storing and pumping water was located at the southwestern end of the Property along Piercy Road. This included a concrete pad with two large concrete aboveground storage tanks (ASTs) to hold water, four pressure tanks, and two electric motors.

Hazardous materials were not observed on the Property. Drywells, monitoring wells or evidence of subsurface investigations were not observed on the Property by ERAS. No evidence of underground storage tanks (USTs) were observed on the Property. No evidence of leakage, spillage or dumping of regulated material was observed.

Photographs illustrating important features of the Property are included in **Appendix C**. Observations made by ERAS at the time of the site visit are shown on the site reconnaissance checklist in **Appendix E**.

2.3 Property Use

The Property was used an orchard prior to 1939 until after 1968. The Property was then vacant and undeveloped from at least 1973 to 1998. In 2001, the Property was used to hold a temporary construction office for the City of San Jose during the construction of Hellyer Road. Infrastructure for the groundwater well was utilized on the Property from at least 2005 until the present.

2.4 Suspect ACM/PCBs/Lead Paint/Lead in Drinking Water

Asbestos

There were no buildings on the Property, therefore, asbestos is not considered likely to be present on the Property.

ACM may become a hazard if the materials are disturbed during demolition, renovation or remodeling activities. All materials suspected to contain asbestos should be sampled and analyzed prior to activities that could damage them.

PCBs

No electrical transformers were noted on the Property. Oil containing electrical transformers are usually owned and serviced by Pacific Gas and Electric Company who would be responsible to remedy any releases. There were no indications of hydraulic equipment on the Property that would be likely to contain oil or PCBs.

Lead Paint

The only paint on the Property was located on the concrete water storage tanks associated with the groundwater well. Based on the age of the tanks (2000's), it is unlikely that there are quantities of lead containing paint present. Paint on the tanks was observed to be in good condition at the time of the visual reconnaissance. Sampling and testing for lead-based paint was not requested in the Scope of Work for this assessment.

Lead in Drinking Water

A survey of the building for lead in drinking water was not requested in the Scope of Work for this assessment. Testing for lead in drinking on vacant lots is not usually recommended unless the planned uses are for specific sensitive uses such as hospitals, residential, elderly care facilities, children's' day care centers. Since ERAS understands the Property is likely to be used for commercial purposes, this sampling is not recommended.

2.5 Physical Setting

The subject property is in the southern part of the city of San Jose, in the San Francisco Bay Area. The San Francisco Bay Area occupies a broad alluvial valley that slopes gently northward toward San Francisco Bay and is flanked by alluvial fans deposited at the foot of the Diablo Range to the east and the Santa Cruz Mountains to the west. The northern part of the valley is called the Santa Clara Valley.

Elevation of the Property is approximately 205 feet above MSL, according to the United States Geological Survey (USGS) San Jose East 7.5 Minute Series Topographic Map. Regionally, the topography slopes northwestward toward San Francisco Bay. Topography near the Property slopes gently to the southwest towards Coyote Creek.

2.6 Geologic and Soil Conditions

The Property is underlain by alluvial sediments that have been derived from the nearby upland surfaces and were deposited in a series of coalescing alluvial fans. The sediments underlying this part of the Santa Clara Valley are divided into two units, based upon age (California Department of Water Resources, 1967). The younger alluvium is of Holocene to Pleistocene

age and is composed primarily of unconsolidated sands, gravels, silts and clays and is up to 200 feet thick. Thick deposits of coarse grained alluvial deposits are found in the vicinity.

The Property is likely underlain by near surface clayey soils with coarser grained sands and gravels occurring to a depth of several hundred feet. Below the younger alluvium is the less permeable Santa Clara Formation, of Pleistocene age. The Santa Clara Formation is composed of poorly sorted and irregularly bedded gravels, silts, sands and clays. This unit is underlain by Franciscan basement rock of Cretaceous to Jurassic age.

2.7 Groundwater Conditions

The subject site is in the southern part of the San Jose Plain, the surface of which slopes gently down toward San Francisco Bay. The San Jose subarea is considered a separate groundwater subarea because groundwater exists here under nearly completely confined conditions, which makes it unique from any other subarea of the Santa Clara Valley groundwater basin (California Department of Water Resources, 1967). The San Jose Plain subarea is the most important portion of the South Bay Groundwater Basin because water-bearing sediments are extremely permeable, groundwater is confined, recharge occurs on three sides, and the total thickness of water-bearing sediments is greater than in any other portion of the basin.

The regional groundwater flow follows the topography, moving from areas of higher elevation to areas of lower elevation. The groundwater flow direction in the area of the Property is estimated to be toward the southwest toward Coyote Creek based on a 2012 topographic map provided by EDR.

3.0 REGULATORY AGENCY RECORDS REVIEW

3.1 Standard Federal and State Environmental Record Sources

Groundwater provides the primary migration route for subsurface contamination from off-site sources to the Property. Based on topography and local groundwater monitoring data, the groundwater flow direction has been estimated to be to the southwest.

Only the sites that are directly up-gradient or in close proximity (adjacent) are usually considered to pose a threat to subsurface environmental conditions under the Property. The potential impact of off-site contaminants to the Property are based on the type of chemical released, the severity of the release, status of remediation or cleanup, and nature of the groundwater in the area of impact and area of the Property.

Sites where groundwater is known to be impacted are listed on a variety of Federal and State databases and are the cases most likely to affect other nearby parcels. These databases are listed below. Databases searched for specified radii around the Property also include reported spills of hazardous materials (ERNS).

Fuel hydrocarbons generally do not migrate as readily as other chemicals such as certain solvents; consequently, reported fuel leak sites at distances greater than ½ mile from the Property are not considered imminent threats and are not plotted on database maps. Leaks from underground storage tank sites are the most common source of local contamination. Leaks of this type generally do not extend down-gradient more than approximately 500 feet (approximately 1/10 mile) except under unusual conditions. All toxic sites within a 1-mile radius are plotted and reviewed to determine potential threats to the Property.

Information from standard Federal and State environmental databases was provided to ERAS by Environmental Data Resources (EDR) of Connecticut. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data to enhance matching of street addresses. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available aids in identifying and managing risk. The accuracy of the geo-coded locations is +/- 300 feet.

Maps in the EDR report show the locations of all sites identified relative to the location of the Property. The Property is indicated as TP (Target Property) on the database. The following databases represent the known and likely leak sites that could potentially pose a threat to environmental conditions under the Property. These represent the databases that are consistent with the ASTM-standard environmental databases.

The database includes many supplemental, proprietary and non-ASTM standard databases that include many duplicate listings of sites that are already listed in the below-listed databases. ERAS reviewed all the listings provided in the databases as part of the process of evaluation of risk to the Property and further evaluates any site listings that ERAS considers significant.

List Type	Approximate Search Distance in Miles
NPL	1.0

CERCLIS	0.5
CORRACTS	1.0
CONTROLS	0.5
ERNS	Property
ENVIRONSTOR	1.0
LUST	0.5
SLIC	0.5
VCP	0.5
Brownfields	0.5

3.2 Findings From Database Review

The Property and adjacent sites were not listed on the databases searched for this assessment.

A summary of the findings from the EDR environmental database search is provided on the following pages. The summary is presented in the order of the database listing on **Page #1** of the EDR report.

The locations of the other identified sites, relative to the Property, are shown on the **1 Mile Radius, .5 Mile Radius and .25 Mile Radius** maps in the EDR Report in **Appendix B**.

NPL (State and Federal) and NPL Delisted

NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. State equivalent NPL sites are known as Response sites.

No NPL sites were identified within 1 mile of the Property.

CERCLIS (State and Federal)

CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

State equivalent CERCLIS sites are known as ENVIROSTOR sites.

Three (3) ENVIROSTOR sites were identified within 1 mile of the Property. All the sites listed were at least 1/3 mile away and located in a direction not directly upgradient of the Property. Based on distance and location, none of these sites are considered likely to contribute to subsurface environmental contamination beneath the Property

CORRACTS

This database contains Investigation or cleanup activities at Resource Conservation and Recovery Act (RCRA) or state-only hazardous waste reported by the California Department of Toxic and Substance Control.

No CORRACTS sites were identified within 1 mile of the Property.

CONTROLS
Controls, this database identifies sites that have liens reported by the California Department of Toxic and Substance Control, land use control information pertaining to the former Navy base realignment and closure properties, engineering controls sites, and sites with institutional controls.

No CONTROLS sites were identified on this list within a 1-mile radius of the Property.

ERNS
The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database contains a listing of discharge locations. Agency: National Response Center

The Property was **not** listed as an ERNS spills site.

LUST
The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. These sites include those that have not yet been cleaned up and now have a status of Case Open and those which have been cleaned up and have a case status of Closed. Fuel leak sites rarely affect an area more than 1/8 mile from its source except under unusual conditions. Most contamination from these sites is confined to areas within 500-700 feet of the leak source.

No LUST sites were identified within ½ mile of the Property.

SLIC
The Spills, Leaks, Investigation & Cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. Sites listed as “closed” have had remediation completed and are now considered closed by the agency. These listings include SLIC sites that are listed on Federal, state and county listings.

No SLIC sites were listed within ½ mile of the Property.

VCP
This database contains a listing of sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC’s costs.

No VCP sites were listed on the database within ½ mile.

BROWNFIELDS, A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provide information on Brownfields properties for which

information is reported back to EPA, as well as areas served by Brownfields grant programs.

No US Brownfields sites were listed on the database within ½ mile.

Only sites that are listed as potentially contaminated and are in close proximity or in a direction directly up-gradient are considered as potential threats to the Property. No additional sites, other than those leak sites identified above, were identified on these databases.

3.3 Off-site Sources and Agency File Reviews

No sites were identified above, which are in close proximity to the Property, and/or which could possibly affect subsurface environmental conditions at the Property. Therefore, ERAS determined that a review of Santa Clara County Environmental Health Department records or other agency files, for off-site sources, was not necessary.

4.0 HISTORICAL USE INFORMATION

Available historical data were researched to obtain information regarding the past uses of the Property and adjacent sites, especially as the information may pertain to environmental conditions or concerns.

4.1 Historical Map, Photograph, and Directories Review

The United States Geological Survey San Jose East, California 7.5 Minute Series Topographic Map, 1980 shows the site elevation at 205 feet with a local topographic slope down to the southwest.

Historical USGS Topographic Maps

ERAS reviewed historical topographic maps, which included the Property, provided by EDR. Maps reviewed were dated 1897, 1899, 1953, 1961, 1968, 1973, 1980, and 2012.

The maps dated 1887 to 1899 indicate the Property and surrounding area were undeveloped. The maps dated 1953 and 1961 indicate that the Property was used for orchards. The maps dated 1968 to 2012 show no indication of development on the Property.

Historical Aerial Photographs

ERAS reviewed historical aerial photographs, which included the Property, provided by EDR. The photographs reviewed were dated 1939, 1940, 1948, 1950, 1956, 1963, 1968, 1973, 1982, 1998, 2005, 2006, 2009, 2010 and 2012.

The Property was shown to have been used for an orchard in photographs dated 1939 through 1968. The photographs dated 1973 through 1998 showed the Property as undeveloped. In photographs dated 2005 to 2010, there appeared to be a groundwater well on the southern end of the Property and a small structure (canopy covered corral) in the middle of the Property along Hellyer Avenue.

Prior to 1982, the surrounding area was shown to be mostly undeveloped. By 1982, the sites adjacent to the northeast and to the southwest was shown to be developed with single residential buildings. By 1998, the current commercial building to the southwest of the Property was developed. By 2005, the current commercial building to the northwest of the Property was developed. By 2006, the commercial buildings to the southeast of the Property were developed.

City Directories

ERAS reviewed historical city directories provided by EDR dated 1975, 1980, 1985, 1986, 1991, 2000, 2006, 2010, and 2014.

Year	Occupant
1975	CAPRISTA WILLIAM UNDERGROUND
1980	Caprista William Underground, Caprista Wm
1985	CAPRISTA WILLIAM UNDERGROUND, Caprista Wm
1986	Caprista William Underground, Caprista Wm
1991	CAPRISTA WILLIAM UNDERGROUND, Caprista Wm
2000	OCAPRISTATheresa

2006	Address not listed
2010	Address not listed
2014	Address not listed

The occupant was listed as Theresa or William Caprista or CAPRISTA WILLIAM UNDERGROUND from 1975-2000.

The site adjacent to the northwest at 469 Piercy Street was occupied by "Capristaw 88 amn" in 2000 and "Harrison Ken" in 1975, indicating residential use.

The commercial site adjacent to the Property to the southeast at 6010-6020 Hellyer Ave was listed as commercial tenants for 2010 and 2014. There are no listings for the addresses prior to 2010.

The site adjacent to the southwest was occupied by a resident from 1975 to 2000.

No data was provided for the commercial site adjacent to the northwest at 5898 Silver Creek Valley Road or the site adjacent to the southwest at 5900 Silver Creek Valley Road.

4.2 Interview

ERAS reviewed an environmental questionnaire completed by a representative of the owner, Mr. Bob Desai. Mr. Desai indicated that he was planning to purchase the Property.

Mr. Desai was not aware of: 1) the existence of environmental liens on the Property; 2) any notifications by government of violations of current or historic environmental laws; 3) any existing or historic violations by occupants of environmental laws, or 4) the current or past presence of underground storage tanks on the Property.

Ms. Cotter's responses were compiled on ERAS Environmental Questionnaire along with observations made by ERAS at the time of the site visit. The Environmental Questionnaire is included as **Appendix D**.

4.3 Building, Health, Fire and SCVWD File Reviews

City of San Jose Building Department

ERAS reviewed building department records for the Property available from the City of San Jose online portal at sjpermits.org on December 4, 2017. An electrical permit for temporary power for a capital improvement project was issued to the city for a temporary office on the Property. No other permits were available.

Santa Clara County Environmental Health Department

ERAS requested files for the Property on December 1, 2017. A single record from 1989 was available. This record was a letter addressed to Pacific Underground regarding the closure of an UST on the Property. Handwritten notes at the bottom of the record indicate that there was not an underground storage tank on the Property and that the tank was associated with land annexed by the City of San Jose nearby.

No files were available regarding the groundwater well on the Property. Well owners must

obtain water system clearance from the Santa Clara County Department of Environmental Health before a well is used for drinking water purposes (Santa Clara Valley Water District, 2017). Therefore, ERAS recommends that the well is registered with the Santa Clara Valley Water District and receives water system clearance from the Santa Clara Department of Environmental Health if the well is to be used for drinking water.

San Jose Fire Department

ERAS reviewed files from the San Jose Fire Department for the Property from the City of San Jose online portal at sjpermits.org on December 4, 2017. Permits included case closure information for the removal of a 5,000-gallon diesel underground storage tank associated with the Property. The file indicated that the Property was used temporarily by the City of San Jose during the construction of a capital improvement project for Hellyer Avenue. The case closure report indicated that the UST in question was located offsite, over 370 feet south of the Property on Hellyer Avenue. A map of the tank location is included in **Appendix F**.

The closure report indicates that the tank was removed on April 16, 2002 and the tank was in good condition and intact at the time of removal. The bottom of the tank pit was analyzed for total petroleum hydrocarbons quantified as diesel range organics (TPH-dro), benzene, toluene, ethylbenzene, and xylenes (BTEX), and volatile organic compounds (VOCs). Lab results indicated no concentrations were present exceeding the method detection limits (MDLs), indicating no release (Subsurface Environmental Corp, 2002).

Santa Clara Valley Water District

ERAS requested files available for the well located on the Property from the Santa Clara Valley Water District (SCVWD) on November 30, 2017. No files were available for the Property, indicating that the well was unregistered at the time of request. Wells can be a conduit to groundwater and are heavily regulated by the Santa Clara Valley Water District. In most cases, a well owner is required to report all wells with the SCVWD.

ERAS recommends that the owner comes into compliance with the SCVWD and register the well. If the well will not be used, the well should be destroyed immediately by a C-57 licensed contractor after obtaining proper destruction permits from the SCVWD.

4.4 Synopsis of Previous Environmental Investigations

There was no evidence discovered during this assessment, which indicates that any previous subsurface environmental investigations had been performed on the Property.

4.5 Environmental Liens

A search for environmental liens on the grantor/grantee index of the Santa Clara County Recorder's office at http://www.clerkrecordersearch.org/, under the APN number did not identify any environmental liens for the Property. In addition, the Property is not listed on the Local Land Records or DEED database.

5.0 RECONNAISSANCE

Photographs were taken during the reconnaissance to document the features observed and any environmental conditions of concern. Photographs are included in **Appendix C**.

5.1 Visual Reconnaissance of the Property

ERAS conducted a visual reconnaissance of the Property on December 5, 2017 to identify potential indications of environmental concern. The items listed in this section, if any, are representative of those which could pose recognized environmental conditions as indicated in the ASTM standard for conducting environmental site assessments.

Drums, Containers, and Storage Tanks

The on-site reconnaissance addressed containers, drums, above ground storage tanks, and other storage units containing materials, which may pose an environmental threat at the Property. No such items were observed.

Evidence of Waste Disposal

The on-site reconnaissance addressed dumps, pits, ponds, landfills, borrow pits and lagoons, which may have been used for disposal purposes at the Property. No such items were observed.

Surface Fill

The on-site reconnaissance did not reveal any evidence of surface fill.

Surface Staining and Stressed Vegetation

No stressed vegetation or evidence of chemical spillage was observed on the Property during the on-site reconnaissance.

Transformers

There was no indication that PCB containing equipment was used on the Property.

Air Stacks, Vents, and Odors

The on-site reconnaissance addressed air stacks, vents, and strong, pungent or noxious odors at the Property. No such items were observed.

Evidence of Underground or Aboveground Storage Tanks

Two concrete ASTs were located on the Property. Both were associated with the groundwater production well and contained water. No other USTs or ASTs were observed on the Property.

Conduits to Groundwater

Storm drains, monitoring wells, or dry wells were not discovered on the Property. A groundwater production well was located on the Property. No indications of leaks or spills of regulated substances were noted near these drains.

Evidence of Improper Waste Discharge

Pipes and/or vents, indicating improper discharge of wastes, were not found at the

Property.

On-Site Environmental Management Practices

The on-site reconnaissance addressed the following environmental management practices.

Solid Waste

No such items were noted.

Hazardous Materials and Waste

No hazardous materials were observed on the Property.

Treatment Facilities

No treatment facilities were observed on the Property.

Application of Pesticides, Herbicides or Fertilizers

No evidence of the application of pesticides, herbicides, or fertilizers was indicated during the on-site reconnaissance.

General Environmental Practices

No indications of adverse environmental practices were observed on the Property during the on-site reconnaissance.

5.2 Adjacent and Nearby Site Uses

The following observations were made of parcels adjacent to the Property:

Northwest	Commonwealth Central Credit Union and GT Home Loans at 5890-5898 Silver Creek Valley Rd.
Northeast	Open pasture, residential building and storage garage at 469 Piercy
Southwest	Hellyer Avenue, General Electric at 5900 Silver Creek Valley Rd and a residential home at 451 Piercy Rd.
Southeast	Piercy Road and commercial buildings at 6010 -6020 Hellyer Avenue

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

ERAS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the Property. Any exceptions to, or deletions from this Practice are described in the report.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part.

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 all of the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Data failures occurred for the Property between 1899 and 1939. During this time period the Property was likely to have been vacant and undeveloped or used as an orchard. Based on the consistent, non-hazardous uses of the Property, the data gap is not considered likely to affect the conclusions of this assessment.

Site Visit

An ERAS representative visited the Property on December 5, 2017. The Property was in an area of commercial and residential land use. The Property was developed with infrastructure for storing and pumping water from a well on the Property.

To the northeast of the Property was a residential home and large undeveloped area at 469 Piercy Road. To the southeast was Piercy Road and across the street were commercial buildings at 6010 and 6020 Piercy Road. To the southwest was Hellyer Avenue and across the street was a residential home at 451 Piercy Road and GE Water and Process Technologies at 5900 Silver Creek Valley Road. To the northwest was a commercial building containing Commonwealth Central Credit Union and G T Home Loans at 5890 to 5898 Silver Creek Valley Road.

The Property was mostly an empty dirt and grass lot. In the southwestern portion of the Property was a patch of poured concrete. A groundwater well and infrastructure for storing and pumping water was located at the southwestern end of the Property along Piercy Road. This included a concrete pad with two large concrete aboveground storage tanks (ASTs) to hold water, four pressure tanks, and two electric motors.

Hazardous materials were not observed on the Property. Drywells, monitoring wells or evidence of subsurface investigations were not observed on the Property by ERAS. No evidence of underground storage tanks (USTs) was observed. No evidence of leakage, spillage or dumping of regulated material was observed.

Historical Review Summary

The Property was used an orchard prior to 1939 until after 1968. The Property was then vacant and undeveloped from at least 1973 to 1998. In 2001, the Property was used to hold a temporary construction office for the City of San Jose during the construction of Hellyer Road.

Infrastructure for the groundwater well was utilized on the Property from at least 2005 until the present.

Database Review Summary

The Property and its adjacent sites were not identified on any of the databases searched for this assessment.

Based on distance, locations or current site status, none of the other identified sites are considered threats to the current environmental status of the Property or subsurface soil and groundwater beneath it.

Environmental liens for the Property were not found during this assessment.

Recognized Environmental Conditions

No recognized environmental conditions (REC), historical recognized environmental conditions (HREC), conditional recognized environmental conditions (CREC), or de minimis conditions for the Property.

6.2 Recommendations

No evidence was discovered during this assessment to indicate that activities currently conducted on the Property have contributed contamination to soil or groundwater.

With regard to the groundwater well on the Property, ERAS reccomends that the owner of the Property comes into compliance with groundwater regulations by completing the following actions:

- Register the well with the Santa Clara Valley Water District (SCVWD).
- If the water is to be used for drinking water purposes, obtain water system clearance from the Santa Clara Department of Environmental Health.
- If the well will not be used, the well should be destroyed by a C-57 licensed contractor after obtaining proper destruction permits from the SCVWD.

Based on the information obtained during this assessment, ERAS recommends no other action pertaining to environmental conditions at the Property at the Property identified as 459 Piercy Road in San Jose, California.

7.0 REFERENCES AND APPENDICES

Maps, Aerial Photographs, and Other Geographic References

Historic topographic maps, for EDR dated in 1897, 1899, 1953, 1961, 1968, 1973, 1980, and 2012 were reviewed.

ERAS reviewed historical aerial photographs from EDR. Photos dated 1939, 1940, 1948, 1950, 1956, 1963, 1968, 1973, 1982, 1998, 2005, 2006, 2009, 2010 and 2012 were reviewed.

EDR provided information obtained from historical Polk's and Haines City Street Directories. Information dated in 1975, 1980, 1985, 1986, 1991, 2000, 2006, 2010, and 2014 was reviewed

Published References

California Department of Water Resources, Evaluation of Ground Water Resources South Bay, Appendix A: Geology, Bulletin 118-1, August 1967.

EDR FirstSearch Report, 459 Piercy Rd, San Jose, California 95138, Inquiry Number 5121418.1s, dated November 29, 2017.

Goldman, Harold B., Geology of San Francisco Bay prepared for San Francisco Bay Conservation and Development Commission, February 1967.

Santa Clara Valley Water District, A Guide for the Private Well Owner, Version 18, May 2017.

Records Review, Interviews and Agency Contacts

Interview with Mr. Bob Desai, December 6, 2017.

San Jose Building Department, City of San Jose online records, sjpermits.org, December 4, 2017.

San Jose Fire Department City of San Jose online records, sjpermits.org, December 4, 2017

Santa Clara County Environmental Health Department file review, December 1, 2017.

Subsurface Environmental Corp, Underground Storage Tank Removal Closure Report for 459 Piercy Road, San Jose, CA. August 27, 2002.

APPENDIX A

ENVIRONMENTAL PROFESSIONALS RESUMES

David Siegel

David Siegel is president of ERAS Environmental, Inc., an environmental consulting company formed in October 1998. Prior to that, Mr. Siegel was principle of Siegel Environmental Consulting Services, formed in February 1994, an environmental consulting company providing due diligence services, geological and hydrogeological research, Phase 2 field services such as groundwater well installation and sampling, waste disposal, project management and remediation planning and permitting.

Before involvement with management of these environmental consulting firms, Mr. Siegel was a Project Hydrogeologist, Project Geologist, and Staff Geologist with three San Francisco Bay Area environmental consulting companies from 1987 to 1998. Mr. Siegel holds a master's degree in geology from California State University East Bay and was a State of California Registered Environmental Assessor II.

QUALIFICATIONS

Experience since 1987 in hazardous materials consulting including due diligence projects, soil and groundwater investigations and remediation, and asbestos surveying. Strong organizational background in project management including budget development and management and client contact and service. Strong technical background in groundwater well design and installation, soil and groundwater chemical data evaluation and hydrogeological assessment. Inspection experience with thousands of commercial sites including retail, office, industrial and residential. Experience providing management, business development, technical oversight, client contact and regulatory agency negotiation and interaction for environmental case closures.

WORK HISTORY

1994-Present: ***President of ERAS Environmental, Inc. and Principle of Siegel Environmental***
Management and completion of due diligence projects for a wide variety of commercial properties throughout California. Management and completion of Phase 2 soil and groundwater and asbestos sampling projects at former and operating gasoline stations and industrial facilities. Responsible for project initiation, planning, report preparation and technical oversight. Responsible for business development, client contact and local and state regulatory agency compliance for ongoing investigation, cost recovery and case closures.

1987-1994: ***Project Hydrogeologist (McCulley, Frick & Gilman, San Francisco; 1992-1994), Project Manager (Converse Environmental, San Francisco; 1989-1992), Project Manager (Exceltech, Inc., Fremont; 1987-1989)***
Management and completion of environmental and geotechnical investigations involving soil and groundwater contamination. Responsible for project planning, budgeting and operation, professional staff supervision and report completion. Interface with engineers for site remediation planning.

EDUCATION AND LICENCES

1995 to Present - EPA Certified Asbestos Building Inspector

1990 to 2012 - California Registered Environmental Assessor II

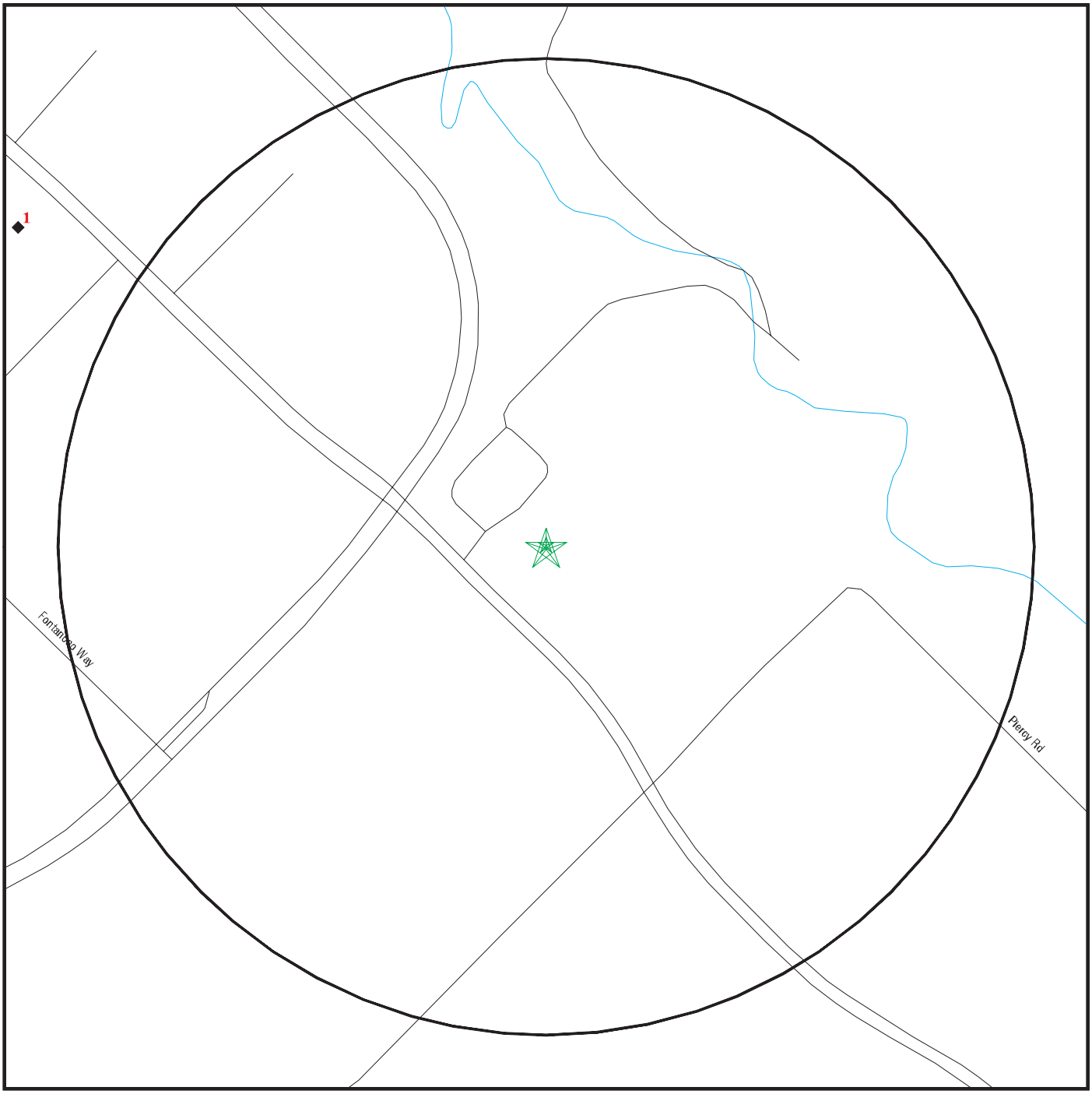
1988 - M.S. Geological Sciences, California State University, East Bay

APPENDIX B

LOCATION AND SITE MAPS

0.250 Mile Map

459 PIERCY RD. SAN JOSE, CA 95138



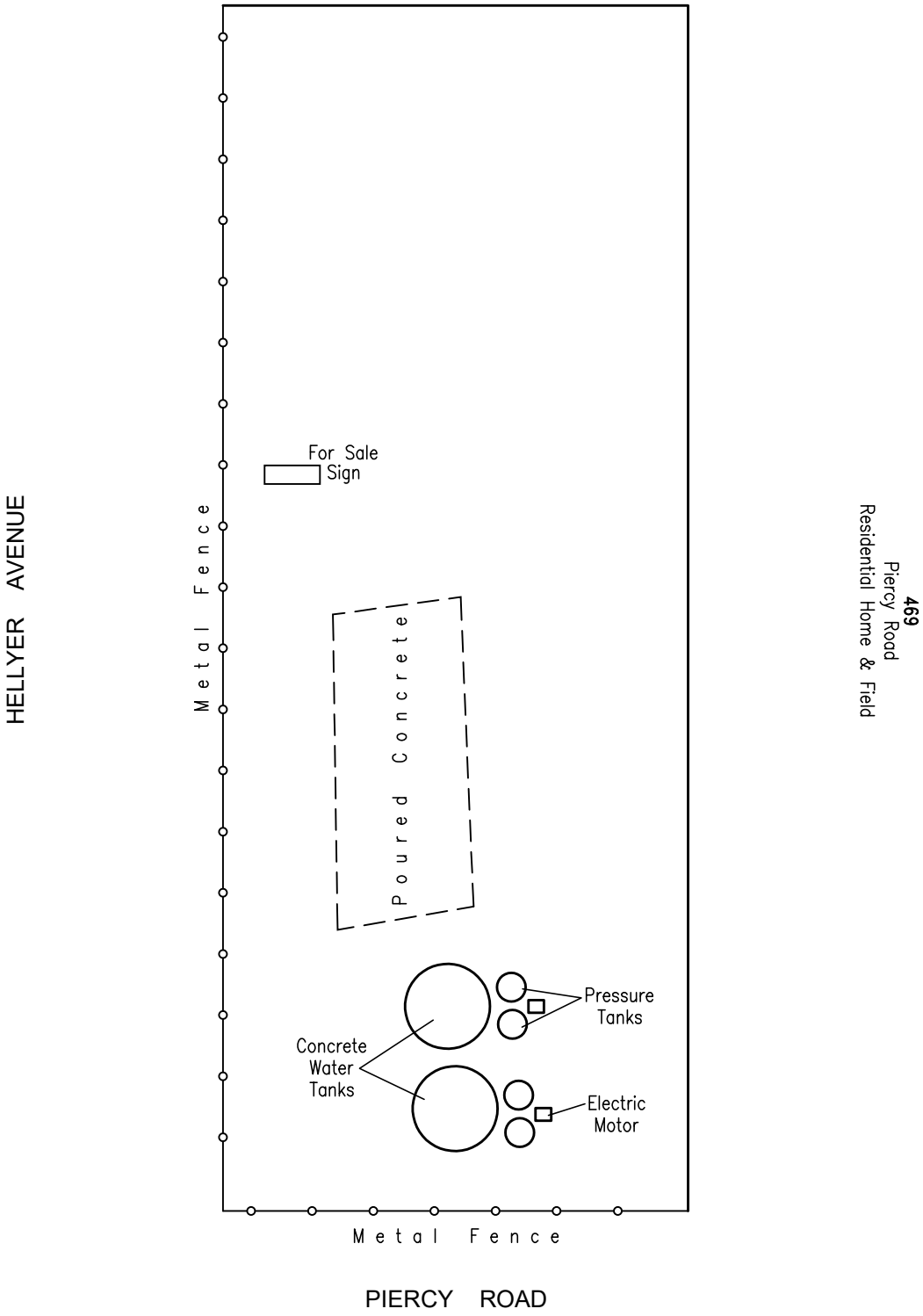
Black Rings Represent Qtr. Mile Radius

- **Target Property (Latitude: 37.259927 Longitude: 121.782292)**
- **High or Equal Elevation Sites**
- **Low Elevation Sites**
- **National Priority List Sites**

EDR First Report

EDR Reference Code (EDR internal use only): 5121418.1s
Copyright © 2017 EDR, Inc. © 2015 TomTom Rel. 2015.
17-11-29.13:08:24.Wed

5890-5898
Silver Creek Valley Road
GT Home Loans & Common Wealth Central Credit Union



PROPERTY SITE PLAN	FIGURE 2
Project No. 17212 459 Piercy Road San Jose, California	December, 2017 Not to Scale

ERAS Environmental

APPENDIX C

PROPERTY PHOTOGRAPHS



Photograph 1 - View of the Property from across Piercy Road



Photograph 2 - View of the Property from the northwest edge



Photograph 3 - Concrete poured on Property



Photograph 4 - Water tanks, pressure tanks and electric motors on Property

APPENDIX D

EDR ENVIRONMENTAL FIRSTSEARCH REPORT

17212
459 Piercy Rd.
San Jose, CA 95138

Inquiry Number: 5121418.1s
November 29, 2017

EDR FIRST REPORT

A Search of ASTM E1527-13 §8.2.1 Databases

edrnet.com 800.352.0050

Table of Contents

This report includes a search of reasonably available environmental records to assist the professional in compliance with Section 8.2.1 Standard Federal, State, and Tribal Environmental Record Source of ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Additional environmental records sources may be available for your property.

Target Site: 459 PIERCY RD.
SAN JOSE, CA 95138

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)	UTMs	
Longitude:	121.782292	121.7822920 - 121° 46' 56.25''	Easting:	607981.8
Latitude:	37.259927	37.2599270 - 37° 15' 35.73''	Northing:	4124198.5
Elevation:	206 ft. above sea level		Zone:	Zone 10

SECTION	PAGE
Search Summary	**ES-1**
Sites Sorted by Distance	**ES-3**
Sites Sorted by Database	**ES-4**
1 Mile Map	**2**
0.25 Mile Map	**3**
Mapped Sites Summary	**4**
Orphan Summary	**OR-1**
Records Searched/Data Currency Tracking	**GR-1**
USGS 7.5 Minute Topographic Map	**TM-1**

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc., as described herein. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.**

Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Search Summary

TARGET SITE: **459 PIERCY RD.**
SAN JOSE, CA 95138

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	Orphan	TOTALS
Federal NPL site list										
	NPL	05/30/2017	1.000	0	0	0	0	0	0	0
	Proposed NPL	05/30/2017	1.000	0	0	0	0	0	0	0
	NPL LIENS	10/15/1991	TP	0	-	-	-	-	0	0
Federal Delisted NPL site list										
	Delisted NPL	05/30/2017	1.000	0	0	0	0	0	0	0
Federal CERCLIS list										
	FEDERAL FACILITY	11/07/2016	0.500	0	0	0	0	-	0	0
	SEMS	07/11/2017	0.500	0	0	0	0	-	0	0
Federal CERCLIS NFRAP site list										
	SEMS-ARCHIVE	07/11/2017	0.500	0	0	0	0	-	0	0
Federal RCRA CORRACTS facilities list										
	CORRACTS	09/13/2017	1.000	0	0	0	0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list										
	RCRA-TSDF	09/13/2017	0.500	0	0	0	0	-	0	0
Federal RCRA generators list										
	RCRA-LQG	09/13/2017	0.250	0	0	0	-	-	0	0
	RCRA-SQG	09/13/2017	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	09/13/2017	0.250	0	0	0	-	-	0	0
Federal institutional controls / engineering controls registries										
	LUCIS	05/22/2017	0.500	0	0	0	0	-	0	0
	US ENG CONTROLS	08/10/2017	0.500	0	0	0	0	-	0	0
	US INST CONTROL	08/10/2017	0.500	0	0	0	0	-	0	0
Federal ERNS list										
	ERNS	09/18/2017	TP	0	-	-	-	-	0	0
State- and tribal - equivalent NPL										
	RESPONSE	07/31/2017	1.000	0	0	0	0	0	0	0
State- and tribal - equivalent CERCLIS										
	ENVIROSTOR	07/31/2017	1.000	0	0	0	1	2	0	3

Search Summary

TARGET SITE: **459 PIERCY RD.**
SAN JOSE, CA 95138

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	Orphan	TOTALS
State and tribal landfill and/or solid waste disposal site lists										
	SWF/LF	08/14/2017	0.500	0	0	0	0	-	0	0
State and tribal leaking storage tank lists										
	LUST	09/11/2017	0.500	0	0	0	0	-	0	0
	INDIAN LUST	04/14/2017	0.500	0	0	0	0	-	0	0
	SLIC	09/11/2017	0.500	0	0	0	0	-	0	0
	HIST LUST	03/29/2005	0.500	0	0	0	0	-	0	0
State and tribal registered storage tank lists										
	FEMA UST	05/15/2017	0.250	0	0	0	-	-	0	0
	UST	09/11/2017	0.250	0	0	0	-	-	0	0
	AST	07/06/2016	0.250	0	0	0	-	-	0	0
	INDIAN UST	04/14/2017	0.250	0	0	0	-	-	0	0
State and tribal voluntary cleanup sites										
	VCP	07/31/2017	0.500	0	0	0	0	-	0	0
	INDIAN VCP	07/27/2015	0.500	0	0	0	0	-	0	0
State and tribal Brownfields sites										
	BROWNFIELDS	09/21/2017	0.500	0	0	0	0	-	0	0
	- Totals --			0	0	0	1	2	0	3

Sites Sorted by Distance

TARGET PROPERTY ADDRESS:

459 PIERCY RD.
SAN JOSE, CA 95138

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft, mi.) DIRECTION
1	OUT OF BUSINESS	5521 HELLYER AV	ENVIROSTOR	Lower	1668, 0.316, WNW
2	INTEL CORPORATION	300 ENZO DRIVE	ENVIROSTOR	Higher	3549, 0.672, South
3	M/A-COM, INC	5300 HELLYER AVENUE	ENVIROSTOR	Higher	3640, 0.689, NNW

Sites Sorted by Database

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

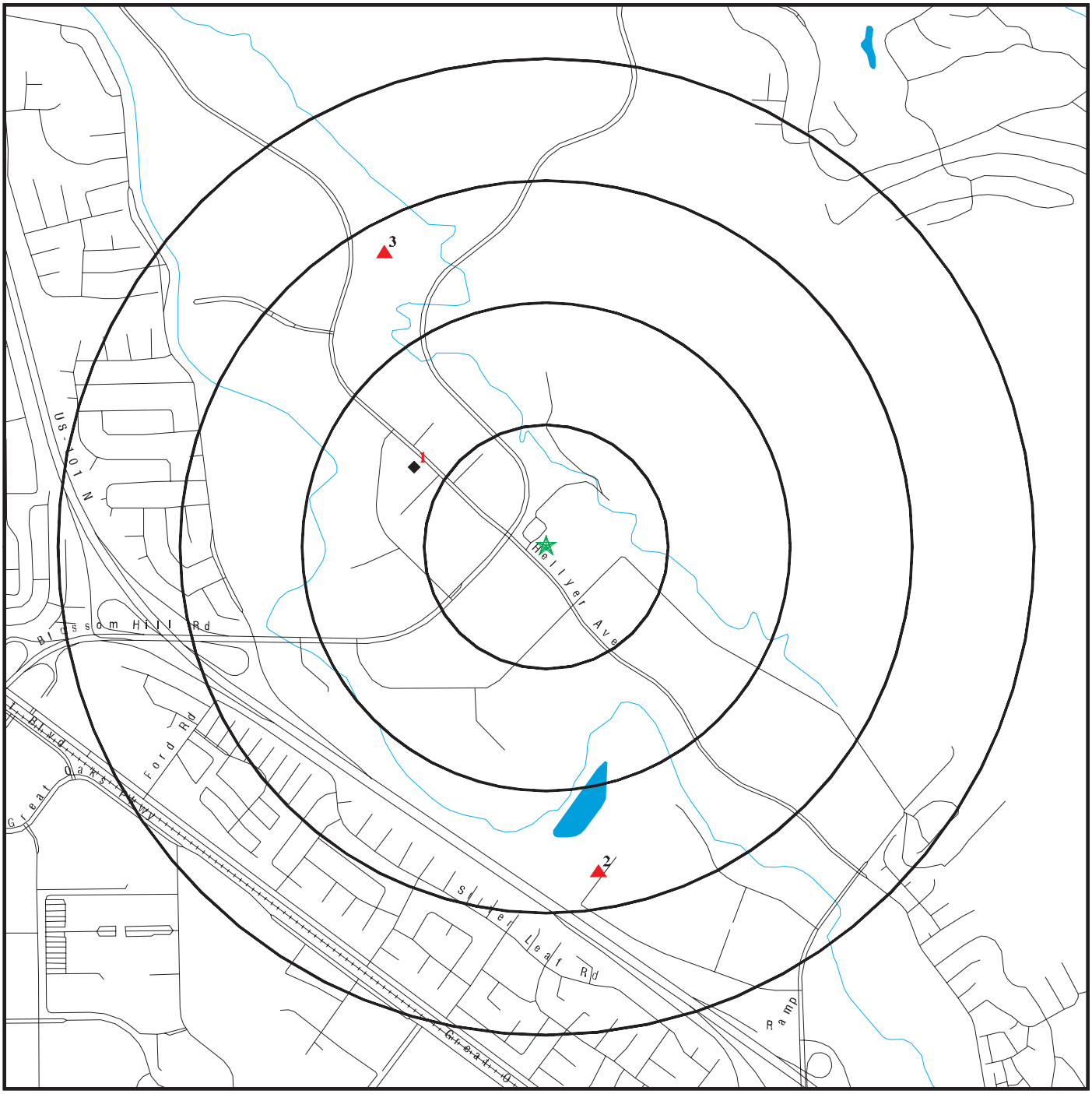
SURROUNDING SITES: SEARCH RESULTS

ENVIROSTOR: EnviroStor Database

Site	Address	Direction / Distance	Map ID	Page
OUT OF BUSINESS Facility Id: 60001755 Status: Inactive - Needs Evaluation	5521 HELLYER AV	WNW (0.316 mi. / 1668 ft.)	1	4
INTEL CORPORATION Facility Id: 71003682 Status: Inactive - Needs Evaluation	300 ENZO DRIVE	S (0.672 mi. / 3549 ft.)	2	4
M/A-COM, INC Facility Id: 71004119 Status: Inactive - Needs Evaluation	5300 HELLYER AVENUE	NNW (0.689 mi. / 3640 ft.)	3	4

1.00 Mile Map

459 PIERCY RD. SAN JOSE, CA 95138



Black Rings Represent Qtr. Mile Radius

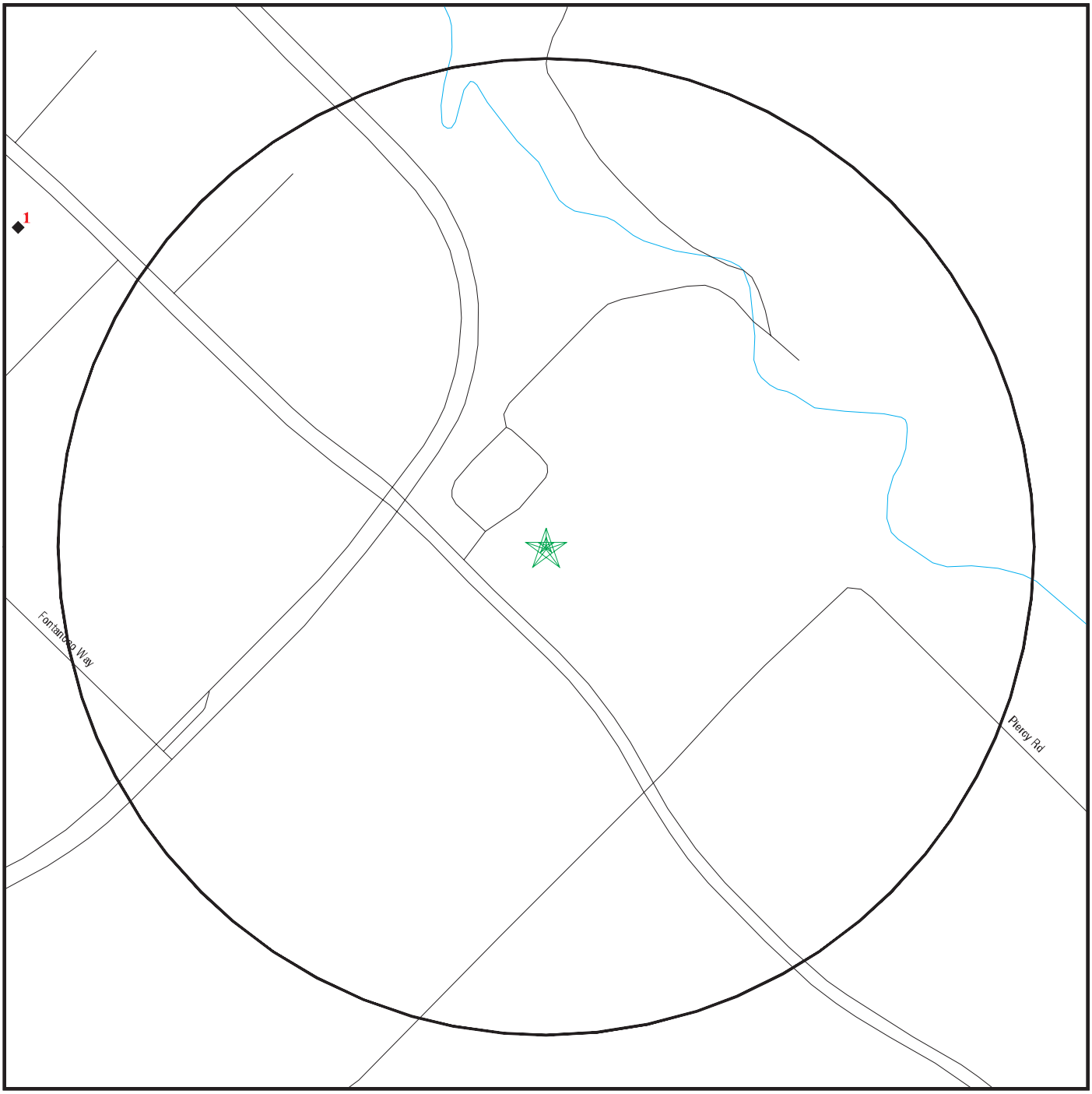
- **Target Property (Latitude: 37.259927 Longitude: 121.782292)**
- **High or Equal Elevation Sites**
- **Low Elevation Sites**
- **National Priority List Sites**

EDR First Report

EDR Reference Code (EDR internal use only): 5121418.1s
Copyright © 2017 EDR, Inc. © 2015 TomTom Rel. 2015.
17-11-29.13:07:52.Wed

0.250 Mile Map

459 PIERCY RD. SAN JOSE, CA 95138



Black Rings Represent Qtr. Mile Radius

- **Target Property (Latitude: 37.259927 Longitude: 121.782292)**
- **High or Equal Elevation Sites**
- **Low Elevation Sites**
- **National Priority List Sites**

EDR First Report

EDR Reference Code (EDR internal use only): 5121418.1s
Copyright © 2017 EDR, Inc. © 2015 TomTom Rel. 2015.
17-11-29.13:08:24.Wed

Mapped Sites Summary

Target Property: 459 PIERCY RD.
SAN JOSE, CA 95138

ENVIROSTOR

EDR ID: S111217022 **DIST/DIR:** 0.316 WNW **ELEVATION:** 202 **MAP ID:** 1

NAME: OUT OF BUSINESS
ADDRESS: 5521 HELLYER AV
SAN JOSE, CA 95138

Click here for full text details

ENVIROSTOR
Facility Id: 60001755
Status: Inactive - Needs Evaluation

ENVIROSTOR

EDR ID: S103650600 **DIST/DIR:** 0.672 South **ELEVATION:** 209 **MAP ID:** 2

NAME: INTEL CORPORATION
ADDRESS: 300 ENZO DRIVE
SAN JOSE, CA 95138
SANTA CLARA

Click here for full text details

ENVIROSTOR
Facility Id: 71003682
Status: Inactive - Needs Evaluation

ENVIROSTOR

EDR ID: S105094018 **DIST/DIR:** 0.689 NNW **ELEVATION:** 243 **MAP ID:** 3

NAME: M/A-COM, INC
ADDRESS: 5300 HELLYER AVENUE
SAN JOSE, CA 95138
SANTA CLARA

Click here for full text details

ENVIROSTOR

- Continued on next page -

Mapped Sites Summary

Target Property: 459 PIERCY RD.
SAN JOSE, CA 95138

ENVIROSTOR

EDR ID: S105094018 **DIST/DIR:** 0.689 NNW **ELEVATION:** 243 **MAP ID:** 3

NAME: M/A-COM, INC
ADDRESS: 5300 HELLYER AVENUE
SAN JOSE, CA 95138
SANTA CLARA

Facility Id: 71004119
Status: Inactive - Needs Evaluation

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Gov Date	Arvl. Date	Active Date	Last EDR Contact
CA	AST	Aboveground Petroleum Storage Tank Facilities	07/06/2016	07/12/2016	09/19/2016	09/25/2017
CA	BROWNFIELDS	Considered Brownfieds Sites Listing	09/21/2017	09/21/2017	11/09/2017	09/21/2017
CA	ENVIROSTOR	EnviroStor Database	07/31/2017	08/01/2017	08/15/2017	10/31/2017
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	09/11/2017	09/12/2017	11/09/2017	09/12/2017
CA	LUST REG 1	Active Toxic Site Investigation	02/01/2001	02/28/2001	03/29/2001	08/01/2011
CA	LUST REG 2	Fuel Leak List	09/30/2004	10/20/2004	11/19/2004	09/19/2011
CA	LUST REG 3	Leaking Underground Storage Tank Database	05/19/2003	05/19/2003	06/02/2003	07/18/2011
CA	LUST REG 4	Underground Storage Tank Leak List	09/07/2004	09/07/2004	10/12/2004	09/06/2011
CA	LUST REG 5	Leaking Underground Storage Tank Database	07/01/2008	07/22/2008	07/31/2008	07/01/2011
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	09/09/2003	09/10/2003	10/07/2003	09/12/2011
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	06/07/2005	06/07/2005	06/29/2005	09/12/2011
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	02/26/2004	02/26/2004	03/24/2004	08/01/2011
CA	LUST REG 8	Leaking Underground Storage Tanks	02/14/2005	02/15/2005	03/28/2005	08/15/2011
CA	LUST REG 9	Leaking Underground Storage Tank Report	03/01/2001	04/23/2001	05/21/2001	09/26/2011
CA	RESPONSE	State Response Sites	07/31/2017	08/01/2017	08/15/2017	10/31/2017
CA	SLIC	Statewide SLIC Cases (GEOTRACKER)	09/11/2017	09/12/2017	11/09/2017	09/12/2017
CA	SLIC REG 1	Active Toxic Site Investigations	04/03/2003	04/07/2003	04/25/2003	08/01/2011
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	09/30/2004	10/20/2004	11/19/2004	09/19/2011
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	05/18/2006	05/18/2006	06/15/2006	07/18/2011
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	11/17/2004	11/18/2004	01/04/2005	07/01/2011
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	04/01/2005	04/05/2005	04/21/2005	09/12/2011
CA	SLIC REG 6L	SLIC Sites	09/07/2004	09/07/2004	10/12/2004	08/15/2011
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	05/24/2005	05/25/2005	06/16/2005	08/15/2011
CA	SLIC REG 7	SLIC List	11/24/2004	11/29/2004	01/04/2005	08/01/2011
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	04/03/2008	04/03/2008	04/14/2008	09/12/2011
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	09/10/2007	09/11/2007	09/28/2007	08/08/2011
CA	SWF/LF (SWIS)	Solid Waste Information System	08/14/2017	08/17/2017	09/21/2017	11/14/2017
CA	UST	Active UST Facilities	09/11/2017	09/12/2017	11/08/2017	09/12/2017
CA	UST MENDOCINO	Mendocino County UST Database	06/02/2017	06/06/2017	08/25/2017	11/28/2017
CA	VCP	Voluntary Cleanup Program Properties	07/31/2017	08/01/2017	08/15/2017	10/31/2017
US	BRS	Biennial Reporting System	12/31/2015	02/22/2017	09/28/2017	11/20/2017
US	CORRACTS	Corrective Action Report	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	Delisted NPL	National Priority List Deletions	05/30/2017	06/09/2017	09/15/2017	11/03/2017
US	ERNS	Emergency Response Notification System	09/18/2017	09/21/2017	10/13/2017	09/21/2017
US	FEDERAL FACILITY	Federal Facility Site Information listing	11/07/2016	01/05/2017	04/07/2017	10/06/2017
US	FEDLAND	Federal and Indian Lands	12/31/2005	02/06/2006	01/11/2007	10/11/2017
US	FEMA UST	Underground Storage Tank Listing	05/15/2017	05/30/2017	10/13/2017	10/13/2017
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	04/14/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	10/07/2016	01/26/2017	05/05/2017	11/07/2017
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	10/14/2016	01/27/2017	05/05/2017	10/27/2017
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	04/26/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	04/24/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	04/14/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	05/01/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	04/13/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	04/14/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	04/25/2017	07/27/2017	10/13/2017	10/27/2017

RECORDS SEARCHED / DATA CURRENCY TRACKING

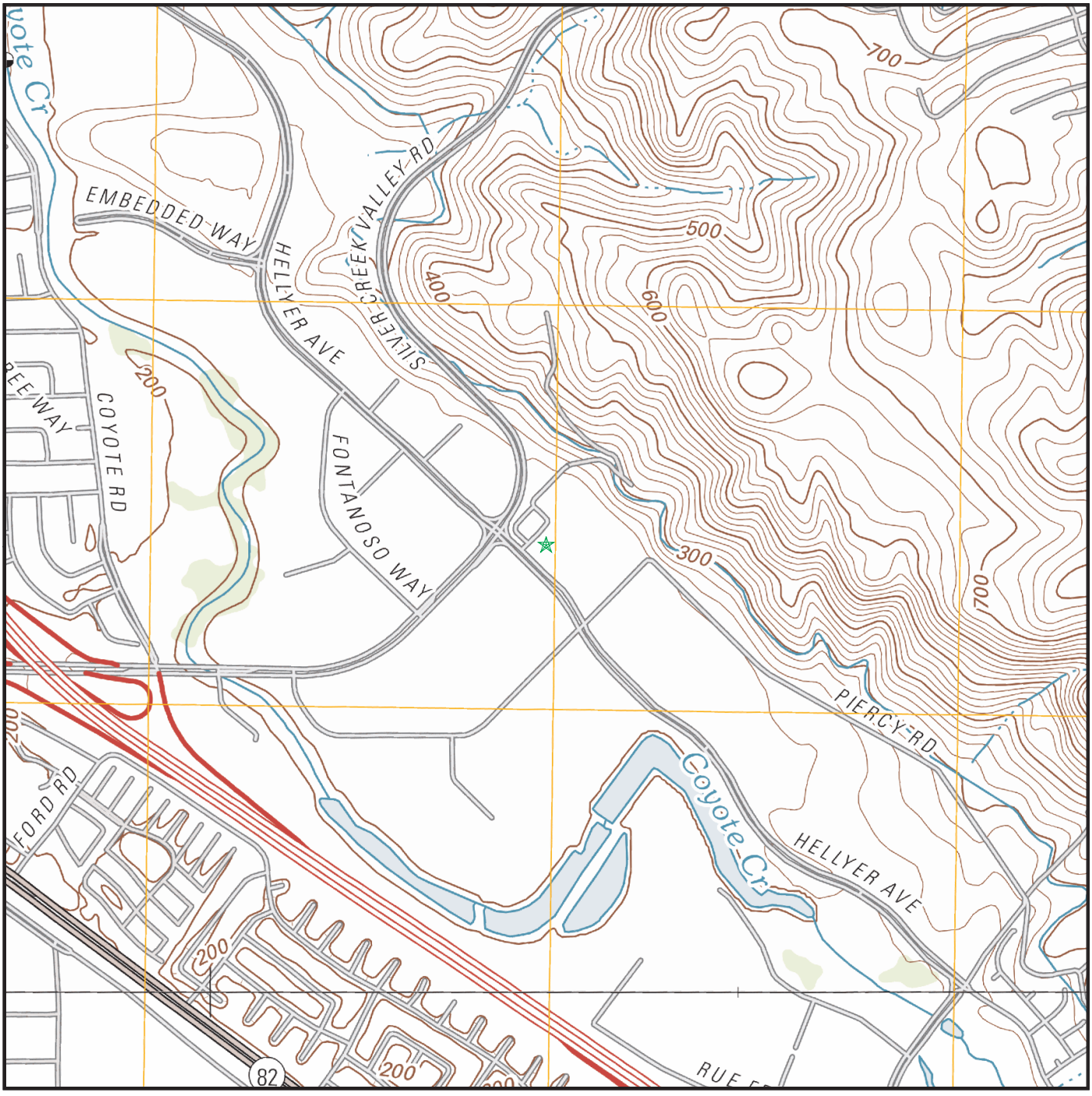
St	Acronym	Full Name	Gov Date	Arvl. Date	Active Date	Last EDR Contact
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	10/14/2016	01/27/2017	05/05/2017	10/27/2017
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	04/26/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	10/01/2016	01/26/2017	05/05/2017	10/27/2017
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	05/02/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	05/01/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	04/13/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	07/27/2015	09/29/2015	02/18/2016	09/25/2017
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	03/20/2008	04/22/2008	05/19/2008	04/20/2009
US	LUCIS	Land Use Control Information System	05/22/2017	06/13/2017	09/15/2017	11/08/2017
US	NPL	National Priority List	05/30/2017	06/08/2017	09/15/2017	11/03/2017
US	NPL LIENS	Federal Superfund Liens	10/15/1991	02/02/1994	03/30/1994	08/15/2011
US	PRP	Potentially Responsible Parties	10/25/2013	10/17/2014	10/20/2014	11/03/2017
US	Proposed NPL	Proposed National Priority List Sites	05/30/2017	06/09/2017	09/15/2017	11/03/2017
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	RCRA-LQG	RCRA - Large Quantity Generators	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	RCRA-SQG	RCRA - Small Quantity Generators	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	SEMS	Superfund Enterprise Management System	07/11/2017	07/21/2017	10/06/2017	11/03/2017
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	07/11/2017	07/28/2017	10/06/2017	11/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	10/12/2016	10/26/2016	02/03/2017	09/26/2017
US	US AIRS MINOR	Air Facility System Data	10/12/2016	10/26/2016	02/03/2017	09/26/2017
US	US ENG CONTROLS	Engineering Controls Sites List	08/10/2017	08/30/2017	10/13/2017	11/27/2017
US	US INST CONTROL	Sites with Institutional Controls	08/10/2017	08/30/2017	10/13/2017	11/27/2017

STREET AND ADDRESS INFORMATION

© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

USGS 7.5 Minute Topographic Map

459 PIERCY RD. SAN JOSE, CA 95138



Map Image Position: TP
Map Reference Code & Name: 5640414 San Jose East
Map State(s): CA
Version Date: 2012
Map Image Position: S
Map Reference Code & Name: 5640420 Santa Teresa Hills
Map State(s): CA
Version Date: 2012

EDR First Report

APPENDIX E

SITE ASSESSMENT CHECKLIST AND ASTM TRANSACTION SCREEN AND ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

SITE RECONNAISSANCE CHECKLIST

Site:	459 Piercy Rd. San Jose, CA
Inspector:	Jessica Siegel
Non Facility Visitors:	Weather Conditions: Sunny & cool
1. Topography / Fill Areas:	flat
2. Soil Geology	Urban
3. Groundwater	flows southwest
4. Vegetation	grassy field
5. Wetlands	none
6. Drainage (describe below)	
a) Building	no building
b) Site	soil
c) Regional	Coyote Creek, SF Bay
7. Utilities	
a) Public	☐ Drinking Water ☐ Electric ☐ Storm ☐ Waste Water Sewer ☐ Heating / Nat. Gas
b) Private (identify)	drinking water from water wells
8. Evidence of Contamination ; Note environmental features (e.g. asbestos, sloppy housekeeping, hazardous chemicals, storage areas, containment structures)	

9. Building Information

a) General

Building number:	no bldgs on site							
Age:								
Construction:								
Type								
Features:								

b) Building Interior

Odors:	n/a							
Spillage	none							
Potential Asbestos	none							
Housekeeping								

c) Building Exterior

Condition								

No. of transformers	no
Area(s) of stained soil	none
Area(s) of stressed vegetation	none

Qty of USTs	0	Age		Size	
Qty of ASTs	2	Age		Size	Above ground water tanks

10. Storage Area(s) Condition

Qty of Drums		Type				
Qty of Gas Cylinders		Type				
Waste Removal Storage Containers	0	Quantity		Type		
Debris	0	Quantity		Type		

Signature: Jessica Siegel 12/5/17

Date: 12-6-2017

Site Address: 459 Piercy Rd, San Jose

Person Interviewed/Title: BOB DESAI

ASTM Transaction Screen and Environmental Site Assessment Questionnaire

	Owner	Occupants	Observed during site visit
1. Is the property or any adjoining site used for an industrial use?	Yes (No) Unk	Yes No Unk	Yes (No) Unk
2. To the best of your knowledge, has the property or any adjoining site been used for an industrial use?	Yes (No) Unk	Yes No Unk	Yes (No) Unk
3. Is the property or any adjoining site used for a gasoline station, motor repair, commercial printing, dry cleaning, photo processing, junkyard, landfill, or waste storage, disposal, processing or recycling?	Yes (No) Unk	Yes No Unk	Yes (No) Unk
4. To the best of your knowledge, has the Property or any adjoining site been used for a gasoline station, motor repair, commercial printing, dry cleaning, photo processing, junkyard or for waste storage, disposal, processing or recycling?	Yes (No) Unk	Yes No Unk	Yes (No) Unk
5. Are there, or has there been to the best of your knowledge, discarded batteries or pesticides, paints, or other chemicals in more than 5 gallon containers or 50 gallons in total stored or used at the Property?	Yes (No) Unk	Yes No Unk	Yes (No) Unk
6. Are there, or has there been to the best of your knowledge, any industrial drums (usually 55 gallon) or sacks of chemicals on the Property	Yes (No) Unk	Yes No Unk	Yes (No) Unk
7. Are there, or has there been to the best of your knowledge, any fill dirt from a contaminated or unknown site put on the property	Yes (No) Unk	Yes No Unk	Yes (No) Unk
8. Are there, or has there been to the best of your knowledge, any pits, ponds or lagoons on the Property in connection with waste treatment or disposal?	Yes (No) Unk	Yes No Unk	Yes (No) Unk
9. Is there, or has there been to the best of your knowledge, any stained soil or ground on the property?	Yes (No) Unk	Yes No Unk	Yes (No) Unk

return to:
510.886.5399 - fax
or
info@eras.biz

JS 12/5/17

Site Address: 459 Piercy Rd, San Jose

	Owner	Occupants	Observed during site visit
10. Are there, or has there been to the best of your knowledge any registered or unregistered underground (UST) or above ground (AST) storage tanks on the property?	Yes (No) Unk	Yes No Unk	(Yes) No Unk ↳ ASTs used for water
11. Are there, or has there been to the best of your knowledge, any vent pipes, fill pipes or access ways indicating a fill pipe on the Property?	Yes (No) Unk	Yes No Unk	Yes (No) Unk
12. Are there, or has there been to the best of your knowledge, any flooring, drains, or walls on the Property that are stained by substances other than water or are emitting foul odors?	Yes (No) Unk	Yes No Unk	Yes (No) Unk
13. If the Property is served by a non public water system, is there any indication that the water supply was contaminated or were contaminants identified that exceeded guidelines.	Yes (No) Unk	Yes No Unk	Yes (No) Unk
14. Does the owner or occupant have knowledge of liens or governmental notification relating to violations of environmental law	Yes (No) Unk	Yes No Unk	Yes No Unk
15. Does the owner or occupant have knowledge of the current or past presence o f hazardous substances or petroleum products on the Property?	Yes (No) Unk	Yes No Unk	Yes No Unk
16. Does the owner or occupant have knowledge of any environmental site assessment that indicated the presence of contamination or recommended further assessment	Yes (No) Unk	Yes No Unk	Yes No Unk
17. Does the owner or occupant have knowledge of past, threatened or pending lawsuits regarding a release of any hazardous release of any hazardous substance on the Property.	Yes (No) Unk	Yes No Unk	Yes No Unk
18. Does the Property discharge waste water, other than storm or sanitary water into sewer?	Yes (No) Unk	Yes No Unk	Yes (No) Unk
19. Is there any evidence to the best of your knowledge that hazardous substances, tires, batteries or other waste materials have been dumped, buried, or burned on the Property.	Yes (No) Unk	Yes No Unk	Yes (No) Unk
20. Is there a transformer, capacitor or other hydraulic equipment for which there are records indicating the presence of PCB's.	Yes (No) Unk	Yes No Unk	Yes (No) Unk

return to:
510.886.5399 - fax
or
info@eras.biz

JD 12/5/17

Site Address: 459 Piercey Rd, San Jose

How long have you owned the Property and who have the occupants been? What has the Property been used for in the past? (please provide duration)

We are planning to purchase and in contract

Who Occupied the Property prior to you?

Unknown, seems like Vacant Land for a longtime.

Interviewee Signature: [signature]

Interviewee Printed Name: BOB DESAI

Date: 12-6-2017

Phone Number: 408-891-3523

Interviewer Signature: [signature]

Interviewer Printed Name: Jessica Siegel

return to:
510.886.5399 - fax
or
info@eras.biz

APPENDIX F

MAP OF UNDERGROUND STORAGE TANK ASSOCIATED WITH THE PROPERTY ADDRESS

CITY OF SAN JOSE
459 PIERCY RD
409259
P-6201
2002-040749-HZ

459
Piercy Rd office

Piercy Rd.

N

New Hellyer Rd.

Approx 370'

Approx = 5000 gal UST

PAWEX/Hellyer Rd UST
San Jose, CA

City of San Jose
Public Works - Development Services Division
Imaging Index Cover Sheet

AMANDA FOLDER NO. **18-143604 GC** (Example: 02-035156 **RV**)

AMANDA ROW ID (aka FolderRSN) **1790600** (Example: 933851)

3 DASH FILE NO. **3-24388** TRACT NO. (If applicable)

Prepared By **Davison Hogan** Date **01/02/19**

Category	Document Type	Sub Document Type
☐ PL Plans	☐ IP Improvement Plan	☐ AP Approved ☐ RV Revised ☐ RD Record Drawing
	☐ GR Grading / Erosion Control Plan	☐ AP Approved ☐ RV Revised ☐ CP Completed
	☐ PS Private Street Plan	☐ AP Approved ☐ RV Revised ☐ CP Completed
	☐ JT Private Utility Plan	☐ AP Approved ☐ CP Completed
	☐ OT Other	☐ AP Approved ☐ CP Completed
☐ MP Maps	☐ TR Tract Map	
	☐ PM Parcel Map	
	☐ MC Map Correction	
	☐ SV Street Vacation	
	☐ SD Separate Instrument Dedication	☐ RC Recorded
☑ PD Permit Docs	☐ AP Approved Permit	
	☐ CN Cancelled Permit	
	☐ CP Completed Permit	
	☐ EP Expired Permit	
	☐ EX Extended Permit	
	☐ RP Revised Permit	
	☐ CO Correspondence	
	☐ CL Clearances	☐ GC GeoHazard Clearance ☐ FC Flood Clearance ☐ OC Other Clearance
	☐ FL Flood	☐ EC Elevation Certificate ☐ LO LOMA / LOMR
	☑ SR Soils Report	
	☐ CA Construction Agreement / Bonds	
	☐ PA Parkland Agreement	
	☐ TW Traffic Report Workscope	
	☐ TA Completed Traffic Report	
	☐ MS Miscellaneous Documents	
☐ SD Special Districts	☐ FD Formation Documents	
	☐ AD Annual Documents	
	☐ BM Boundary Map	

☐ This is an Original Document which needs to be returned to the person above, or to _____

☐ This document needs to be forwarded to PW GIS, once imaging is complete. Updates to Basemap Sheet No. _____

Rev. 4-18-18

ROMIG ENGINEERS

GEOTECHNICAL INVESTIGATION

RESIDENCE INN

459 PIERCY ROAD

SAN JOSE, CALIFORNIA 95138

Prepared for

Temple San Jose, LLC

527 Simas Drive

Milpitas, California 95035

January 2018

Project No. 4257-1

ROMIG ENGINEERS

January 19, 2018
4257-1

Temple San Jose LLC
527 Simas Drive
Milpitas, California 95035

RE: GEOTECHNICAL INVESTIGATION
RESIDENCE INN
459 PIERCY ROAD
SAN JOSE, CALIFORNIA

Attention: Mr. Bob Desai

Gentlemen:

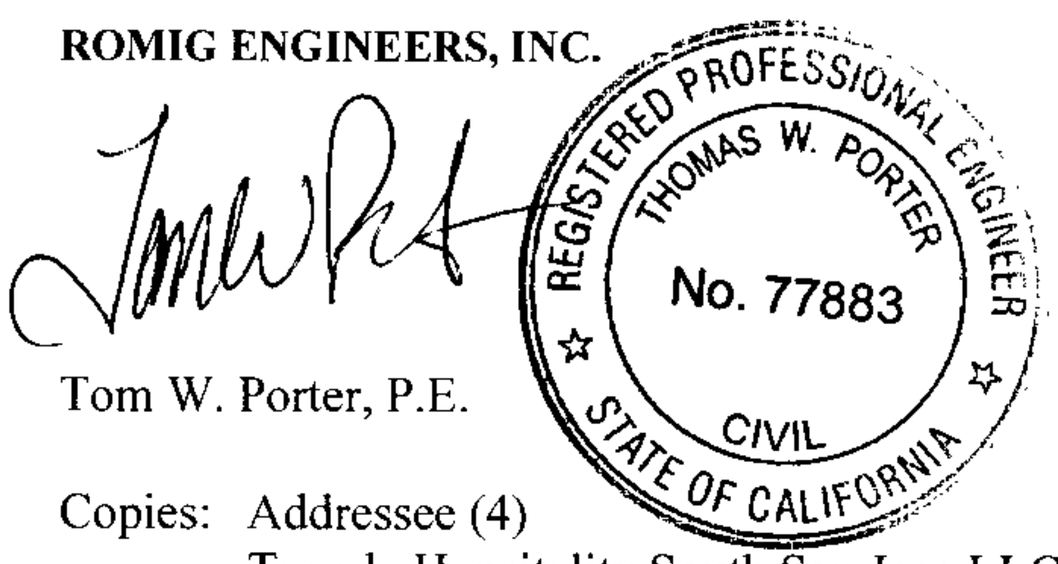
As requested, we have performed a geotechnical investigation for the proposed Residence Inn to be constructed at 459 Piercy Road in San Jose, California. The accompanying report summarizes the results of our field exploration, laboratory testing, and engineering analysis, and presents geotechnical recommendations for the proposed project.

We refer you to the text of our report for specific recommendations.

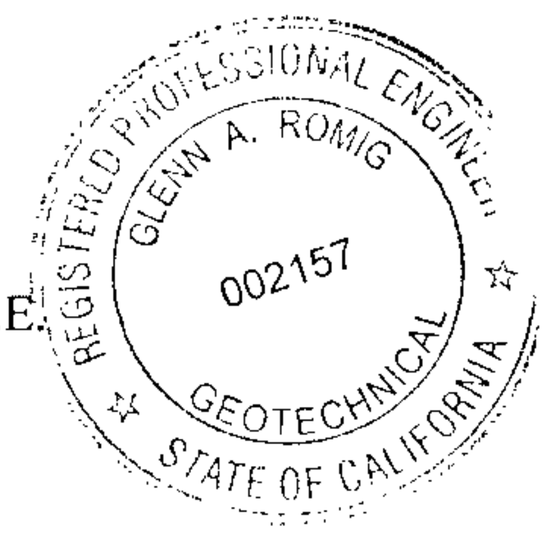
Thank you for the opportunity to work with you on this project. If you have any questions or comments about our findings or recommendations for the project, please call.

Very truly yours,

ROMIG ENGINEERS, INC.



Tom W. Porter, P.E.



Glenn A. Romig, P.E., G.E.

Copies: Addressee (4)
Temple Hospitality South San Jose LLC (via email)
Attn: Mr. Vijay Meher

GAR:TWP:dr

GEOTECHNICAL INVESTIGATION
RESIDENCE INN
459 PIERCY ROAD
SAN JOSE, CALIFORNIA 95138

PREPARED FOR:

TEMPLE SAN JOSE LLC

527 SIMAS DRIVE

MILPITAS, CALIFORNIA 95035

PREPARED BY:

ROMIG ENGINEERS, INC.

1390 EL CAMINO REAL, SECOND FLOOR

SAN CARLOS, CALIFORNIA 94070

JANUARY 2018

ROMIG ENGINEERS

TABLE OF CONTENTS

Page No.

Letter of transmittal
Title Page
TABLE OF CONTENTS
INTRODUCTION....1
Project Description....1
Scope of Work....1
Limitations....1
SITE EXPLORATION AND RECONNAISSANCE....2
Surface Conditions....2
Subsurface Conditions....3
Ground Water....3
GEOLOGIC SETTING....3
Faulting and Seismicity....4
Table 1. Earthquake Magnitudes and Historical Earthquakes....4
Earthquake Design Parameters....5
Table 2. 2016 CBC Seismic Design Criteria....5
Liquefaction Evaluation....6
Geologic Hazards....6
CONCLUSIONS....7
FOUNDATIONS....8
Spread Footing Foundations....9
Structural Mat Foundation....9
Lateral Loads....9
Settlement....10
SLABS-ON-GRADE....11
General Slab Considerations....11
Exterior Flatwork....11
Interior Slabs....11
Structural Mat....12
Moisture Considerations....12
RETAINING WALLS....12
SWIMMING POOL....13
VEHICLE PAVEMENTS....14
Asphalt Concrete Pavements....15
Table 3. Pavement Sections....15
Portland Cement Concrete Pavements....15
EARTHWORK....16
Clearing and Subgrade Preparation....17
Building Pad Recommendations....17
Material For Fill....17

TABLE OF CONTENTS
(Continued)

Compaction....18
Table 4. Compaction Recommendations....18
Temporary Slopes and Excavations....18
Finished Slopes....19
Surface Drainage....19
FUTURE SERVICES....20
Plan Review....20
Construction Observation and Testing....20

REFERENCES
FIGURE 1 - VICINITY MAP
FIGURE 2 - SITE PLAN
FIGURE 3 - VICINITY GEOLOGIC MAP
FIGURE 4 - REGIONAL FAULT AND SEISMICITY MAP

APPENDIX A - FIELD INVESTIGATION
Figure A-1 - Key to Exploratory Boring Logs
Exploratory Boring Log EB-1 through EB-3

APPENDIX B - SUMMARY OF LABORATORY TESTS
Figure B-1 - Plasticity Chart

GEOTECHNICAL INVESTIGATION
FOR
RESIDENCE INN
459 PIERCY ROAD
SAN JOSE, CALIFORNIA

INTRODUCTION

This report presents the results of our geotechnical investigation for the proposed 112 room Residence Inn to be constructed at 459 Piercy Road in San Jose, California. The location of the site is shown on the Vicinity Map, Figure 1. The purpose of this investigation was to evaluate subsurface conditions at the site and to provide geotechnical recommendations for design and construction of the proposed project.

Project Description

The project consists of constructing a five-story hotel building at the approximately 2-acre site in San Jose. The building will be located along the northeast (rear) side of the property. A swimming pool and outdoor courtyard are planned at a courtyard located along the southwest side of the building. Paved parking and drive aisles will located between the hotel and Hellyer Avenue. The site is currently a relatively flat undeveloped lot. Structural loads are expected to be moderate to high as is typical for this type of construction.

Scope of Work

Our scope of work for this investigation was presented in our agreement with Temple San Jose LLC dated November 1, 2017. In order to complete our investigation, we performed the following work.

- Review of geologic and geotechnical literature in our files pertinent to the general area of the site.
- Subsurface exploration consisting of drilling, sampling, and logging three exploratory borings in the area of the proposed building.
- Laboratory testing of selected soil samples to aid in soil classification and to help evaluate the engineering properties of the soils encountered at the site.

- Engineering analysis and evaluation of the surface and subsurface data to develop earthwork guidelines and foundation design criteria for the proposed building.

- Preparation of this report presenting our findings and geotechnical recommendations for the proposed construction.

Limitations

This report has been prepared for the exclusive use of Temple San Jose LLC for specific application to developing geotechnical design criteria for the proposed Residence Inn to be constructed at 459 Piercy Road in San Jose, California. We make no warranty, expressed or implied, except that our services are performed in accordance with the geotechnical engineering principles generally accepted at this time and location. This report was prepared to provide engineering opinions and recommendations only. In the event there are any changes in the nature, design, or location of the project, or if any future improvements are planned, the conclusions and recommendations presented in this report should not be considered valid unless 1) the project changes are reviewed by us, and 2) the conclusions and recommendations presented in this report are modified or verified in writing.

The analysis, conclusions, and recommendations presented in this report are based on site conditions as they existed at the time of our investigation; the currently planned improvements; review of previous reports relevant to the site conditions; and laboratory test results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during an investigation of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes occur, we should be advised so that we can review our report in light of those changes.

SITE EXPLORATION AND RECONNAISSANCE

Site reconnaissance and subsurface exploration were performed on December 20, 2017. Subsurface exploration was performed using a Mobile B-61 truck-mounted drill equipped with 8-inch diameter hollow-stem augers. Three exploratory borings were advanced to depths ranging between 35 to 49.9 feet. The approximate locations of the borings are presented on the Site Plan, Figure 2. The boring logs and the results of our laboratory tests are attached in Appendices A and B, respectively.

Surface Conditions

The site is located in a commercial area at the northeast side of Hellyer Avenue. At the time of our investigation, the site was a relatively flat, undeveloped lot partially surrounded by wood fencing. The northwest portion of the site appeared to be underlain by several feet of fill possibly placed during grading work during development of the adjacent site. The site was vegetated with native grass and a few small shrubs.

Subsurface Conditions

At the location of Borings EB-1 and EB-2, we encountered approximately 2 to 2.5 feet of fill which consisted of very stiff to hard sandy lean clay of low plasticity. These surface soils appeared to be a possible surface fill or disturbed native soil. The surface soils were underlain by stiff to hard sandy lean clay of low to high plasticity which extended to the maximum depths explored of 44.9 and 49.9 feet.

In Boring EB-3, we encountered approximately 23 feet of stiff to hard sandy lean clay of low to moderate plasticity underlain by medium dense to very dense poorly graded sand which extended to the maximum depth explored of 35 feet.

A Liquid Limit of 49 and Plasticity Index of 25 were measured on a sample of native soil obtained from Boring EB-1. These test results indicate that at least portions of the near surface native soils have moderate to high plasticity and a moderate to high potential for expansion.

Ground Water

Ground water was measured at a depth of about 42 feet in Boring EB-1, at a depth of about 24 feet in Boring EB-2, and at a depth of about 23 feet in Boring EB-3, shortly after drilling and sampling was completed. The borings were backfilled with grout shortly after drilling, therefore a stabilized ground water level may not have been obtained. Information presented in Seismic Hazard Zone Report 044 for the San Jose East Quadrangle (California Geological Survey, 2000) indicates the historical high ground water level in the area of the site is expected to be present at an average depth of approximately 20 to 30 feet below the ground surface. Please be cautioned that fluctuations in the level of ground water can occur due to variations in rainfall, landscaping, surface and subsurface drainage patterns, and other factors.

GEOLOGIC SETTING

As part of our investigation, we briefly reviewed our local experience and geologic information in our files pertinent to the general area of the site. The information reviewed indicates that the site is underlain by Holocene age older alluvial fan deposits, Qhf2 (Blake, Graymer, McLaughlin and Wentworth, 1999). The unit is generally described as brown or tan, medium dense gravelly sand or sandy gravel that transitions upward to sandy or silty clay. The geology within the site vicinity is shown on the Vicinity Geologic Map, Figure 3.

The property and the immediate vicinity are located in an area that slopes very gently toward the southwest (approximately 10 feet vertically per 3,000 feet laterally, although locally the topography may be steeper). The site is located at an elevation of approximately 200 feet above sea level.

The Geologic Hazard Zone Map (2012) prepared by the County of Santa Clara and the State Seismic Hazard Zones Map of the San Jose East Quadrangle (California Geological Survey, 2001) indicates the site is located in an area that may be underlain by soils that have the potential to liquefy during a major earthquake. The potential for liquefaction of the soils encountered at the site is discussed later in this report.

Faulting and Seismicity

The County Hazard map indicates the site is located in a fault rupture hazard zone possibly related to the Silver Creek fault located to the northeast. The City of San Jose map (1983) indicates a splay fault, shown as the Evergreen fault splay mapped immediately to the northeast of the site. However, we understand that recent fault trenching work conducted between the site and the mapped faults did not encounter traces of faulting and that the City has indicated that a fault study is not required for project approval.

The site is not located within a State of California Earthquake Fault Zone (formerly known as a Special Studies Zone), an area where the potential for fault rupture is considered probable. The closest active fault is the Hayward fault, located approximately 3.6 miles northeast of the property. Thus, the likelihood of surface rupture occurring from active faulting at the site is low.

The San Francisco Bay Area is an active seismic region. Earthquakes in the region result from strain energy constantly accumulating because of the northwestward movement of the Pacific Plate relative to the North American Plate. On average about 1.6-inches of

movement occur per year. Historically, the Bay Area has experienced large, destructive earthquakes in 1838, 1868, 1906, and 1989. The faults considered most likely to produce large earthquakes in the area include the Hayward, Calaveras, San Andreas, and San Gregorio faults. The San Andreas and Calaveras faults are located approximately 12 miles southwest and 13 miles northeast of the site, respectively. The San Gregorio fault is located approximately 30 miles southwest of the site. These faults and significant earthquakes that have been documented in the Bay Area are listed in Table 1 and are shown on the Regional Fault and Seismicity Map, Figure 4.

Table 1. Earthquake Magnitudes and Historical Earthquakes
Residence Inn
San Jose California

Fault	Maximum Magnitude (Mw)	Historical Earthquakes		Estimated Magnitude
San Andreas	7.9	1989	Loma Prieta	6.9
		1906	San Francisco	7.9
		1865	N. of 1989 Loma Prieta Earthquake	6.5
		1838	San Francisco-Peninsula Segment	6.8
		1836	East of Monterey	6.5
Hayward	7.1	1868	Hayward	6.8
		1858	Hayward	6.8
Calaveras	6.8	1984	Morgan Hill	6.2
		1911	Morgan Hill	6.2
		1897	Gilroy	6.3
San Gregorio	7.3	1926	Monterey Bay	6.1

In the future, the subject property will undoubtedly experience severe ground shaking during moderate and large magnitude earthquakes produced along the San Andreas fault or other active Bay Area fault zones. The Working Group On California Earthquake Probabilities, a panel of experts that are periodically convened to estimate the likelihood of future earthquakes based on the latest science and ground motion prediction modeling, concluded there is a 72 percent chance for at least one earthquake of Magnitude 6.7 or larger in the Bay Area before 2045. The Hayward fault has the highest likelihood of an earthquake greater than or equal to magnitude 6.7 in the Bay Area, estimated at 14 percent, while the likelihood on the San Andreas and Calaveras faults is estimated at approximately 6 and 7 percent, respectively (Working Group, 2015).

Earthquake Design Parameters

The State of California currently requires that buildings and structures be designed in accordance with the seismic design provisions presented in the 2016 California Building

Code and in ASCE 7-10, "Minimum Design Loads for Buildings and Other Structures." Based on site geologic conditions and on information from our subsurface exploration at the site, the site may be classified as Site Class D, stiff soil, in accordance with Chapter 20 of ASCE 7-10. Spectral Response Acceleration parameters and site coefficients may be taken directly from the U.S.G.S. website based on the longitude and latitude of the site. For site latitude (37.2601), longitude (-121.7819) and Site Class D, design parameters are presented on Table 2.

Table 2. 2016 CBC Seismic Design Criteria
Residence Inn
San Jose, California

Spectral Response Acceleration Parameters		Design Value
Mapped Value for Short Period -	S_S	1.50
Mapped Value for 1-sec Period -	S_1	0.60
Site Coefficient -	F_a	1.0
Site Coefficient -	F_v	1.5
Adjusted for Site Class -	S_{MS}	1.500
Adjusted for Site Class -	S_{M1}	0.90
Value for Design Earthquake -	S_{DS}	1.00
Value for Design Earthquake -	S_{D1}	0.60

Liquefaction Evaluation

Severe ground shaking during an earthquake can cause loose to medium dense granular soils to densify. If the granular soils are below ground water, their densification can cause increases in pore water pressure, which can lead to soil softening, liquefaction, and ground deformation. Soils most prone to liquefaction are saturated, loose to medium dense, silty sands and sandy silts with limited drainage, and in some cases, sands and gravels that are interbedded with or that contain seams or layers of impermeable soil.

The clayey sand encountered at the site below the highest projected ground water depth, which is estimated to be about 23 feet below the ground surface, was considered in our liquefaction analysis. Soils with normalized standard penetration test, $(N_1)_{60}$, greater than 30 blows per feet were considered too dense to liquefy.

To evaluate the potential for earthquake-induced liquefaction of the sandy soils at the site within the depth of exploration, we performed a liquefaction analysis of the data from our borings generally following the methods described in the 2008 publication by Idriss and Boulanger titled "Soil Liquefaction During Earthquakes".

Potentially liquefiable soils were encountered in Boring EB-3 between depths of approximately 27 to 32 feet. These clayey sands and gravelly sands are potentially prone to liquefaction when subjected to the maximum considered earthquake acceleration (PGA_M) of 0.50g based on the Probabilistic Seismic Hazards Mapping Ground Motion Page (CGS, 2016). Based on the results of our analysis of these sand and gravel layers, we estimate that total and differential settlement of less than ¼-inch could occur within these sand strata due to severe ground shaking caused by a major earthquake. This seismic settlement would not be expected to significantly affect the proposed building designed and constructed in accordance with the recommendations presented in this report.

Geologic Hazards

As part of our investigation, we reviewed the potential for geologic hazards, other than liquefaction which was discussed above, to impact the site and the proposed building, considering the geologic setting and the soils encountered during our investigation. The results of our review are presented below and in the following sections of our report.

- Fault Rupture - The site is not located in a State of California Earthquake Fault Zone or area where fault rupture is considered likely. Therefore, active faults are not believed to exist beneath the site and the potential for fault rupture at the site is considered low.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the life of the building, as is typical for sites throughout the Bay Area. The building should be designed in accordance with current earthquake resistance standards.

- Differential Compaction - Differential compaction can occur during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Since the soils encountered in our borings above the projected high ground water level were generally stiff to hard clays which are not prone to differential compaction, in our opinion, the probability of significant differential compaction at the site is low.

CONCLUSIONS

From a geotechnical viewpoint, the site is suitable for the proposed Residence Inn provided the recommendations presented in this report are followed during design and construction. Specific geotechnical recommendations for the project are presented in the following sections of this report.

The primary geotechnical concerns for the proposed improvements are the presence of up to 3 feet of existing fill material encountered along the northwest portion of the site and the potential for variable support conditions across the building foundation depending on the final grading scheme. We understand that it is unknown if site grades will be raised and a final grading plan for the building pad has not been developed at this time. Depending on the proposed pad elevation, the building foundation may potentially bear on stiff to hard native soils and/or on areas of existing fill.

In our opinion, the proposed building may be supported on mat or conventional spread footing foundation bearing in stiff native soils below any existing fill, or on a properly compacted structural fill pad across the entire building footprint. Once a grading plan has been developed, we should be contacted to verify if supplemental recommendations are required.

At this time, building loads are not available. During design, our office should be retained to finalize the preliminary foundation design and building settlement criteria presented in this report.

In our opinion, any existing fill not removed during grading for the building pad should be excavated and recompacted below the building, exterior flatwork, pavements, and any other site improvements during site preparation. The reworking of the fill and subgrade preparation should proceed as recommended in the section of this report titled "Earthwork." If documentation regarding the compaction of the existing fill can be obtained, it may be possible to utilize some of the existing fill, provided that the fill was compacted to current engineering standards.

Because subsurface conditions may vary from those encountered at the location of our borings, and to observe that our recommendations are properly implemented, we recommend that we be retained to: 1) review the grading and foundation plans for conformance with the recommendations presented in this report and; 2) observe and test during earthwork, foundation, shoring, drainage and slab construction.

FOUNDATIONS

Spread Footing Foundations

In our opinion, the building and other minor site improvements such as privacy and trash enclosure walls may be supported on a conventional spread footing foundation system bearing on stiff native soils or properly compacted structural fill. All continuous footings should have a width of at least 15 inches and should extend at least 30 inches below exterior grade and at least 24 inches below the bottom of concrete slabs-on-grade, whichever is deeper. On a preliminary basis, continuous footings with at least these minimum dimensions may be designed for an allowable bearing pressure of 3,000 pounds per square foot for dead loads, 4,000 pounds per square foot for dead plus live loads with a one-third increase allowed when considering additional short-term wind or seismic loading.

All footings located adjacent to utility lines should bear below a 1:1 plane extending up from the bottom edge of the utility trench. We recommend that continuous foundations be designed with sufficient depth and reinforcing to tolerate the estimated differential movement.

Our representative should observe all footing excavations prior to placement of reinforcing steel to confirm that they expose suitable material and have been properly cleaned. If undocumented fill or soft or loose soils are encountered in the foundation excavations, our field representative may require overexcavation and/or compactive effort or a deeper footing depth before the reinforcing steel is placed.

Structural Mat Foundation

As an alternative to the spread footing foundation, the building may be supported on a reinforced concrete mat foundation bearing on non-expansive fill or a properly prepared and compacted native soil subgrade. On a preliminary basis, the mat may be designed for an average allowable bearing pressure of 3,000 pounds per square foot for combined dead plus live loads, with maximum localized bearing pressures of 4,000 pounds per square foot at column or wall loads. These pressures may be increased by one-third when considering additional short-term wind or seismic loading. The weight of the mat may be neglected in design. The mat foundation should be designed with a thickened perimeter edge. The thickened perimeter edge should have a width of at least 12 inches, should extend at least 24 inches below exterior grade, and at least 12 inches below the bottom of the mat, whichever is deeper.

The mat should be reinforced to provide structural continuity and to permit spanning of local irregularities. On a preliminary basis, a modulus of subgrade reaction (Kv1) of 100 pounds per cubic inch may be assumed for the mat subgrade. This value is based on a 1-foot square bearing area and should be scaled to account for mat foundation size effects. Alternatively, once building loads and estimated post construction differential settlement are available, a modulus of subgrade reaction (Kv) may be estimated for the mat subgrade (typically on the order of 15 to 35 pci). The mat should also be designed with sufficient depth and reinforcing to span over localized weak compressible or expansive fill areas.

In our opinion, the mat should be underlain by a layer of non-expansive fill at least 10-inches thick that is placed and compacted on a properly prepared and compacted soil subgrade as discussed in the "Slabs-On-Grade" section below. Where a capillary barrier system is placed below the mat, the crushed rock may be considered at the upper portion of the non expansive fill recommended above.

Prior to mat construction, the mat subgrade should be proof-rolled to provide a smooth firm surface for mat support. In areas where floor dampness is not desired, a capillary barrier system should be installed below the mat in accordance with the slab-on-grade recommendations in this report, or other waterproofing measures should be taken as appropriate considering the floor surface finishes planned. Non-expansive fill is not needed below the mat foundation as long the mat subgrade surface is properly scarified and moisture conditioned prior to mat construction.

Lateral Loads

Lateral loads may be resisted by base friction between the vapor barrier or damp proofing membrane below the mat and the supporting subgrade and by passive soil pressure acting against the sides of the mat foundation. The structural engineer should consult with the membrane manufacturer for the coefficient of friction to be assumed for mat design.

Lateral loads may be resisted by friction between the bottom of the footings and the supporting subgrade. A coefficient of friction of 0.30 may be assumed for footing design. In addition, lateral resistance may be provided by passive soil pressure acting against the sides of foundations cast neat in footing excavations or backfilled with compacted structural fill. We recommend assuming an equivalent fluid pressure of 350 pounds per cubic foot for passive soil resistance, where appropriate. The upper foot of passive soil resistance should be neglected where soil adjacent to the footing or mat will be landscaped or subject to softening from rainfall and/or surface water runoff.

Settlement

On a preliminary basis, the 30-year post-construction differential movement due to static loads is not expected to exceed about 1-inch across the proposed building, provided the building foundations are designed and constructed as recommended. Once the range of dead and live loads and the foundation configuration have been developed, we should update the magnitude of total and differential foundation settlement to help establish if an adjustment should be made to the allowable bearing capacity values and/or differential movement.

SLABS-ON-GRADE

General Slab Considerations

At least portions of the near surface soils at the site have a moderate to high expansion potential. Expansive soils have a tendency to expand due to increases in moisture content and shrink as they dry. This can result in some slab cracking and heave regardless of the geotechnical measures implemented.

Our recommendations below will help mitigate the impacts of the expansive soils beneath slabs-on-grade, but will not eliminate the risk entirely. To reduce the potential for movement of the slab subgrade, at least the upper 6-inches of expansive soil should be scarified and compacted at a moisture content at least 3 percent above the laboratory optimum. The native soil subgrade should be kept moist up until the time the non-expansive fill, crushed rock and vapor barrier, and/or aggregate base is placed. Slab subgrades and non expansive fill should be prepared and compacted as recommended in the section of this report titled "Earthwork." Exterior flatwork and interior slabs-on-grade should be underlain by a layer of non expansive fill as discussed below. The non expansive fill should consist of aggregate base rock or a clayey soil with a plasticity index of 15 or less.

Considering the potential for expansive soil movements of the surface soils, we expect that a reinforced slab will perform better than an unreinforced slab. Consideration should also be given to using a control joint spacing on the order of 2 feet in each direction for each inch of slab thickness.

Exterior Flatwork

Concrete walkways and exterior flatwork should be at least 4 inches thick and should be constructed on at least 10 inches of Class 2 aggregate base. The potential for distress to exterior slabs due to expansive soil movements could be reduced by placing and

compacting 4 inches of non-expansive fill, or aggregate base, below the minimum 10-inch thick layer of aggregate base recommended above. To improve performance, exterior slabs-on-grade may be constructed with a thickened edge to improve edge stiffness and to reduce the potential for water seepage under the edge of the slabs.

Interior Slabs

Concrete slab-on-grade floors for the building (other than a structural mat slab) should be constructed on a layer of non-expansive fill at least 14-inches thick and constructed on a properly prepared and compacted soil subgrade.

Structural Mat

Due to the moderately to highly expansive soils, if the building is supported on a structural mat bearing on native soils, the mat should be underlain by a layer of non-expansive fill at least 10-inches thick that is placed and compacted on a properly prepared and compacted soil subgrade. If the building will be underlain by a compacted structural fill pad of non-expansive material, the non-expansive fill section recommended above may be reduced or eliminated. Once a grading plan has been developed, we can provide additional input regarding the mat construction.

Moisture Considerations

In areas where dampness of concrete floor slabs or mat would be undesirable, such as within building interiors, concrete slabs and mat should be underlain by at least 4 inches of clean, free-draining gravel, such as ½-inch to ¾-inch clean crushed rock with no more than 5 percent passing the ASTM No. 200 sieve. Pea gravel should not be used. The crushed rock should be compacted with vibratory equipment and may be considered at the upper portion of the non expansive fill recommended above.

To reduce vapor transmission up through at-grade concrete floor slabs, the crushed rock section should be covered with a high-quality, UV-resistant membrane vapor retarder meeting the minimum ASTM E 1745, Class C requirements or better. If moisture-sensitive floor coverings are proposed and/or additional protection is desired by the owner, a higher quality vapor barrier conforming to the requirements of ASTM E 1745 Class A, with a water vapor transmission rate less than or equal to 0.01 perms (such as 15-mil thick "Stego Wrap Class A") may be used rather than a Class C vapor retarder. The vapor retarder or barrier should be placed directly below the concrete slab. Sand above the vapor retarder/barrier is not recommended. The vapor retarder/barrier should be installed in accordance with ASTM E 1643. All seams and penetrations of the vapor barrier should be sealed in accordance with manufacturer's recommendations.

The permeability of concrete is affected significantly by the water:cement ratio of the mix, with lower water:cement ratios producing more damp-resistant slabs and higher strength. Where moisture protection is important and/or where the concrete will be placed directly on the vapor barrier, the water:cement ratio should be 0.45 or less. To increase the workability of the concrete, mid-range plasticizers may be added to the mix. Water should not be added to the mix unless the slump is less than specified and the water:cement ratio will not exceed 0.45. Other steps that may be taken to reduce moisture transmission through concrete slabs-on-grade include moist curing for 5 to 7 days and allowing the slab to dry for a period of two months or longer prior to placing floor coverings. Prior to installation of floor coverings, it may be appropriate to test the slab moisture content for adherence to the manufacturer's requirements to determine whether a longer drying time is necessary.

RETAINING WALLS

Retaining walls should be designed to resist lateral pressures from the adjacent native and fill soils and backfill. We recommend retaining walls with level backfill that are not free to deflect or rotate, be designed to resist an equivalent fluid pressure of 45 pounds per cubic foot, plus an additional uniform lateral pressure of 8H pounds per square foot, where H is the height of the wall in feet. Retaining walls with level backfill that are free to rotate may be designed to resist an equivalent fluid pressure of 45 pounds per cubic foot. Retaining walls with backfill that slopes at about 2:1 (horizontal:vertical) should be designed to resist an equivalent fluid pressure of 65 pounds per cubic foot for walls free to rotate, with 8H added as recommended above for walls not free to rotate. Wherever walls will be subjected to surcharge loads, the walls should be designed for an additional uniform lateral pressure equal to one-half of the surcharge load for restrained walls and one-third of the surcharge load for unrestrained walls.

Based on the site peak ground acceleration (PGA), on Seed and Whitman (1970); Al Atik and Sitar (2010); and Lew et al. (2010); seismic loads on retaining walls that can yield may be simulated by a line load of $7H^2$ (in pounds per foot, where H is the wall height in feet). Seismic loads on walls that cannot yield may be subjected to a seismic load as high as about $13H^2$. This seismic surcharge line load should be assumed to act at 1/3H above the base of the wall (in addition to the active wall design pressure of 45 or 65 pounds per cubic foot).

To prevent buildup of water pressure from surface water infiltration, a subsurface drainage system should be installed behind the walls. The drainage system should consist of a 4-inch diameter perforated pipe (perforations placed down) embedded in a section of

1/2- to 3/4-inch, clean, crushed rock at least 12 inches wide. Backfill above the perforated drain line should also consist of 1/2- to 3/4-inch, clean, crushed rock to within about 1½ to 2 feet below exterior finished grade. A filter fabric should be wrapped around the crushed rock to protect it from infiltration of native soil. The upper 1½ to 2 feet of backfill should consist of compacted native soil. The perforated pipe should discharge into a free-draining outlet or sump that pumps to a suitable location. Damp-proofing of the walls should be included in areas where wall dampness and efflorescence would be undesirable.

Miradrain, Enkadrain or other drainage fabrics approved by our office may be used for wall drainage as an alternative to the gravel drainage system described above. If used, the drainage fabric should extend from a depth of about 1 foot below the top of the wall backfill down to the drain pipe at the base of the wall. A minimum 12-inch wide section of ½-inch to ¾-inch clean crushed rock and filter fabric should be placed around the drainpipe, as recommended previously.

Backfill placed behind the walls should be compacted to at least 90 percent relative compaction using light compaction equipment. If heavy equipment is used for compaction of wall backfill, the walls should be temporarily braced. The backfill behind the walls should be placed on level benches, rather than directly on the sloping grade.

Site retaining walls may be supported on a conventional spread footing foundation as presented previously.

SWIMMING POOL

In our opinion, the swimming pool walls should be designed to resist a lateral equivalent fluid pressure of 65 pounds per cubic foot. The pool walls should also be designed to resist an additional uniform pressure equivalent to one-half of any surcharge pressure applied at the surface, such as from foundations. In addition, a pressure relief valve(s) should be placed in the bottom of the pool to limit damage from hydrostatic pressure that may develop when the pool is emptied for maintenance.

To allow ground water to flow to the pressure relief valve(s), 4-inches of clean, 1/2- to 3/4-inch crushed rock should be placed beneath the pool. If installed, filter fabric should be used to separate the crushed rock from the subgrade soils. If desired, drainage pipes could be provided from the gravel to a sump that could pump temporarily when the pool is empty or to daylight. If the crushed rock section is not placed below the pool, the pool bottom may need to be perforated at several locations as a buoyancy prevention measure when the pool is emptied for maintenance.

In our opinion, due to the potential for differential movement from the expansive soil and possible variable support conditions, the swimming pool should be designed with additional stiffening elements incorporated within the pool bottom and walls to improve performance should some differential movement occur. Additional steel reinforcement and thickness within the pool bottom, coping and walls are typically used as pool stiffening elements. In addition, the steel reinforcement and thickness should be uniform across the pool shell, specifically between the shallow and deep ends of the pool.

Proper surface drainage should be provided about the pool decks to divert water to catch basins and other inlets for water to be carried away in closed drainpipes. Also, flexible bituminous caulking or equivalent should be applied at the juncture of the pool and decks to limit infiltration of surface water into the native soils. Recommendations for swimming pool deck construction are presented in the "Slabs-on-Grade" section above.

VEHICLE PAVEMENTS

Asphalt Concrete Pavements

Based on the anticipated composition of the surface soils, and an estimated traffic index for the proposed pavement loading conditions, we developed the minimum pavement sections presented in Table 3 below based on Procedure 630 of the Caltrans Highway Design Manual.

Table 3. Pavement Sections
Residence Inn
San Jose, California

Traffic Loading Condition	Design Traffic Index	Asphalt Concrete (inches)	Aggregate Base* (inches)	Total Thickness (inches)
Automobile Parking	4.0	3.0	7.0	10.0
Automobile Access	4.5	3.0	8.0	11.0
Light Truck Traffic	5.0	3.0	9.0	12.0
Moderate Truck Traffic	6.0	4.0	11.0	15.0
Heavy Truck Traffic	7.0	4.0	14.0	18.0

*Caltrans Class 2 Aggregate Base (minimum R-value = 78).

The Traffic Indices used in our pavement thickness calculations are considered reasonable values for this development and are based on engineering judgment rather than on detailed traffic projections. Asphalt concrete and aggregate base should conform to and be placed in accordance with the requirements of the Caltrans Standard Specifications, latest edition, except that compaction should be based on ASTM Test D1557.

We recommend that measures be taken to limit the amount of surface water that seeps into the aggregate base and subgrade below vehicle pavements, particularly where the pavements are adjacent to landscape areas. Seepage of water into the pavement base material tends to soften the subgrade, increasing the amount of pavement maintenance that is required and shortening the pavement service life. Deepened curbs extending 4-inches below the bottom of the aggregate base layer are generally effective in limiting excessive water seepage. Other types of water cutoff devices or edge drains may also be considered to maintain pavement service life.

Portland Cement Concrete Pavements

If Portland Cement Concrete (PCC) pavements are to be used on portions of the site, the minimum required thickness of the PCC pavements should be based on the anticipated traffic loading, the modulus of rupture of the concrete that will be used for pavement construction, and the composition and supporting characteristics of the soil subgrade below the pavement section.

To provide a general guideline for the minimum required thickness of PCC pavements, we used information in the Portland Cement Association publication titled "Thickness Design for Concrete Highway and Street Pavements." We assumed "low" subgrade support from the on-site soils, considering typical residential street traffic (up to 25 daily trucks with maximum single axle loads of 22 kips and maximum tandem axle loads of 36 kips), aggregate-interlock joints (i.e. no dowels), no concrete shoulder or curb, a modulus of rupture of concrete of 550 psi (which correlates to a concrete compressive strength of approximately 3,700 psi), at least 8 inches of Class 2 aggregate base below the PCC pavement, and 20-year pavement service life. Sufficient control joints should be incorporated in the design and construction to limit and control cracking.

Based on the design assumptions described above, a PCC pavement with a thickness of at least 6 inches would be adequate for average daily truck traffic (ADTT) of one; a thickness of at least 6.5 inches would be adequate for ADTT of 13; and a thickness of at least 7 inches would be adequate for ADTT of 110.

EARTHWORK

Clearing and Subgrade Preparation

All deleterious materials, such as existing foundations, pavements, flatwork, utilities to be abandoned, vegetation, root systems, surface fills, topsoil, etc. should be cleared from areas of the site to be built on or paved. The actual stripping depth should be determined by a member of our staff in the field at the time of construction. Excavations that extend below finished grade should be backfilled with structural fill that is water-conditioned, placed, and compacted as recommended in the section of this report titled "Compaction."

After the site has been properly cleared, stripped, and excavated to the required grades, exposed soil surfaces in areas to receive structural fill or slabs-on-grade should be scarified to a depth of 6 inches, moisture conditioned, and compacted as recommended for structural fill in the section of this report titled "Compaction."

On-site soils, foundation, swimming pool, and utility trench excavations, and slab and pavement subgrades should be kept in a moist condition throughout the construction period to help mitigate the potential effects of the expansive on-site soils on the proposed surface improvements.

Building Pad Recommendations

In our opinion, the existing fill should be excavated and compacted below the building, exterior flatwork, pavements, and other site improvements, with a 5 foot overbuild, where possible. The fill should be excavated down to stiff native soil and compacted under our direction. Imported backfill materials should be approved by a member of our staff prior to delivery to the site. The backfill should be moisture conditioned, and compacted as recommended in the section of this report titled "Compaction." A member of our staff should observe and test during re-working of the existing fill and compaction of new fill across the building pad, as required.

Material For Fill

All on-site soil containing less than 3 percent organic material by weight (ASTM D2974) may be suitable for use as structural fill. Structural fill should not contain rocks or pieces larger than 6 inches in greatest dimension and no more than 15 percent larger than 2.5 inches. Imported, non-expansive fill should have a Plasticity Index no greater than 15, should be predominately granular, and should have sufficient binder so as not to slough or cave into foundation excavations or utility trenches. A member of our staff should approve proposed import materials prior to their delivery to the site.

Compaction

Scarified soil surfaces and all structural fill should be compacted in uniform lifts no thicker than 8-inches in uncompacted thickness, conditioned to the appropriate moisture content, and compacted as recommended for structural fill in Table 4 on the following page. The relative compaction and moisture content recommended in Table 4 is relative to ASTM Test D1557, latest edition.

Table 4. Compaction Recommendations
Residence Inn
San Jose, California

	Relative Compaction*	Moisture Content*
General		
• Scarified subgrade in areas to receive structural fill.	87 to 92 percent	At least 3 percent above optimum
• Structural fill composed of native soil.	87 to 92 percent	At least 3 percent above optimum
• Structural fill composed of non-expansive fill.	90 percent	Above optimum
Pavement Areas		
• Upper 6-inches of soil below aggregate base.	93 percent	2 to 3 percent above optimum
• Aggregate base.	95 percent	Near optimum
Utility Trench Backfill		
• On-site soil.	87 to 92 percent	At least 3 percent above optimum
• Imported sand	95 percent	Near optimum

* Relative to ASTM Test D1557, latest edition.

Temporary Slopes and Excavations

The contractor should be responsible for the design and construction of all temporary slopes and any required shoring. Shoring and bracing should be provided in accordance with all applicable local, state, and federal safety regulations, including current OSHA excavation and trench safety standards.

Due to the potential for variation of the on-site soil, field modification of temporary cut slopes may be required. Unstable materials encountered on excavations and slopes during and after excavation should be trimmed off even if this requires cutting the slopes back to a flatter inclination.

Protection of structures near cuts should also be the responsibility of the contractor. In our experience, a preconstruction survey is generally performed to document existing conditions prior to construction, with intermittent monitoring of the structures during construction.

Finished Slopes

We recommend that finished slopes be cut or filled to an inclination no steeper than 2:1 (horizontal:vertical). Exposed slopes may be subject to minor sloughing and erosion, which could require periodic maintenance. We recommend that all slopes and soil surfaces disturbed during construction be planted with erosion-resistant vegetation.

Surface Drainage

Finished grades should be designed to prevent ponding and to drain surface water away from foundations and edges slabs and pavements, and toward suitable collection and discharge facilities. Slopes of at least 2 percent are recommended for flatwork and pavement areas with 5 percent preferred in landscape areas within 8 feet of the structures, where possible. At a minimum, splash blocks should be provided at the ends of downspouts to carry surface water away from perimeter foundations. Preferably, downspout drainage should be collected in a closed pipe system that is routed to a storm drain system or other suitable discharge outlet.

Infiltration basins or unlined bioswales, if any, preferably should not be placed within about 10 feet of the building foundation or slab or flatwork areas. Drains should be provided for infiltration basins that direct water to an appropriate outlet as required by the civil engineer.

Drainage facilities should be observed to verify that they are adequate and that no adjustments need to be made, especially during first two years following construction. We recommend that an as-built plan be prepared to show the locations of all surface and subsurface drain lines and clean-outs. Drainage facilities should be periodically checked to verify that they are continuing to function properly. The drainage facilities will probably need to be periodically cleaned of silt and debris that may build up in the lines.

FUTURE SERVICES

Plan Review

Romig Engineers should review the completed grading and foundation plans for conformance with the recommendations presented in this report. We should be provided with these plans as soon as possible upon their completion in order to limit the potential for delays in the permitting process that might otherwise be attributed to our review. In addition, it should be noted that many of the local building and planning departments now require "clean" geotechnical plan review letters prior to acceptance of plans for their final review. Since our plan reviews typically result in recommendations for modification of the plans, our generation of a "clean" review letter often requires two iterations. At a minimum, we recommend the following note be added to the plans.

"Earthwork, foundation construction, mat and/or slab subgrade preparation, swimming pool construction, utility trench backfill, pavement construction, and site drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc., dated January 19, 2018. Romig Engineers should be notified at least 48 hours in advance of any earthwork or foundation construction and should observe and test during earthwork and foundation construction as recommended in the geotechnical report."

Construction Observation and Testing

The earthwork and foundation phases of construction should be observed and tested by us to 1) confirm that subsurface conditions are compatible with those used in the analysis and design; 2) observe compliance with the design concepts, specifications, and recommendations; and 3) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations presented in this report are based on a limited amount of subsurface exploration. The nature and extent of variation across the site may not become evident until construction. If variations are exposed during construction, it will be necessary to reevaluate our recommendations.

❖ ❖ ❖ ❖ ❖

REFERENCES

Al Atik, L., and Sitar, N., 2010, Seismic Earth Pressures on Cantilever Retaining Structures, Journal of Geotechnical and Geoenvironmental Engineering, ASCE Vol. 136, No. 10.

American Society of Civil Engineers, 2010, Minimum Design Loads for Buildings and Other Structures, ASCE Standard 7-10.

California Building Standards Commission, and International Code Council, 2016 California Building Code, California Code of Regulations, Title 24, Part 2.

California Geological Survey, 2000, Seismic Hazard Zone Report for the San Jose East 7.5-Minute Quadrangle, Santa Clara County, California, Seismic Hazard Zone Report 044.

California Geological Survey, 2001, Seismic Hazard Zones Map of the San Jose East Quadrangle.

County of Santa Clara, 2012, Santa Clara County Geologic Hazard Zones, Fault Rupture Hazard Zones.

Idriss, I.M., and Boulanger, R.W., 2008, Soil Liquefaction During Earthquakes, Earthquake Engineering Research Institute (EERI), Oakland, California.

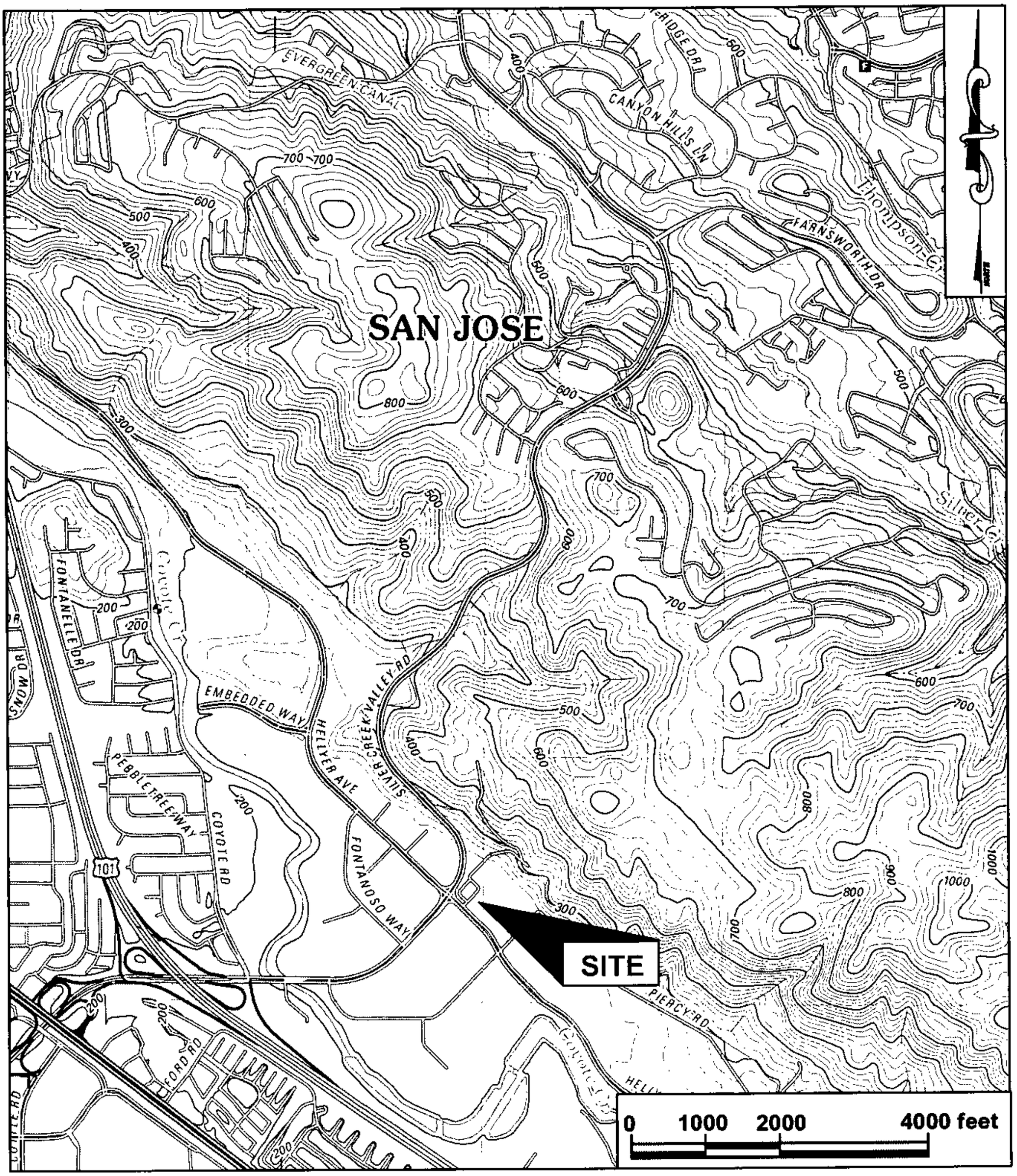
Lew, M., Al Atik, L., Sitar, N., Pourzanjani, M., & Hudson, M., 2010, Seismic Earth Pressures on Deep Building Basements, SEAOC 2010 Convention Proceedings.

U.S.G.S., 2018, U.S. Seismic Design Maps, Earthquake Hazards Program, http://earthquake.usgs.gov/designmaps/us/application.php

Wentworth, C. M, Blake, M.C. Jr, McLaughlin, R.J, and Graymer, R.W, 1999, Preliminary Geologic Map of the San Jose 30 X 60 Minute Quadrangle, California, USGS Open-File Report 98-795, Scale 1:100,000.

Working Group on California Earthquake Probabilities (WGCEP), 2015, Long-Term Time-Dependent Probabilities for the Third Uniform California Earthquake Rupture Forecast, Version 3 (UCERF 3), U.S. Geological Survey Open File Report 2013-1165.

❖ ❖ ❖ ❖ ❖

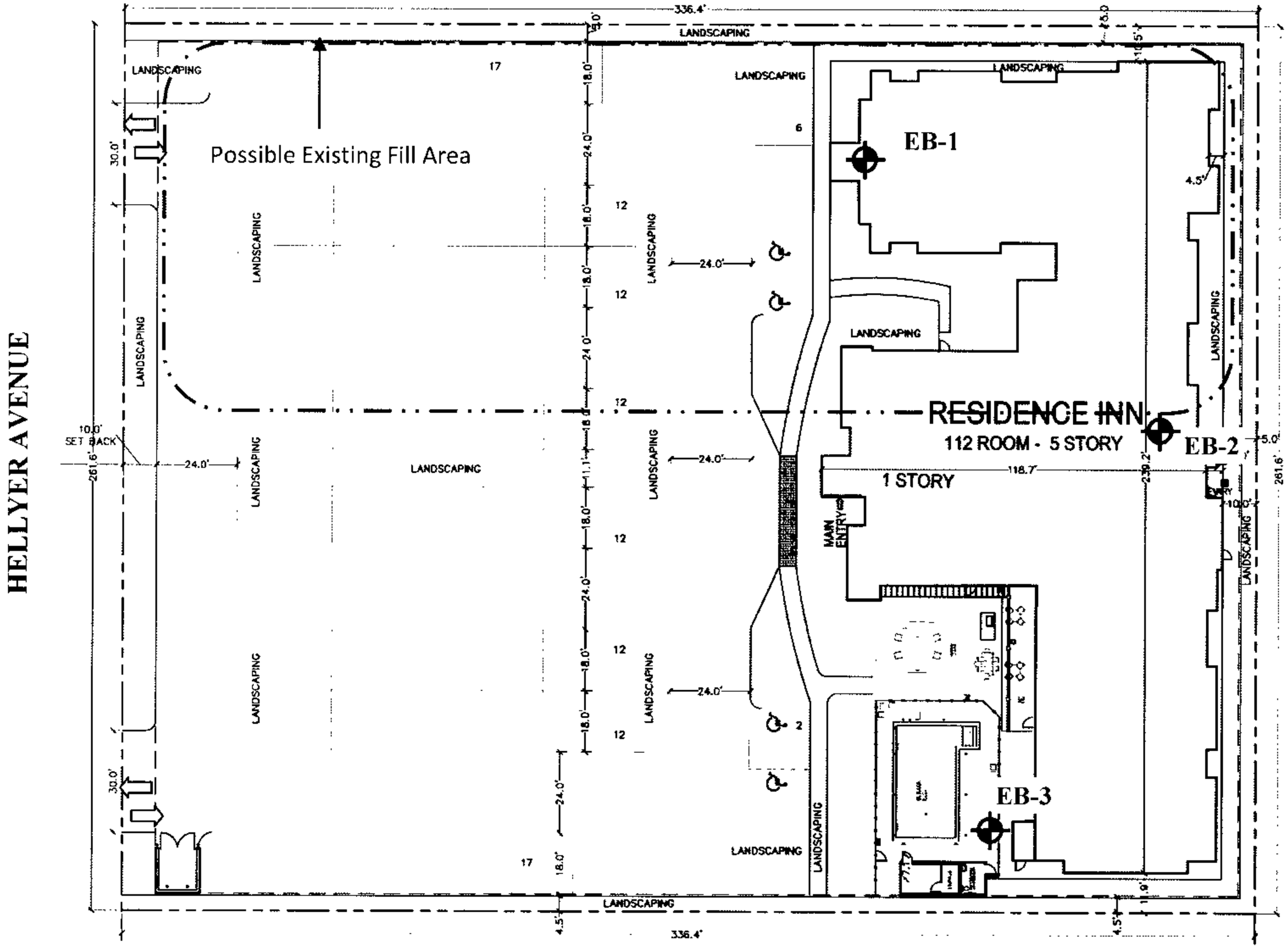


Scale: 1 inch = 2000 feet
Base is United States Geological Survey San Jose East 7.5 Minute Quadrangles, dated 2012.

VICINITY MAP
RESIDENCE INN
SAN JOSE, CALIFORNIA

FIGURE 1
JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS



LEGEND

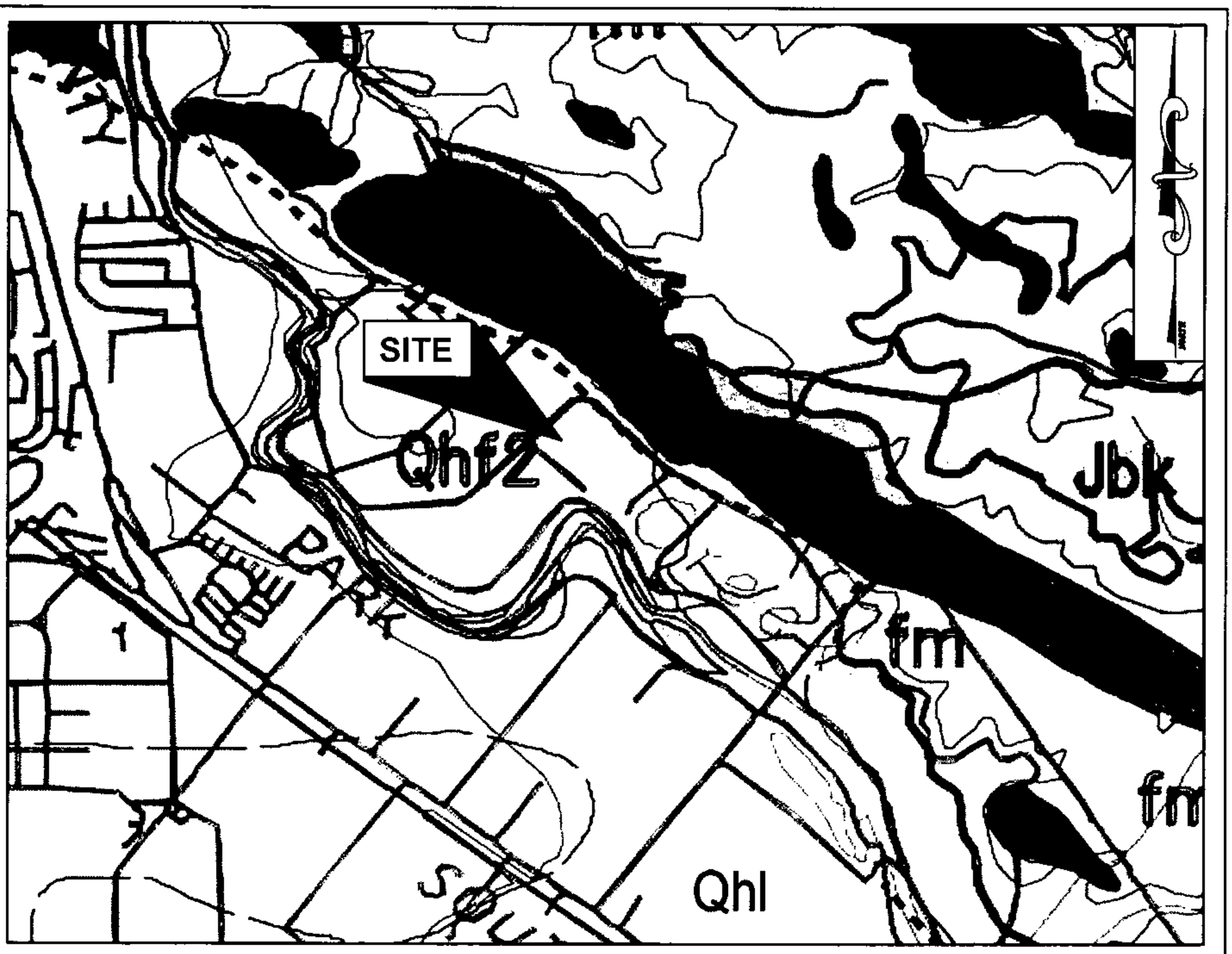
EB-3 ⊕ Approximate Locations of Exploratory Borings.
Approximate Scale: 1 inch = 50 feet.
Base is site plan prepared by ACE Design, LLC., dated October 16, 2017.

0 25 50 100 feet

SITE PLAN
RESIDENCE INN
SAN JOSE, CALIFORNIA

FIGURE 2
JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS



LEGEND

Qhl	Levee deposits
Qhf2	Alluvial fan deposits (older)
Jbk	Basalt, andesite, dacite, and quartz
	Serpetinized harzburgite and dunite
fm	Melange

Geologic Contact - dashed where approximate, dotted where inferred.

Fault - dashed where approximate, dotted where inferred.

0 1000 2000 4000 feet

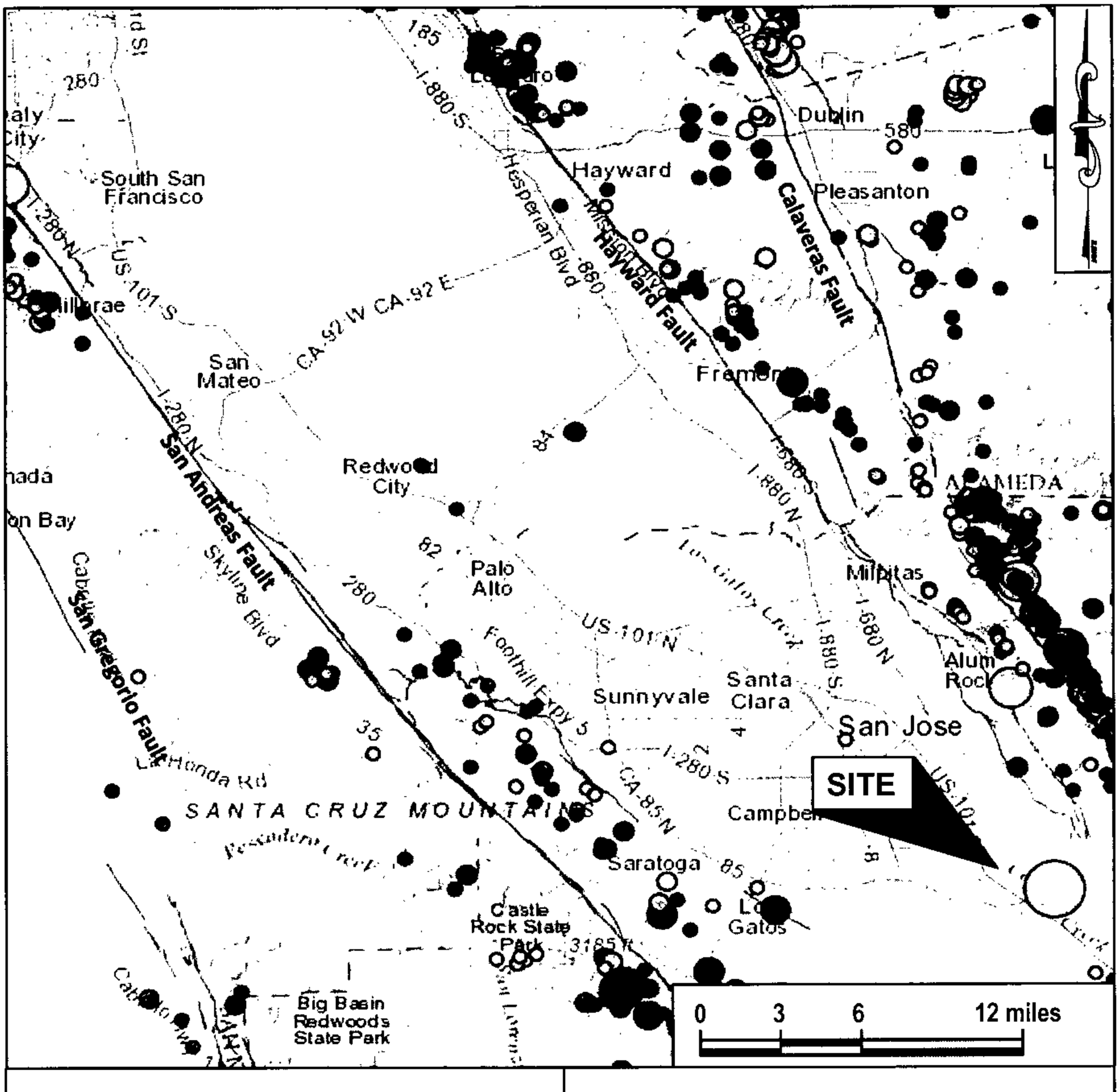
Scale: 1 inch = 2000 feet

Base is Geologic Map of San Jose 30 x 60 Minute Quadrangle (Wentworth, Blake, McLaughlin, Graymer, 1999).

VICINITY GEOLOGIC MAP
RESIDENCE INN
SAN JOSE, CALIFORNIA

FIGURE 3
JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS



Earthquakes with M5+ from 1900 to 1980, M2.5+ from 1980 to January 2015. Faults with activity in last 15,000 years. Based on data sources from Northern California Earthquake Data Center and USGS Quaternary Fault and Fold Database, accessed May 2015.

REGIONAL FAULT AND SEISMICITY MAP
RESIDENCE INN
SAN JOSE, CALIFORNIA

FIGURE 4
JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS

APPENDIX A

FIELD INVESTIGATION

The soils encountered during drilling were logged by our representative and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were evaluated and classified in accordance with the Unified Soil Classification System. The logs of our borings and a summary of the soil classification system used on the logs (Figure A-1), are attached.

Several tests were performed in the field during drilling. The standard penetration test resistance was determined by dropping a 140-pound hammer through a 30-inch free fall and recording the blows required to drive the 2-inch diameter sampler 18 inches. The standard penetration test (SPT) resistance is the number of blows required to drive the sampler the last 12 inches and is recorded on the boring logs at the appropriate depths. Soil samples were also collected using 2.5-inch and 3.0-inch O.D. drive samplers. The blow counts shown on the logs for these larger diameter samplers do not represent SPT values and have not been corrected in any way.

The location of the borings were established by pacing using the site plan provided to us and should be considered accurate only to the degree implied by the method used.

The boring logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.

❖ ❖ ❖ ❖ ❖

USCS SOIL CLASSIFICATION

PRIMARY DIVISIONS			SOIL TYPE		SECONDARY DIVISIONS
COARSE GRAINED SOILS (< 50 % Fines)	GRAVEL	CLEAN GRAVEL (< 5% Fines)	GW		Well graded gravel, gravel-sand mixtures, little or no fines.
			GP		Poorly graded gravel or gravel-sand mixtures, little or no fines.
		GRAVEL with FINES	GM		Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC		Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SAND	CLEAN SAND (< 5% Fines)	SW		Well graded sands, gravelly sands, little or no fines.
			SP		Poorly graded sands or gravelly sands, little or no fines.
		SAND WITH FINES	SM		Silty sands, sand-silt mixtures, non-plastic fines.
			SC		Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS (> 50 % Fines)	SILT AND CLAY Liquid limit < 50%		ML		Inorganic silts and very fine sands, with slight plasticity.
			CL		Inorganic clays of low to medium plasticity, lean clays.
			OL		Organic silts and organic clays of low plasticity.
	SILT AND CLAY Liquid limit > 50%		MH		Inorganic silt, micaceous or diatomaceous fine sandy or silty soil.
			CH		Inorganic clays of high plasticity, fat clays.
			OH		Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt		Peat and other highly organic soils.
BEDROCK			BR		Weathered bedrock.

RELATIVE DENSITY

SAND & GRAVEL	BLOWS/FOOT*
VERY LOOSE	0 to 4
LOOSE	4 to 10
MEDIUM DENSE	10 to 30
DENSE	30 to 50
VERY DENSE	OVER 50

CONSISTENCY

SILT & CLAY	STRENGTH^	BLOWS/FOOT*
VERY SOFT	0 to 0.25	0 to 2
SOFT	0.25 to 0.5	2 to 4
FIRM	0.5 to 1	4 to 8
STIFF	1 to 2	8 to 16
VERY STIFF	2 to 4	16 to 32
HARD	OVER 4	OVER 32

GRAIN SIZES

BOULDERS	COBBLES	GRAVEL		SAND			SILT & CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
12 "	3"	0.75"		4	10	40	200

SIEVE OPENINGS — U.S. STANDARD SERIES SIEVE

Classification is based on the Unified Soil Classification System; fines refer to soil passing a No. 200 sieve.

* Standard Penetration Test (SPT) resistance, using a 140 pound hammer falling 30 inches on a 2 inch O.D. split spoon sampler; blow counts not corrected for larger diameter samplers.

^ Unconfined Compressive strength in tons/sq. ft. as estimated by SPT resistance, field and laboratory tests, and/or visual observation.

KEY TO SAMPLERS

Modified California Sampler (3-inch O.D.)

Mid-size Sampler (2.5-inch O.D.)

Standard Penetration Test Sampler (2-inch O.D.)

KEY TO EXPLORATORY BORING LOGS
RESIDENCE INN
SAN JOSE, CALIFORNIA

FIGURE A-1
JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS

DRILL TYPE: Mobile Drill B-61 with 8" Hollow Stem Auger **LOGGED BY:** LF

DEPTH TO GROUND WATER: 42 feet **SURFACE ELEVATION:** NA **DATE DRILLED:** 12/20/17

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Fill: Grayish brown, Sandy Lean Clay with gravel, slightly moist, fine to medium grained sand, fine angular gravel, low plasticity.	Very Stiff	CL		**0**		31	5		
Dark brown, Sandy Lean Clay, very moist, fine to medium grained sand, moderate to high plasticity.	Stiff to Hard	CL				37	20		4.3
■ Liquid Limit = 49, Plasticity Index = 25.				**5**					
						38	19		4.5
Brown, increased sand content, low to moderate plasticity.									
						31	18		3.5
				10					
Fine rounded gravel.									
				15		34	28		3.0
				20		35	14		3.0
Continued on Next Page									

EXPLORATORY BORING LOG EB-1
RESIDENCE INN
SAN JOSE, CALIFORNIA

BORING EB-1

JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS

DRILL TYPE: Mobile Drill B-61 with 8" Hollow Stem Auger **LOGGED BY:** LF

DEPTH TO GROUND WATER: 42 feet **SURFACE ELEVATION:** NA **DATE DRILLED:** 12/20/17

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Brown, Sandy Lean Clay, very moist, fine to medium grained sand, low to moderate plasticity.	Stiff to Hard	CL		20					
				25		60	25		4.5
				30		41	30		4.3
Fine to coarse sand, some fine to coarse gravel, wet.				35		30	23		1.0
				40		10	28		
Continued on Next Page									

ROMIG ENGINEERS

DRILL TYPE: Mobile Drill B-61 with 8" Hollow Stem Auger **LOGGED BY:** LF

DEPTH TO GROUND WATER: 42 feet **SURFACE ELEVATION:** NA **DATE DRILLED:** 12/20/17

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Dark brown to brown, Sandy Lean Clay, moist, fine to medium grained sand, low to moderate plasticity.	Stiff to Hard	CL		40					
▼ Ground water measured at 42 feet after drilling.				▼					
Fine to coarse sand, fine to coarse angular-rounded gravel.				45		54	25		
Orange-brown color				50		50/5"	22		>4.5
Bottom of Boring at 49.9 feet.				55					
				60					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-1
RESIDENCE INN
SAN JOSE, CALIFORNIA

BORING EB-1
PAGE 3 OF 3
JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS

DRILL TYPE: Mobile Drill B-61 with 8" Hollow Stem Auger **LOGGED BY:** LF

DEPTH TO GROUND WATER: 24 feet **SURFACE ELEVATION:** NA **DATE DRILLED:** 12/20/17

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Grayish brown, Sandy Lean Clay, moist, fine to coarse sand, fine angular to sub-angular gravel, low plasticity, (possible surface fill).	Hard	CL		0					
						56	17		
Brown, Sandy Lean Clay, very moist, fine to medium grained sand, moderate to high plasticity.	Hard	CL		5					
						38	21		3.8
				10		34	22		
Low to moderate plasticity, fine to medium sand.				15		44	27		
				20		40	21		3.5
Continued on Next Page									

EXPLORATORY BORING LOG EB-2
RESIDENCE INN
SAN JOSE, CALIFORNIA

BORING EB-2

JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS

DRILL TYPE: Mobile Drill B-61 with 8" Hollow Stem Auger **LOGGED BY:** LF

DEPTH TO GROUND WATER: 24 feet **SURFACE ELEVATION:** NA **DATE DRILLED:** 12/20/17

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Dark brown to brown, Sandy Lean Clay, moist, fine to medium grained sand, low to moderate plasticity.	Hard	CL		20					
Fine angular to rounded gravel.									
▼ Ground water measured at 24 feet after drilling.				▼ 25		73	24		>4.5
				30		50/6"	27		>4.5
				35		50/5"	26		>4.5
				40		50/6"	27		3.0
Continued on Next Page									

ROMIG ENGINEERS

DRILL TYPE: Mobile Drill B-61 with 8" Hollow Stem Auger **LOGGED BY:** LF

DEPTH TO GROUND WATER: 24 feet **SURFACE ELEVATION:** NA **DATE DRILLED:** 12/20/17

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Dark brown to brown, Sandy Lean Clay, very moist, fine grained sand, low to moderate plasticity.	Hard	CL		40					
				45	50/5"	27			
Bottom of Boring at 44.9 feet.				50					
				55					
				60					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-2
RESIDENCE INN
SAN JOSE, CALIFORNIA

ROMIG ENGINEERS

DRILL TYPE: Mobile Drill B-61 with 8" Hollow Stem Auger **LOGGED BY:** LF

DEPTH TO GROUND WATER: 23 feet **SURFACE ELEVATION:** NA **DATE DRILLED:** 12/20/17

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Dark brown to brown, Sandy Lean Clay, moist, fine to medium grained sand, low plasticity.	Stiff to Hard	CL		0					
Trace fine to mediumangular to sub-angular gravel.						39	14		>4.5
				5		56	14		>4.5
Increase in fine to medium grained sand.						31	14		>4.5
				10		26	9		
● 69% Passing No. 200 Sieve.				15		24	11		
				20		15	12		
Continued on Next Page									

EXPLORATORY BORING LOG EB-3
RESIDENCE INN
SAN JOSE, CALIFORNIA

BORING EB-3

JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS

DRILL TYPE: Mobile Drill B-61 with 8" Hollow Stem Auger **LOGGED BY:** LF

DEPTH TO GROUND WATER: 23 feet **SURFACE ELEVATION:** NA **DATE DRILLED:** 12/20/17

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Brown, Sandy Lean Clay, moist, fine grained sand, trace gravel, low plasticity.	Very Stiff	CL		20					
▼ Ground water measured at 23 feet after drilling.				▼					
Dark gray, Poorly Graded Sand, moist, fine to coarse grained sand, trace fine sub-angular to rounded gravel.	Medium Dense to Very Dense	SP		25		34	4		
● 8% Passing No. 200 Sieve.				30		27	9		
				35		58	17		
Bottom of Boring at 35 feet.				40					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-3
RESIDENCE INN
SAN JOSE, CALIFORNIA

ROMIG ENGINEERS

APPENDIX B

LABORATORY TESTS

Samples from subsurface exploration were selected for tests to help evaluate the physical and engineering properties of the soils encountered at the site. The tests that were performed are briefly described below.

The natural moisture content was determined in accordance with ASTM D2216 on nearly all of the soil samples recovered from the borings. This test determines the moisture content, representative of field conditions at the time the samples were collected. The results are presented on the boring logs at the appropriate sample depths.

The Atterberg Limits were determined on one sample of soil in accordance with ASTM D4318. The Atterberg Limits are the moisture content within which the soil is workable or plastic. The results of this test are presented in Figure B-1 and on the log of Boring EB-1 at the appropriate sample depth.

The amount of silt and clay-sized material present was determined on two samples of soil in accordance with ASTM D422. The results are presented on the boring logs at the appropriate sample depths.

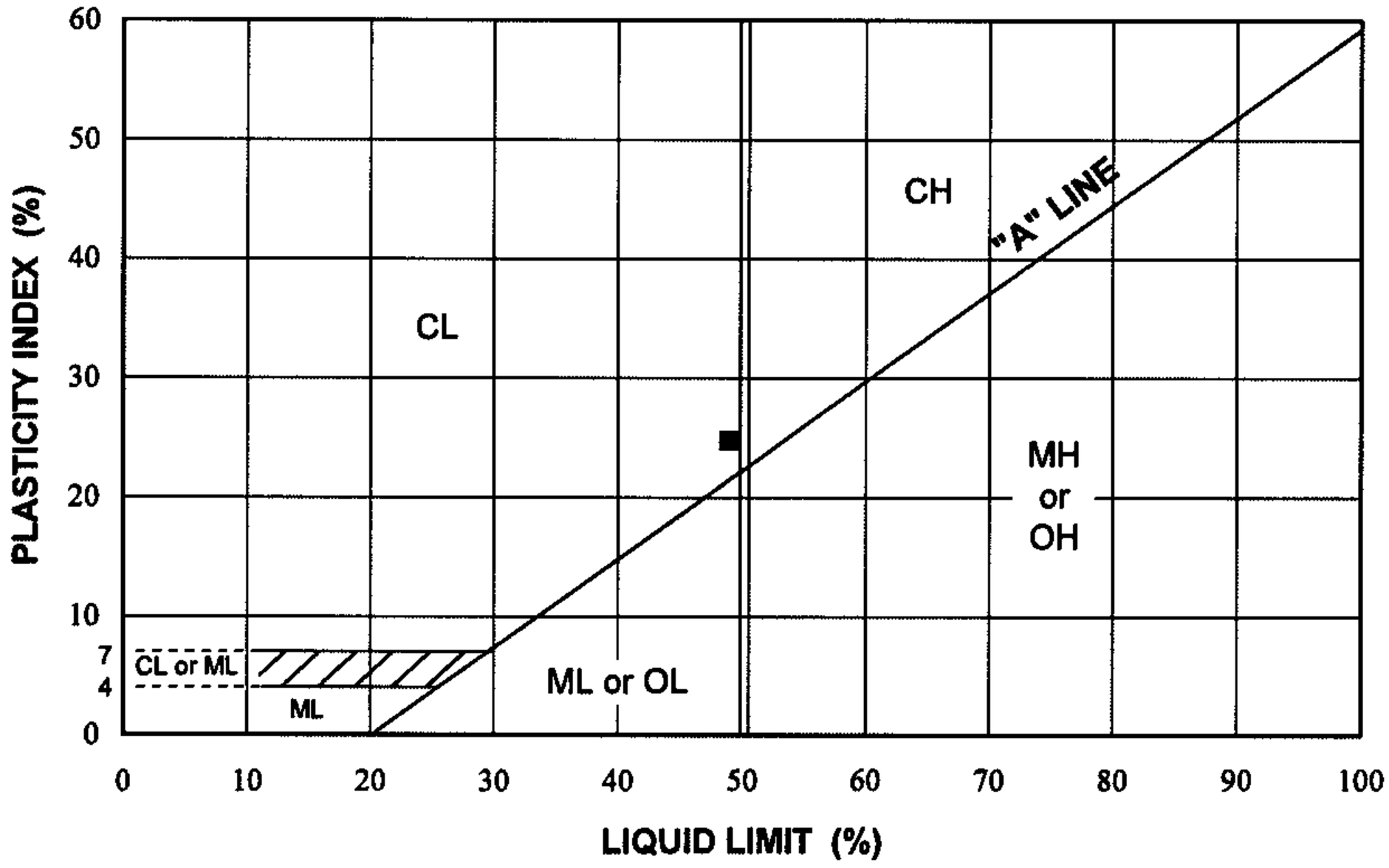


Chart Symbol	Boring Number	Sample Depth (feet)	Water Content (percent)	Liquid Limit (percent)	Plasticity Index (percent)	Liquidity Index (percent)	Passing No. 200 Sieve (percent)	USCS Soil Classification
■	EB-1	3-4.5	20	49	25	-16		CL

PLASTICITY CHART
RESIDENCE INN
SAN JOSE, CALIFORNIA

FIGURE B-1
JANUARY 2018
PROJECT NO. 4257-1

ROMIG ENGINEERS

Order No. 520-2049952-60

Orange Coast Title Company of Northern California

4 Main Street, Suite 40
Los Altos, CA 94022
(650) 946-2182

PRELIMINARY REPORT

Intero Real Estate
5609 Silver Creek Valley Road
San Jose, CA 95138

Escrow Officer: Susan Trujillo
Escrow No.: 19103552

Attention: Ed Abelite
Property address: 469 Piercy Road, San Jose, CA 95138

Your no.:
Order no.: 520-2049952-60

Dated: November 20, 2019

In response to the above referenced application for a policy of title insurance, **Orange Coast Title Company of Northern California** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of November 7, 2019 at 7:30 AM

_____
Susan Trujillo, Escrow Officer
Ph: 650-946-2182
Email: susant@octitle.com

The form of policy of title insurance contemplated by this report is:

C.L.T.A. Standard Coverage Policy - 1990 (Owner's Policy or Joint Protection) and A.L.T.A. Loan Policy (06-17-06)

See attached disclosure.

Schedule "A"

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

Timothy L. Knea and Tena Caprista Knea, husband and wife as joint tenants, as to an undivided 1/2 interest; and Tena E. Knea, a married woman, as her sole and separate property, as to an undivided 1/2 interest

The land referred to in this report is situated in the City of San Jose, the County of Santa Clara, State of California, and is described as follows:

All that certain real property situate in the City of San Jose, County of Santa Clara, State of California, being all of that certain parcel of land conveyed to Timothy L. Knea and Tena Caprista Knea, Husband and Wife, as Joint Tenant as to an undivided ½ interest by Trust Transfer Deed recorded June 8, 1995 in Book H877 of Official Records at Page 1349, Santa Clara County Records, and that certain parcel of land conveyed to William Caprista, Trustee of the William Caprista Living Trust dated August 7, 1998, as to an undivided ½ interest by Trust Transfer Deed recorded September 2, 1998 as Document Number 14370163 of Official Records, Santa Clara County Records.

Excepting therefrom the following described parcel:

Beginning at the Northerly corner of said parcel conveyed to Knea and Caprista; thence from said Point of Beginning along the Northwesterly line of said parcel S 45°00'00" W 221.43 feet to the Westerly corner of said parcel; thence leaving said Northwesterly line along the Southwesterly line of said parcel S45°00'00" E 261.59 feet; thence leaving said Southwesterly line N 45°00'00" E 221.43 feet to a point in the Northeasterly line of said parcel; thence along said Northeasterly line N 45°00'00" W 261.59 feet to the Point of Beginning.

Together with a portion of that certain parcel of land conveyed to LIP2, LLC, a Limited Liability Company, by grant deed recorded April 21, 2009 as Document Number 20218915 of Official Records, Santa Clara County Records, described as follows:

Beginning at the most Southerly corner of above said parcel conveyed to LIP2, LLC; thence from said Point of Beginning along the Southeasterly line of said parcel N 45°00'00" E 221.43 feet to the most Easterly corner of last said parcel; thence along the Northeasterly line of last said parcel N 45°00'00" W 476.57 feet; thence leaving said Northeasterly line S 45°00'00" W 114.93 feet to a point in the Northeasterly line of that certain parcel of land conveyed to the City of San Jose, a Municipal Corporation of the State of California, by grant deed recorded June 5, 2001 as Document Number 15709178 of Official Records, Santa Clara County Records;

Thence along said Northeasterly line the following courses: S 45°00'00" E 77.05 feet; along a tangent curve to the right with a radius of 1253.00 feet through a central angle of 14°58'46" for an arc length of 327.58 feet; thence S 30°26'30" E 21.35 feet; thence along a tangent curve to the left with a radius of 28.00 feet through a central angle of 55°00'19" for an arc length of 26.88 feet; thence along a line parallel with and distant 29.79 feet Northwesterly of the Southeasterly line of said parcel conveyed to LIP2, LLC, S 45°00'00" W 64.01 feet to a point in the Southwesterly line of last said parcel; thence along said Southwesterly line S 44°21'03" E 29.79 feet to

the Point of Beginning.

Pursuant to the Lot Line Adjustment Permit recorded on April 27, 2016 as Instrument No. 2016-23288648 of Official Records.

Assessor's Parcel Numbers(s): 678-93-040

Schedule "B"

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1 This transaction may be subject to a Federal Regulation. Information necessary to comply with the Federal Regulation must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete. The form to submit the required information may be obtained by clicking on this link:

GTO Disclosure Form

2 General and Special taxes for the fiscal year 2019-2020, including any assessments collected with current taxes.

Total amount	$**66,298.18**
1st installment	$**33,149.09**, unpaid
Penalty	$**3,334.90** (after 12/10/2019)
2nd installment	$**33,149.09**, unpaid
Penalty	$**3,334.90** (after 4/10/2020)
Code area	017-055
Parcel No.	**678-93-040**
Exemption	$not shown

3

Assessment no.:	not shown
District:	City of San Jose
Created for:	Hellyer-Piercy Bond
Issued:	6/1/1988

This assessment is currently collected with taxes and may be "stripped" from the rolls if said taxes are not kept current.

NOTE: SAID ABOVE EXCEPTION IS TO REMAIN AND SHOWN ON THE POLICY. THIS COMPANY WILL REQUIRE APPROVAL FROM THE INSURED TO REMAIN ON THE POLICY, EVEN IF SAID BOND IS TO BE SUBORDINATED. IF THE BOND HAS BEEN PAID OR IS TO BE PAID, THIS COMPANY WILL REQUIRE PROOF OF PAYMENT OR A DEMAND FOR PAYMENT.

4 The Lien of future supplemental taxes, if any, assessed pursuant to the provisions of section 75, et seq of the revenue and taxation code of the State of California

5 Prior to close this company will require the Tax Collector's Office be contacted to verify open and delinquent taxes.

6 An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument

Recorded:	In Book 8516, Page 1 of Official Records
For:	public street and road purposes and incidental purposes
Affects:	The location of said easement is set forth therein.

7 The fact that said land is within the boundaries of the Edenvale Redevelopment Area, as disclosed by an instrument recorded 8/19/1976, in Book C226, Page 482, Official Records.

8 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument

Recorded:	6/5/2001 as Instrument No. 2001-15709179, of Official Records.
For :	public service and incidental purposes
In favor of :	City of San Jose, a Municipal Corporation
Affects :	The location of said easement is set forth therein.

9 Rights of the public in and to any portion of said land lying within any lawfully established streets, roads or highways.

10 An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument

Recorded:	In Book 218, Page 162 of Deeds
For:	Public utilities and incidental purposes
Affects:	The location of said easement is set forth therein.

11 An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument
Recorded: In Book 1815, Page 280 of Official Records
For: conveying gas such pipe line or lines and incidental purposes
Affects: The location of said easement is set forth therein.

12 An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument
Recorded: In Book 8522, Page 298 of Official Records
For: road purposes and incidental purposes
Affects: The location of said easement is set forth therein.

13 An instrument, upon the terms and conditions contained therein
Entitled: Notice of Lien
Executed by: City of San Jose
Amount: $429,189.00, together with penalties and costs, if any
Recorded: 4/28/2016, as Instrument No. 2016-23289780, Official Records.

For additional information please contact:
City of San Jose-Public Works
Special Districts
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113-1905

14 A Deed of Trust to secure the indebtedness of
Amount: $**525,000.00**
Trustor: **Timothy L. Knea and Tena Caprista Knea, husband and wife, as joint tenants as to an undivided 1/2 interest and William Caprista, Trustee of the William Caprista Living Trust dated August 7, 1998, as to an undivided 1/2 interest**
Trustee: Fidelity National Title Insurance Company
Beneficiary: Wells Fargo Bank, N.A., a National Association
Dated: 5/2/2007
Recorded: **5/9/2007 as Instrument No. 2007-19422566** of Official Records

An instrument, upon the terms and conditions contained therein
Entitled: Partial Reconveyance
Recorded: 4/28/2016, as Instrument No. 2016-23289781, Official Records

An agreement modifying said Deed of Trust was recorded 4/28/2016, as Instrument No. 2016-23289782, of Official Records
Dated: 4/4/2016
Executed by: Timothy L. Knea and Tena Caprista Knea, husband and wife as joint tenants as to an undivided 1/2 interest and William Caprista, Trustee of the William Caprista Living Trust dated August 7, 1998, as to an undivided 1/2 interest and Wells Fargo Bank, N.A.

An instrument, upon the terms and conditions contained therein
Entitled: Substitution of Trustee and Full Reconveyance
Recorded: 4/25/2019, as Instrument No. 2019-24164070, Official Records

15 The fact that said land is within the boundaries of the Julian-Stockton Redevelopment Plan, The Olinder Redevelopment Plan, The San Antonio Redevelopment Plan, The Rincon De Los Esteros Redevelopment Area, as disclosed by an instrument recorded 10/8/1981, as Instrument No. 1981-7184873, Official Records.

16 NOTE: It may be necessary for the spouse of **Tena E. Knea** , to join in the execution of any instrument required to convey or encumber said land.

17 Rights of parties in possession of said land by reason of unrecorded leases, if any. Please forward said leases for our examination.

18 Any facts, rights, interest or claims which may be shown by an inspection of the land or which may be disclosed by inquiry of persons in possession of said land.

End of Schedule B

"NOTES AND REQUIREMENTS SECTION"

ORANGE COAST TITLE COMPANY
OF NORTHERN CALIFORNIA

NOTE NO. 1

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT NOTICE

This is to give you notice that Orange Coast Title Company is a shareholder in Orange Coast Title Company of Northern California and Orange Coast Title Company owns an interest in Real Advantage Title Insurance Company. This underwriter may be chosen by Orange Coast Title Company of Northern California and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the Orange Coast Title Company of Northern California title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES

Notes section continued on next page…

NOTE NO. 2

California Revenue and Taxation Code Section 18662, effective January 1, 1994 and by amendment effective January 1, 2003, provides that the buyer in all sales of California Real Estate may be required to withhold 3 and 1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained.

NOTE NO. 3 PAYOFF INFORMATION:

Note: this company does require current beneficiary demands prior to closing.
If the demand is expired and a correct demand cannot be obtained, our requirements will be as follows:

A. If this company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. The amount of this hold will be over and above the verbal hold the lender may have stipulated.

B. If this company cannot obtain a verbal update on the demand, will either pay off the expired demand or wait for the amended demand, at the discretion of the escrow.

C. In the event that a payoff is being made to a servicing agent for the beneficiary, this company will require a complete copy of the servicing agreement prior to close.

NOTE NO. 4

If this company is requested to disburse funds in connection with this transaction, chapter 598, statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

Notice Regarding Your Deposit of Funds

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow.

Orange Coast Title Company of Northern California

4 Main Street, Suite 40
Los Altos, CA 94022
(650) 946-2182

Attention:
Borrower:

Lenders supplemental report

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan policy form as follows:

A. This report is preparatory to this issuance of an American Land Title Association loan policy of title insurance. This report discloses nothing, which would preclude the issuance of said American land title association loan policy of title insurance with endorsement no. 100 attached thereto.

B. The improvements on said land are designated as:

A commercial property known as

469 Piercy Road, in the City of San Jose, County of Santa Clara, State of California.

C. Our search of the public records revealed conveyance(s) affecting said land recorded within 24 months of the date of this report are as follows:

None.

Attention

Please note that this preliminary report now has an extra copy of the legal description on a separate sheet of paper. There are no markings on the page. The idea is to provide you with a legal description that can be attached to other documents as needed. That legal description page immediately follows this page.

Thank you for your support of **Orange Coast Title Company of Northern California**. We hope that this makes your job a little easier.

Exhibit "A"

All that certain real property situate in the City of San Jose, County of Santa Clara, State of California, being all of that certain parcel of land conveyed to Timothy L. Knea and Tena Caprista Knea, Husband and Wife, as Joint Tenant as to an undivided ½ interest by Trust Transfer Deed recorded June 8, 1995 in Book H877 of Official Records at Page 1349, Santa Clara County Records, and that certain parcel of land conveyed to William Caprista, Trustee of the William Caprista Living Trust dated August 7, 1998, as to an undivided ½ interest by Trust Transfer Deed recorded September 2, 1998 as Document Number 14370163 of Official Records, Santa Clara County Records.

Excepting therefrom the following described parcel:

Beginning at the Northerly corner of said parcel conveyed to Knea and Caprista; thence from said Point of Beginning along the Northwesterly line of said parcel S 45°00'00" W 221.43 feet to the Westerly corner of said parcel; thence leaving said Northwesterly line along the Southwesterly line of said parcel S45°00'00" E 261.59 feet; thence leaving said Southwesterly line N 45°00'00" E 221.43 feet to a point in the Northeasterly line of said parcel; thence along said Northeasterly line N 45°00'00" W 261.59 feet to the Point of Beginning.

Together with a portion of that certain parcel of land conveyed to LIP2, LLC, a Limited Liability Company, by grant deed recorded April 21, 2009 as Document Number 20218915 of Official Records, Santa Clara County Records, described as follows:

Beginning at the most Southerly corner of above said parcel conveyed to LIP2, LLC; thence from said Point of Beginning along the Southeasterly line of said parcel N 45°00'00" E 221.43 feet to the most Easterly corner of last said parcel; thence along the Northeasterly line of last said parcel N 45°00'00" W 476.57 feet; thence leaving said Northeasterly line S 45°00'00" W 114.93 feet to a point in the Northeasterly line of that certain parcel of land conveyed to the City of San Jose, a Municipal Corporation of the State of California, by grant deed recorded June 5, 2001 as Document Number 15709178 of Official Records, Santa Clara County Records;

Thence along said Northeasterly line the following courses: S 45°00'00" E 77.05 feet; along a tangent curve to the right with a radius of 1253.00 feet through a central angle of 14°58'46" for an arc length of 327.58 feet; thence S 30°26'30" E 21.35 feet; thence along a tangent curve to the left with a radius of 28.00 feet through a central angle of 55°00'19" for an arc length of 26.88 feet; thence along a line parallel with and distant 29.79 feet Northwesterly of the Southeasterly line of said parcel conveyed to LIP2, LLC, S 45°00'00" W 64.01 feet to a point in the Southwesterly line of last said parcel; thence along said Southwesterly line S 44°21'03" E 29.79 feet to the Point of Beginning.

Pursuant to the Lot Line Adjustment Permit recorded on April 27, 2016 as Instrument No. 2016-23288648 of Official Records.

Assessor's Parcel Numbers(s): 678-93-040

CLTA Preliminary Report Form – Exhibit B (06-03-11)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:
1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters: (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02/03/10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning: a.building, b. zoning, c.land use d. improvements on the Land, e.land division; and ,f. environmental protection. This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks: a. that are created, allowed, or agreed to by You, whether or not they recorded in the Public Records; b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date; c. that result in no loss to You; or d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e, 25, 26, 27, or 28.
5. Failure to pay value for Your Title.
6. Lack of a right: a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and b. in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
• For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	**1 % of Policy Amount shown in Schedule A or $ 2,500 (whichever is less)**	**$ 10,000**
Covered Risk 18:	**1 % of Policy Amount shown in Schedule A or $ 5,000 (whichever is less)**	**$ 25,000**
Covered Risk 19:	**1 % of Policy Amount shown in Schedule A or $ 5,000 (whichever is less)**	**$ 25,000**
Covered Risk 21:	**1 % of Policy Amount shown in Schedule A or $ 2,500 (whichever is less)**	**$ 5,000**

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning: * land use * improvements on the land * land division * environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless: *a notice of exercising the right appears in the public records *on the Policy Date *the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks: *that are created, allowed, or agreed to by you *that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records *that result in no loss to you *that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right: *to any land outside the area specifically described and referred to in Item 3 of Schedule A OR *in streets, alleys, or waterways that touch your land. This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:
1. (a) Any law, ordinance or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:(a)created, suffered, assumed or agreed to by the Insured Claimant; (b)not known to the Company, not recorded in the public records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14);or(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b):

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:
1.(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2.Any facts, rights, interests or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3.Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4.Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5.(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to: (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (IV) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters: (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;(c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer; or (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:
1. (a) Any law, ordinance, permit, or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of the land; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(d), 14, and 16.(b) Any governmental police power. This Exclusion 1(b)does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(b), 14, and 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;(c) resulting in no loss or damage to the Insured Claimant;(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 26); or (e)resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth in lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.

6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6..
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

Orange Coast Title Company of Northern California
PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy before the new policy becomes effective.

Orange Coast Title Company of Northern California
4 Main Street, Suite 40
Los Altos, CA 94022
(650) 946-2182

DECLARATION OF OCCUPANCY

(Loan Transaction)

The undersigned, _____, (owner's name) depose(s) and say(s) as follows:

1. The undersigned is/are the owner(s) of certain real property situated in the City of San Jose, County of Santa Clara and State of California, commonly known as 469 Piercy Road, herein referred to as "Property":

2. The undersigned is/are obtaining a loan from _____ to be secured by a Deed of Trust against the Property, which is the subject of this transaction.

3. The undersigned currently occupy the Property as the undersigned's principal address, and intend to continue to occupy the same as the undersigned's principal residence following the close of this transaction.

4. The undersigned understand(s) that Orange Coast Title Company of Northern California is relying on this information in calculating the recording fees for all real estate instruments, papers, and notices recorded in connection with this transaction in accordance with *California Government Code §27388.1(a)(2).*

5. The undersigned agree(s) to indemnify and hold Orange Coast Title Company of Northern California harmless from and against, and to pay any additional recording fees and/or penalties arising out of, or in connection with, the inaccuracy of the information set forth herein.

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this Declaration was executed on _____, at _____, _____.

By: _____ By: _____
Name: _____ Name: _____

BOOK 678 | PAGE 93

BOOK 679

"P.E.6.F.2"

1" = 300'

COYOTE RD.

FORD RD.

SILVER CREEK VALLEY

FOMTANOSA WAY

HELLYER AVE.

PIERCY

SILVER CREEK VALLEY ROAD

L.L.A. 14327079

R.O.S. 771/26

R.O.S. 636/12

R.O.S.636/12 SILVER CREEK VALLEY ROAD

L.L.A. 23621286

(FMLY FONTANOSO AVE)

P.M.368–M–2

R.O.S.363/23

P.M. 371–M–29

P.M. 523–M–5

P.M. 783–M–49

P.M. 365–M–53

C.C. 5586718

L.L.A. 23288648

TRA DET. MAP 138

LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2018–2019

VACATED RD. DOC. 18417134 36 CITY OF SAN JOSE 18,956 SF

VACATED RD. DOC. 18417134 37 SANTA CLARA CO. 13,604 SF

VACATED RD. DOC. 18417134 38 SANTA CLARA CO. 9,891 SF

CITY OF SAN JOSE VACATED RD. DOC. 15993335 33 43,976 SF

23 S.C.CO.

22 S.C. CO.

21 S.C. CO.

26 0.68 AC.

20 1.23AC

34 4.457 AC. NET

24 16.37 AC.

PTN. PCL. 1 (9.01 AC. GR.) (7.95 AC. NET)

PTN. PCL. 2 (9.26 AC. GR.)

16 PCL.A 2.18 AC. NET

15 PCL.B 2.18 AC. NET

C.C. 5235698

31 4.339 AC.

11 PCL.A 2.50AC.G 2.45AC.N.

32 PTN. PCL.B 2.50AC.G. 2.269AC.N.

REDEV AGENCY 1 OF THE CITY OF SAN JOSE

PTN.14 CITY OF SAN JOSE 2

PCL. 3 6.535Ac.

42 PCL. 2 1.336Ac.

41

43 PCL. 1 2.863Ac.

27 1.895Ac

PCL. 2 39 2.02 Ac

PCL. 1 40 3.90 Ac Gr. 3.60 Ac Net

30

14.20 AC. GR.

PTN. PCL. B

-5890/6/8- Silver Creek Valley Rd.

-455/65-

P.G.& E. 50' ESMT.

S.C.V.W.D. ESMT.

50' S.C.V.W.D. ESMT.

ROAD

DocuSign Envelope ID: 8355EA32-7C28-4B6B-AAB8-CF1874829768

PROPERTY DISCLOSURE STATEMENT

For 469 Piercy Road, San Jose, California 95138
By Ed Abelite or Intero Real Estate Services

This Property Disclosure Statement is intended to provide useful information to all prospective Buyers regarding the property.

1. PURCHASE AGREEMENT SHALL BE SUBJECT TO RELEASE FROM PREVIOUS BUYER THROUGH ARBITRATION:

On Saturday November 2, 2019 the Sellers unilaterally cancelled the previous Purchase Agreement because the Buyer failed to close escrow. Buyer take note that the next Purchase Agreement shall be subject to Seller getting clear of this item.

2. IMPROVEMENT DISTRICT NO. 99-218SJ (HELLYER-PIERCY):

On March 27, 2001, Improvement District No. 99-218SJ was established by the City of San Jose to fund the construction of local street improvements in the Edenvale Redevelopment Area through the sale of municipal bonds. These bonds are repaid annually through special assessments placed upon the property tax bills of those properties located within the boundaries of the District.

As a result of Municipal Code Chapter 14.22 enacted in 1986 the City and the property owners of the subject parcel entered into a "Deferral of Assessment Agreement". The Deferral of Assessment Agreement calls for the City to pay the special assessments owed on this property on behalf of the property owners every time they are due.

As each payment is made, the deferred assessments accrue as a lien against the property. There are certain actions that can cause the City to demand repayment. For instance the sale of the property would trigger a payoff demand. As of the end of tax year 2012-2013 the total owed is $429,189. The property owner intends to pay off the accrued deferred assessments at the close of escrow.

Once the property is sold, future assessments will be paid for by the new property owner on their regular property tax bill. Seller believes that the Improvement District No. 99-218SJ assessments will be fully paid off in the future, possibly around 2023. Buyer to verify the payoff date as part of their own due diligence.

3. WATER SUPPLY TANKS ON SUBJECT PARCEL:

The subject property gets its water from the well situated on the property near the intersection of Piercy Road and Hellyer Avenue.

Part of Sellers disclosures include an April 22, 2013 letter from the Santa Clara Valley Water District. Seller is currently using the well for potable services to the house and further action by the current or future subject property Owner may be required. Site redevelopment into the probable Hotel use or other use would likely require the well to be properly decommissioned with oversight from the Santa Clara Valley Water District.

Furthermore, Ed Abelite believes there is a conventional water service connection in existence for the purposes of supplying City water to the subject parcel. Ed Abelite believes the water service connection is located just behind the sidewalk along Piercy Road and nearer to the south east driveway that services the subject property's home.

DocuSign Envelope ID: 8355EA32-7C28-4B6B-AAB8-CF1874829768

4. OTHER ITEMS UNDERGROUND:

- The subject parcel operates using a septic system and is not connected to the City Sewer system. The leach fields servicing the septic system are located to the northwest of the home. The City sewer system pipeline is in the City street in front of the property.

- The subject property installed an underground water tank just to the northwest of the garage area. The purpose of the 1,200 gallon tank was for fire suppression for the home. There is also a hydrant nearby, connected to the system. The system was built around the year 2000. The system was never used.

- The subject property installed a French drain system made up of gravel to allow rainwater run off an opportunity to enter the groundwater system. Said drain is located to the northwest of the garage areas.

5. HIGH PRESSURE GAS LINE:

The subject property has a PG&E high pressure gas line running along the northwest side of the property. PG&E appears to have an easement for this pipeline. Buyer to satisfy themselves as to this pipeline.

6. YCS HOPED TO DEVELOP THE LARGE PROPERTY TO THE EAST:

For years, there has been a development proposal on a 2,150 acre site located to the east of the subject site in the hills. The property is owned by YCS Investments. The property is in the County of Santa Clara and outside the Urban Service Area (USA boundary) for the City of San Jose. Thus, the proposed project has to go through the County for approval. It appears the County is making approval difficult and some would say impossible. Furthermore, in general terms, the City of San Jose is opposed to the project for many reasons.

It appears this development process has been dormant for a while. For more information on the proposed project, visit www.youngranchcommunity.com.

7. TENANTS OF THE HOME:

The subject home has a tenant living in it under a lease. The lease is a short period.

8. LIMITED REMOVAL OF THE VAULT DOOR IN THE GARAGE:

The garage structure located to the northeast of the main home contains a secured storage room approximately 200 square feet in size. It has a several ton old bank vault door securing the storage room. It is the intention of the Seller to remove this door from the property. The storage room will be left as is without the vault door and with portions of the door frame damaged or destroyed. The Seller will have the right to remove the Vault door after escrow closes.

The process of removing this door may involve the destruction of the roof for a crane lift or it may be removed by the seller using a straight on, ground level forklift approach in which case the interior access and approach by the forklift would require damaging some of the walls to reach the front of the vault. The seller will not repair any damages caused while removing the vault.

9. STATUTORY HOME AGENT VISUAL INSPECTION WILL NOT BE PROVIDED:

In the State of California, the customary process of selling a home requires the Listing and Buying agents to provide the Buyers with their Agent Visual Inspection Disclosure blank forms filled out. While the sale of this property includes a home, the best and obvious future use of the property will require the home to be demolished. Therefore the listing agent is not providing this disclosure.

DocuSigned by:
Jena C Krea
BE79B847A12A407...

Seller _____ **Date** 11/22/2019

DocuSigned by:
Timothy Krea
977ADAD0DB4540B...

Seller _____ **Date** 12/2/2019

By: DocuSigned by: _____ **Date** 11/22/2019
Listing Agent B750F68454...

Buyer _____ **Date** _____

Buyer _____ **Date** _____