



Phase I Environmental Site Assessment

1953 through 1965 Concourse Drive
San Jose, California

DRAFT

Prepared for:
Overton Moore Properties
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September 2, 2020
Project No. 101180001





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Mr. Will McPhee
Overton Moore Properties
19700 South Vermont Avenue, Site 101
Torrance, California 90502

Subject: **Phase I Environmental Site Assessment**
1953 through 1965 Concourse Drive
San Jose, California

Dear Mr. McPhee:

Ardent Environmental Group, Inc. (Ardent) has performed a Phase I Environmental Site Assessment (ESA) of the above-referenced property (site). Work was conducted in general accordance with the Professional Services Agreement dated August 11, 2020 between Overton Moore Properties and Ardent. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site. We appreciate the opportunity to be of service to you on this project. If there are any questions, please feel free to call the undersigned at your convenience.

Sincerely,
Ardent Environmental Group, Inc.

Matthew Pensaw
Staff Scientist

Paul A. Roberts, P.G.
Principal Geologist

PAR/MDP/aw

Distribution: (1) Addressee (electronic copy)

TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY	1
1 INTRODUCTION	3
1.1 Purpose of Phase I ESA	3
1.2 Involved Parties	5
1.3 Scope of Work	5
1.4 Limitations and Exceptions	6
1.5 Special Terms and Conditions	6
1.6 User Reliance	7
1.7 Physical Limitations	7
1.8 Data Gaps	7
2 GENERAL SITE CHARACTERISTICS	7
2.1 Location and Legal Description	7
2.2 Site Description and Current Site Uses/Operations	8
2.2.1 Site Description	8
2.2.2 Occupants	8
2.2.3 Heating and Cooling Systems	8
2.2.4 Sewage Disposal/Septic Systems	8
2.2.5 Potable Water	8
2.3 Adjacent Properties	8
3 User Provided Information	9
3.1 Current Title Information	9
3.2 Environmental Liens or Activity and Use Limitations	9
3.3 Specialized Knowledge	10
3.4 Commonly Known or Reasonably Ascertainable Information	10
3.5 Valuation Reduction for Environmental Issues	10
3.6 Reason for Performing Phase I ESA	10
3.7 Previous Reports	10
4 PHYSICAL SETTING	11
4.1 Site Topography	11
4.2 Geology	11
4.3 Oil and Gas Maps	11
4.4 Site Hydrology	11
4.4.1 Surface Waters	12
4.4.2 Groundwater	12
5 HISTORICAL LAND USE	12
5.1 Summary of Historical Land Use of the Property	12
5.2 Summary of Historical Land Use of Adjoining Properties	12
5.3 Fire Insurance Rate Maps	13
5.4 Historical Aerial Photographs	13
5.5 Building Department	13
5.6 City Directories	14
5.7 Historical Topographic Maps	15

5.8	Interviews	15
5.8.1	Interview with Owner	15
5.8.2	Interview with Site Manager	15
5.8.3	Interviews with Occupant.....	15
5.8.4	Interviews with Local Government Officials	15
5.8.5	Interviews with Others	16
5.9	Previous Reports and Documents.....	16
6	SITE RECONNAISSANCE	16
6.1	Use and Storage of Hazardous Substances and Petroleum Products.....	16
6.2	Storage and Disposal of Hazardous Wastes	17
6.3	Unidentified Substance Containers	17
6.4	ASTs and Underground Storage Tanks (USTs)	17
6.5	Evidence of Releases	17
6.6	Polychlorinated Biphenyls (PCBs).....	17
6.7	Suspect Asbestos-Containing Building Materials (ACM)	17
6.8	Lead Based Paint (LBP)	18
6.9	Indications of Water Damage or Mold Growth.....	18
6.10	Wastewater Systems	18
6.11	Stormwater Systems.....	18
6.12	Wells 18	
6.13	Other Subsurface Structures.....	18
6.14	Other Issues	18
7	ENVIRONMENTAL DATABASE SEARCH	18
7.1	Federal National Priorities List (NPL): Distance Searched – 1 mile	19
7.2	Federal Delisted NPL: Distance Searched – 0.5 mile.....	19
7.3	Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List: Distance Searched – 0.5 mile.....	19
7.4	Federal Corrective Action Report (CORRACTS): Distance Searched – 1 mile.....	20
7.5	Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List: Distance Searched – 0.5 mile	20
7.6	Federal RCRA Generators List: Distance Searched – Site and Adjoining Properties 20	
7.7	Federal Institutional Control/Engineering Control Registries: Distance Searched – Site	21
7.8	Federal Emergency Response Notification System (ERNS) List: Distance Searched – Site	21
7.9	Federal Brownfield List: Distance Searched – 0.5 mile	21
7.10	State Calsites Database (Calsites) or State-Equivalent CERCLIS: Distance Searched – 1 mile	22
7.11	State Solid Waste Landfill Sites (SWLF): Distance Searched – 0.5 mile	22
7.12	State Leaking Underground Storage Tank (LUST) Lists: Distance Searched – 0.5 mile	22
7.13	State Underground Storage Tank (UST) and Aboveground Storage Tank (AST) Registration List: Distance Searched – Site and Adjoining Properties.....	23
7.14	State Voluntary Cleanup Programs (VCPs): Distance Searched – 0.5 mile	23
7.15	Indian Reservations: Distance Searched – 1 mile	23
7.16	Other Non-ASTM and AAI Database: Distance Searched – Site.....	23
7.16.1	Cal-EPA Environmental Regulated Site (CERS) Portal Data.....	23

7.16.2	Facility Index System Identification Program Summary Report (FINDS)	24
7.16.3	Hazardous Waste Information System (HAZNET)	24
7.16.4	Emissions Inventory Data (EMI)	26
7.16.5	California Certified Unified Program Agencies (CA CUPA)	27
7.16.6	California Hazardous Waste Tracking System (HWTS)	27
7.16.7	California Hazardous Materials (CA HAZMAT)	27
7.16.8	Enforcement & Compliance History Information (ECHO)	28
7.16.9	PA Manifest	28
7.16.10	California National Pollutant Discharge Elimination System (NPDES)	28
8	Vapor Encroachment condition (vec)	28
9	Regulatory Records review	29
9.1	Department of Toxic Substances Control (DTSC)	29
9.2	California Regional Water Quality Control Board, San Francisco Bay Region (SFRWQCB)	29
9.3	Bay Area Air Quality Management District (BAAQMD)	29
9.4	Santa Clara County Department of Environmental Health (SCCDEH)	30
9.5	City of San Jose Fire Department (SJFD)	30
10	FINDINGS, OPINIONS AND CONCLUSIONS	30
10.1	Findings and Opinions	30
10.2	Conclusions	31
11	RECOMMENDATIONS	32
12	SELECTED REFERENCES	33
13	QUALIFICATIONS STATEMENT AND SIGNATURE OF ENVIRONMENTAL PROFESSIONAL	34

Figures

- Figure 1 – Site Location Map
- Figure 2 – Site Vicinity Map
- Figure 3 – Site Plan

Appendices

- Appendix A – Photographic Documentation
- Appendix B – User Provided Information
- Appendix C – Previous Environmental Reports
- Appendix D – Historical Data
- Appendix E – Environmental Database Report
- Appendix F – Regulatory Agency Records
- Appendix G – Resumes

EXECUTIVE SUMMARY

Ardent Environmental Group, Inc. (Ardent) was retained by Overton Moore Properties (OMP, or “client”) to perform a Phase I Environmental Site Assessment (ESA) of the property located at 1953 through 1965 Concourse Drive in the city of San Jose, California (site). The site contains one multi-tenant commercial building that has been used for office purposes, research and design (R&D), an environmental testing laboratory, electronics assembly and packaging, to name a few. Currently, one suite is occupied by an electronics assembly and packaging company while the remaining six suites are vacant. It is our understanding that OMP is considering purchasing the site for commercial redevelopment. Site assessment activities for this Phase I ESA were conducted from August 11, 2020 to September 1, 2020.

In summary, the following findings and conclusions were noted:

- From at least 1939 through 1982, the site was used for agricultural purposes or was vacant land. The existing commercial building was constructed in 1984 and has been used for office purposes, R&D, an environmental testing laboratory, and an electronics assembly and packaging facility, to name a few.
- Groundwater has been reported in the site vicinity at a depth of approximately 9 to 11 feet below the ground surface (bgs) and is reported to flow in a northwesterly direction following surface topography and towards the San Francisco Bay.
- In general, small quantities of chemicals have been used by occupants of the site through the years. Hazardous waste generation databases indicate that most of the occupants generated less than 1 ton of wastes in a year, consistent with the type of operations (e.g. R&D, electronics assembly, etc.). One exception of this was a former occupant known as Anametrix who operated an environmental testing laboratory. Anametrix was reported to have generated relatively large quantities of hazardous waste (up to 86 tons per year), including some halogenated wastes (i.e. chlorinated solvents).
- Based on our experience with environmental testing laboratories, small, sealed containers of soil, air, and water are delivered to the facilities for testing. The containers are opened under controlled conditions where small samples (grams or milliliters) are removed for testing in table-top equipment. Following analysis, any waste materials and the remaining contents of sample containers are disposed of in 55-gallon drums. Due to the standard of care exercised in handling and disposing of samples, spills and significant releases are very unlikely to occur, and therefore, there is a low likelihood that operations at an environmental testing laboratory would result in a significant release. Based on this information, the historical activities of Anametrix would not be considered an environmental concern to the site.
- Based on the age of the site building (1984), friable asbestos containing building materials (ACMs) are not likely present. Non-friable ACMs, such as roofing materials and mastics, are still manufactured and may be present. Since the building is planned to be demolished, OMP requested that a pre-demolition asbestos survey be completed. Ardent is in the process of completing this task. The results will be presented under separate cover. Lead-based paint (LBP) is not likely present.

- No other on- or off-site environmental concerns were noted.

CONCLUSIONS

Ardent has performed this Phase I ESA in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-13, ASTM Practice E 2600-15, and the Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiry (AAI), Final Rule (40 CFR, Part 312), for the property located at 1953 through 1965 Concourse Drive in the city of San Jose, California. Any limitations or exceptions encountered during completion of this report are stated in Section 1.4. Based on this Phase I ESA, no evidence or indication of recognized environmental conditions (RECs), historical-RECs (HRECs), controlled-RECs (CRECs), or conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the site has been revealed, except for the following:

RECs

- No RECs were identified during the completion of this Phase I ESA.

HRECs

- No HRECs were identified during completion of this Phase I ESA.

CRECs

- No CRECs were identified during completion of this Phase I ESA.

De-Minimis Conditions

- ACMs may be present in the site building.

RECOMMENDATIONS

Based on the information obtained during this assessment, Ardent recommends no further investigations at this time. If ACMs are identified at the site, these materials should be removed by a state-licensed abatement contractor in accordance with state and federal regulations prior to demolition of the site building.

1 INTRODUCTION

Ardent Environmental Group, Inc. (Ardent) was retained by Overton Moore Properties (OMP, or “client”) to perform a Phase I Environmental Site Assessment (ESA) of the property located at 1953 through 1965 Concourse Drive in the city of San Jose, California (site; Figure 1). Work was conducted in accordance with the Professional Services Agreement dated August 11, 2020 between OMP and Ardent. The site contains one multi-tenant commercial building that has been used for office purposes, research and design (R&D), an environmental testing laboratory, electronics assembly and packaging, to name a few. Currently, one suite is occupied by an electronics assembly and packaging company while the remaining six suites are vacant. It is our understanding that OMP is considering purchasing the site for commercial redevelopment. The following sections identify the purpose, the involved parties, the scope of work, and the limitations and exceptions associated with the Phase I ESA.

1.1 Purpose of Phase I ESA

In accordance with the American Society for Testing and Materials (ASTM) E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Standard E 1527-13), the objective of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM Standard E 1527-13, recognized environmental conditions (RECs), historical-RECs (HRECs), controlled-RECs (CRECs), or conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property.

ASTM defines RECs as “...the presence or likely presence of any hazardous substance 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.” ASTM defines HRECs as “...a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).” ASTM defines CRECs as a REC “...resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority

(for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

Other environmental considerations include Site features or conditions that may have an environmental component of interest but which do not meet the ASTM definition of a REC, CREC, or HREC. ASTM does not necessarily require any actions to address the presence or condition, but such conditions are identified for the sake of thoroughness and completeness.

The United States Environmental Protection Agency (“USEPA” or “EPA”) has stated that ASTM Standard E 1527-13, is consistent with the Standards and Practices for All Appropriate Inquires (AAI), Final Rule (40 Code of Federal Regulations [CFR], Part 312) and is compliant with the statutory criteria for all appropriate inquires. All appropriate inquires, as defined in the AAI Final Rule, 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, was to identify releases and threatened releases of hazardous substances which cause or threaten to cause the incurrence of response costs.

As part of this Phase I ESA, Ardent also assessed whether a vapor encroachment condition (VEC) exists at the site. The VEC assessment was completed following the ASTM E 2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM Standard E 2600-15). The objective of this work was to evaluate whether possible contaminants (e.g. volatile organic compounds [VOCs]) are present in soil and/or groundwater in the site vicinity which might pose a possible vapor intrusion into existing or future buildings at the site.

1.2 Involved Parties

Mr. Matthew Pensaw of Ardent conducted the historical research, regulatory inquiries, site reconnaissance, and document review. Mr. Paul Roberts, who meets the definition of an *environmental professional* as set forth in the AAI Final Rule, completed oversight and review.

1.3 Scope of Work

Ardent's scope of work for this Phase I ESA is consistent with ASTM Standard E1527-13 and E-2600-15 and included the activities listed below.

- **Review of User Provided Information** – Review of information regarding title and judicial records for environmental liens or activity and use limitations, recorded environmental liens, actual or specialized knowledge or commonly known information regarding environmental conditions at the site, the relationship of the purchase price of the property to the fair market value, readily available maps, environmental reports, and other environmental documents pertaining to the site, as available and obtained from the user/client.
- **Records Review** – Acquisition and review of records, including federal, state, tribal, and local regulatory agency databases, for the site and for properties located within a specified radius of the site; local regulatory agency files for the site and selected nearby properties of potential environmental concern; physical setting sources, including topographic maps, geologic maps, and geologic and hydrogeologic reference documents; and historic land use information including aerial photographs, historical fire insurance rate maps, building department records, and city directories, as necessary, that are reasonably ascertainable, publicly available, can be obtained within reasonable time and cost, and are practically reviewable.
- **Vapor Encroachment Condition (VEC)** – Review available regulatory and client provided data to assess Tier 1 non-numeric screening for the site. Ardent evaluated whether contaminants were present in soil and/or groundwater in the site vicinity which might pose a VEC at the site.
- **Site Reconnaissance** – Performance of a site reconnaissance to visually observe the site and any structure(s) located on the site to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. The purpose of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the site, including the general site setting, site usage, use and storage of hazardous materials and petroleum products, disposal of waste products and materials, sources of polychlorinated biphenyls (PCBs), and evidence of releases and possible risks of contamination from activities at adjacent properties.
- **Interviews** – Interviews with site representatives, including owners, occupants, and site managers, regarding the environmental condition of the site to the extent necessary and such persons are available. Interviews with state and/or local government officials as necessary.
- **Report** – Evaluation of the information and data obtained by the Phase I ESA process outlined above and preparation of this Phase I ESA report documenting findings and

providing opinions and conclusions regarding possible environmental impacts and RECs at the site.

1.4 Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ardent should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

The findings, opinions, and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the site or nearby properties. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ardent has no control. Ardent cannot warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

1.5 Special Terms and Conditions

As indicated in Section 13.1.5 of ASTM Standard E 1527-13, the following, which is not intended to be all inclusive, represents out-of-scope items with respect to a Phase I ESA: asbestos-containing materials (ACMs), radon, lead-based paint (LBP), lead in drinking water, wetlands, regulatory compliance, cultural and historic risk, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, biological agents, and mold. As part of our agreement with the client, Ardent visually assessed site buildings (if present) for possible ACMs, LBP, and mold. In addition, ASTM Standard E 2600-15

supplements the ASTM Standard E 1527-13 to include evaluation of VEC using Tier 1 screening.

This study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, Ardent did not address interpretations of zoning regulations, building code requirements, or property title issues.

1.6 User Reliance

This report may be relied upon and is intended exclusively for use by the client. Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than the foregoing parties is undertaken at said parties' sole risk.

1.7 Physical Limitations

No physical limitations were encountered during the completion of this Phase I ESA report.

1.8 Data Gaps

No significant data gaps were noted during the preparation of this Phase I ESA report.

2 GENERAL SITE CHARACTERISTICS

The following sections describe the location and the current uses of the site and adjacent properties. A site location map is presented as Figure 1, a site vicinity map is presented as Figure 2, and a site plan is presented as Figure 3. Selected photographs of the site and surrounding properties are provided in Appendix A.

2.1 Location and Legal Description

The site is located on Concourse Drive east of Ringwood Avenue in the city of San Jose, county of Santa Clara, California (Figure 1). The site comprises two parcels which have been assigned the Santa Clara County Tax Assessor's Parcel Numbers (APNs) 244-18-035 (Parcel A, 6.454-acres) and 244-18-045 (Parcel B, 0.562-acres), and is occupied by a multi-tenant commercial building which has been assigned addresses ranging from 1953 through 1965 Concourse Drive, namely 1953, 1955, 1957, 1959, 1961, 1963, and 1965 Concourse Drive (Figure 3). The legal description of the site is provided on the Preliminary Title Report, included in Appendix B.

The site is bounded as shown on Figure 2. Site boundary information was obtained during the site reconnaissance and from information provided by the client.

2.2 Site Description and Current Site Uses/Operations

The following paragraphs present a description of the site, the activities being conducted on-site, the heating and cooling systems utilized in the site building, the sewage disposal system, and the potable water provider for the site, if any.

2.2.1 Site Description

The site is an irregular-shaped property that comprises approximately 7.016-acres. The site is developed with one multi-tenant commercial building (Figure 3).

2.2.2 Occupants

At the time of this assessment, Silitronics occupied one suite of the site building, identified as 1959 Concourse Drive. The remaining six suites were unoccupied.

2.2.3 Heating and Cooling Systems

General heating and cooling systems for the on-site building use electricity and natural gas obtained from local utility providers.

2.2.4 Sewage Disposal/Septic Systems

On-site sewage disposal, such as septic tanks or leach fields, were not observed or historically reported for the site. The site is currently connected to the municipal sewer system.

2.2.5 Potable Water

Potable water is supplied by the local water purveyor.

2.3 Adjacent Properties

In general, the site vicinity comprises commercial and industrial facilities (Figure 2). NextFlex Research Institute, a research facility for flexible hybrid electronics (FHE) and Blach Construction, a civil engineering firm, are located immediately northwest of the site, beyond which are Uniquify, a television manufacturer, and Sierra Wireless, a cell phone retail shop. Oncore Manufacturing Services, a printed circuit board manufacturing and assembly facility, borders the site to the northeast, followed by a vacant industrial/commercial building. Proto

Services, an electronics manufacturing facility, and Christian Witness Theological Seminary, a religious education institution, are located to the southeast, followed by Concourse Drive. Concourse Drive borders the site to the south, followed by Altierre, a corporate office, and Hionix and Tango Systems, Inc., electronic semiconductor manufacturers. Venture Commerce Center, a multi-tenant commercial complex, is located immediately west of the site, followed by Ringwood Avenue (Figure 2).

No above ground storage tanks (ASTs), evidence of underground storage tanks (USTs), or large quantities of possible hazardous materials or wastes were noted being stored by off-site facilities along the site property line. In general, these adjacent properties would not be considered an environmental concern to the site.

3 USER PROVIDED INFORMATION

The following sections summarize information provided by the user to assist the environmental professional in identifying the possibility of RECs in connection with the site, and to fulfill the user's responsibilities in accordance with Section 6 of ASTM Standard E 1527-13. A copy of the user questionnaire is presented in Appendix B. The questionnaire was completed by Mr. Will McPhee of OMP.

3.1 Current Title Information

A Preliminary Title Report provided by OMP was reviewed by Ardent. The title report was prepared by Old Republic Title Company dated August 11, 2020. According to the Preliminary Title Report, the current owner of the site is "Concourse Larimar, LLC, a California limited liability company." A copy of the Preliminary Title Report is included in Appendix B.

3.2 Environmental Liens or Activity and Use Limitations

Information indicating environmental liens or activity and use limitations (AULs) associated with the site was not provided to Ardent. Mr. McFee was not aware of any environmental liens or AULs against the site that are filed or recorded under federal, state, or local law. No environmental liens or AULs were noted in the preliminary title report.

3.3 Specialized Knowledge

Mr. McFee indicated that, for purposes of this assessment, the client has no specialized knowledge or experience pertaining to the site or the adjacent properties that are material to RECs in connection with the site.

3.4 Commonly Known or Reasonably Ascertainable Information

Mr. McFee is not aware of commonly known or reasonably ascertainable information pertaining to the site.

3.5 Valuation Reduction for Environmental Issues

In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to fair market value of the property if the property was not affected by hazardous substances or petroleum products. Mr. McFee indicated that the purchase price reflects fair market value.

3.6 Reason for Performing Phase I ESA

Ardent was retained by OMP to perform the Phase I ESA as part of its real estate due diligence activities for acquisition of the site.

3.7 Previous Reports

The client provided Ardent with a previous Phase I ESA for the site, completed by Partner Engineering and Science, Inc. (Partner), dated December 9, 2015 (referred to herein as the "2015 Phase I ESA"). During completion of the 2015 Phase I ESA, the site was occupied by Dunan Sensing, CTI, Silitronics, KSM Vacuum Products Inc., Fetch Robotics, ARC Document Solutions, and Flexstar Technology and was utilized for office and light industrial purposes, including R&D of silicon wafers and robots, document printing, and manufacturing of hot drive testers and pressure sensors.

Partner completed a limited asbestos survey concurrently with the 2015 Phase I ESA and included the results in the assessment. The purpose of this survey was to test suspect ACMs which were damaged and/or friable to determine if these materials needed to be abated or could be managed in place without posing a health risk to the occupants. Based on a visual examination, Partner identified suspect ACMs and collected 39 representative bulk samples to be analyzed by polarized light microscopy (PLM). Based on the laboratory results,

asbestos was not detected in the samples collected. However, based on the limited nature of the survey, Partner recommended that a comprehensive asbestos survey should be completed prior to renovation or demolition of the site building.

Partner identified no RECs, CRECs, or HRECs at the site, but noted the possible presence of ACMs in building materials and recommended the preparation of an operations and maintenance (O&M) plan to manage these materials during use. No O&M plan has been provided to Ardent for review.

4 PHYSICAL SETTING

The following sections include discussions of topographic, geologic, and hydrogeologic conditions in the vicinity of the site, based upon our document review and our visual reconnaissance of the site and adjacent areas.

4.1 Site Topography

Based on the review of the United States Geological Survey (USGS) 7.5 Minute Series, Milpitas, Calaveras Reservoir, San Jose East, and San Jose West, California, Topographic Quadrangle Maps dated 1980, the site has an elevation of approximately 50 feet above mean sea level (msl) and slopes to the west to northwest.

4.2 Geology

The site is located within the central portion of the Coast Ranges. The city of San Jose is bounded by the San Andrea Fault to the west and the Calaveras Fault to the east. The site is underlain by alluvium deposits of Quaternary age. The alluvium consists of gravel, sand, sandy silt, silt, and clay with shale pebbles.

4.3 Oil and Gas Maps

Based on a review of the California Department of Conservation, Geologic Energy Management Division (CalGEM) on-line well finder, the site does not lie within an active oil field.

4.4 Site Hydrology

The following sections discuss the site hydrology in terms of both surface waters and groundwater.

4.4.1 Surface Waters

No natural water bodies are located on or adjacent to the site. Coyote Creek is the nearest surface water body to the site, located approximately 1-mile southwest. The San Francisco Bay is located approximately 4-miles northwest of the site.

4.4.2 Groundwater

Groundwater information was not available for the site. Ardent obtained groundwater information of the site vicinity from State Water Resources Control Board (SWRCB) GeoTracker website. Groundwater information was obtained from groundwater monitoring wells located approximately 0.62-mile northwest of the site located at 2395 Oakland Road. In April 2019, groundwater was reported at depths of approximately 9 to 11 feet below the ground surface (bgs). Based on groundwater data from this facility, groundwater flows to the northwest, generally following surface topography towards the San Francisco Bay.

5 HISTORICAL LAND USE

Ardent conducted a historical land use record search for both the site and surrounding areas. This included a review of one or more of the following sources that were found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical city directories, building permits and plans, topographic maps, property tax records, zoning/land use records, and a review of a prior environmental assessment report regarding the site. Copies of historical data are provided in Appendix D.

5.1 Summary of Historical Land Use of the Property

From at least 1939 through 1982, the site was used for agricultural purposes or was vacant land. The existing commercial building was constructed in 1984 and has been used for office purposes, R&D, an environmental testing laboratory, and an electronics assembly and packaging facility, to name a few.

5.2 Summary of Historical Land Use of Adjoining Properties

The site vicinity was used for agricultural purposes from at least 1939 through 1974. By 1979, portions of the site vicinity were redeveloped with commercial and/or industrial buildings. By 1982, the southern adjacent properties were redeveloped with commercial and/or industrial

buildings. By 1993, the site vicinity was further redeveloped for commercial and/or industrial use, and by 2006, no more agricultural areas were visible.

5.3 Fire Insurance Rate Maps

Historical Sanborn Fire Insurance Rate Maps (Sanborn maps) were requested from Environmental Data Resources Inc. (EDR) of Milford, Connecticut. According to EDR, no Sanborn Maps were available for the site and the site vicinity.

5.4 Historical Aerial Photographs

Historical aerial photographs for selected years between 1939 and 2016 were provided by EDR. The following presents a summary of our review.

- **1939, 1940, 1948, 1950, and 1956** – The site was used for agricultural purposes or vacant land. The site vicinity was used for agricultural purposes. The main farmhouse associated with the surrounding agricultural use was located immediately north of the site. Sporadic residences were noted in the site vicinity.
- **1963, 1968, 1974, 1979, and 1982** – The site continued to be used for agricultural purposes in 1963 and 1968. By 1974, the site was vacant land. During this time, a small structure was noted in the central portion of the site, with a dirt road leading from the farmhouse north of the site. Three small electrical poles appeared southwest of the structure and were evenly spaced. Since the surrounding properties continued to be used for agricultural purposes, it is assumed this structure may have been used to house a groundwater well.
- **1993, 1998, 2006, 2009, 2012, and 2016** – The site had been redeveloped with the existing commercial building. The site vicinity was also redeveloped for commercial purposes and was in similar configuration as during the site reconnaissance.

5.5 Building Department

Building permits are issued and maintained by the City of San Jose Planning, Building, and Code Enforcement Division (SJPBCED) for the site and surrounding properties. These records are available for online review at the SJPBCED website. The available records included permits for tenant improvements, HVAC replacements, and roof repairs. No records of environmental concern were noted. Based on Ardent's review, the following permits relevant to this investigation were noted: construction of the existing site building (1984), installation of a liquid argon tank and chain link fence enclosure for Inchcape Testing Services - Animetrix Laboratories (ITS Animetrix) at 1961 Concourse Drive (1999), Flextronics facility closure and Hazardous Materials Program termination at 1965 Concourse Drive (2002), tenant improvements, including removal and reinstallation of walls and electrical rerouting for

TFT Inc. at 1953 Concourse Drive (2003), Tenant improvements for Silitronics, including the construction of offices and work rooms at 1957 Concourse Drive (2011), and installation of a new roof at 1961 Concourse Drive (2019).

5.6 City Directories

Ardent reviewed city directories obtained from EDR for the site and surrounding site vicinity for selected years between 1922 and 2017. Based on a review of the historical listings, commercial and/or industrial businesses have been the primary occupants of the site since at least 1991 and the site vicinity at least 1980. No records were found for the site prior to 1991 and no records were found for the site vicinity prior to 1980. The following is a summary of the directory listings for the site:

1953 Concourse Drive

TFT Inc. (2004 – 2009).

1955 Concourse Drive

GenX Mobile Inc. and Go MRM Inc. (2009), Global VR (2014), Computech International Inc. (2017).

1957 Concourse Drive

Micro C Technologies Inc. (2004), Kokusai Semiconductor Equipment Corporation (2004 – 2017), Equip (2006), Silitronics (2014 – 2017).

1959 Concourse Drive

Sriram Sellappa (2004), KSM Vacuum Products (2014 – 2017).

1961 Concourse Drive

Astra Scientific and Group III Electronic Inc. (1991), Anametrix (1991 – 1996), GVC Technology and Pagine Corporation (1994), C Bruce Technologies International Corporation (1994 – 1996), Kokusai Electric America Inc. and Norsk Engineering (1996 – 2000), Shima American Corporation (2004), Discera Inc. (2006 – 2009).

1963 Concourse Drive

Wafer Process Systems (1996 – 2000), occupant unknown and Lemon Grass (2004), FlexOne Technologies (2004 – 2017), American Reprographics, Inc. (2017).

1965 Concourse Drive

Omni Technology (1991 -1994), Tech Technologist Team Inc. and Thermal Management Corp. (1994), Flextronics International (1996 – 2000), Thoman Dineen (2004), ZF Array Technology (2004 – 2006), and Flexstar Technology Inc. (2014 – 2017).

5.7 Historical Topographic Maps

Historical topographic maps for the site were dated 1897, 1899, 1953, 1961, 1968, 1973, 1980, and 2012. The maps did not provide additional information to the site. The map dated 1968 indicated that a water production well was located on the northeastern adjacent property. The maps did not provide addition information regarding the site or site vicinity.

5.8 Interviews

Interviews were conducted by Ardent with key site personnel (e.g., past and present owners, operators, and/or occupants) with the objective of obtaining information indicating RECs in connection with the site. The following are the site personnel interviewed for purposes of this assessment.

5.8.1 Interview with Owner

The Owner was not available during the site reconnaissance.

5.8.2 Interview with Site Manager

Access to the vacant offices was provided by Ms. Cathy Richards, the CBRE property manager. Ms. Richards did not have any additional information regarding the site than that discovered during this assessment.

5.8.3 Interviews with Occupant

During the site reconnaissance, Ardent interviewed Mr. Terrance Hamel, director of operations and supply chain at Sillitronics. Findings of this interview are presented throughout the report.

5.8.4 Interviews with Local Government Officials

Representatives of local regulatory agencies were interviewed during completion of this report. The information obtained is presented throughout this report.

5.8.5 Interviews with Others

No other interviews were conducted during this Phase I ESA.

5.9 Previous Reports and Documents

Ardent was provided a 2015 Phase I ESA. A summary of this report is provided in Section 3.7. No other previous reports or documents were provided to Ardent.

6 SITE RECONNAISSANCE

The site and site vicinity reconnaissance was performed by Ardent on August 21, 2020. The site reconnaissance involved a walking tour of the site and visual observations of adjoining properties. At the time of the site reconnaissance, there were no weather related obstructions. Select photographs taken during these activities are included in Appendix A.

At the time of the site reconnaissance, Silitronics, an electronics assembly and packaging facility, occupied 1959 Concourse Drive, and the remaining six suites were vacant (Figure 3). According to Mr. Hamel, Silitronics accepts custom orders from clients, designs prototype circuitry using computer software, and fabricates circuits using table-top automated and manual soldering and printing equipment in three clean rooms located on-site. Silitronics maintains a self-contained vapor degreaser to treat the surface of circuit boards prior to laying the copper circuitry, and for cleaning assembly equipment. The degreaser (the size of a small washing machine) uses small quantities (approximately 10 gallons per year) of non-chlorinated solvents. Spent solvent, along with small quantities of oils, lubricants, and miscellaneous chemicals used for routine maintenance, are temporarily stored in two 55-gallon drums which contains a 5-gallon container to store waste liquids (the 55-gallon drums are used as secondary containment for the 5-gallon buckets). The drum is stored in the storage room and picked up by a third-party disposal contractor as-needed.

The following presents a summary of the site reconnaissance.

6.1 Use and Storage of Hazardous Substances and Petroleum Products

Three fire cabinets were noted in the storage room utilized by Silitronics. These cabinets contained three 5-gallon buckets of waste hydraulic oil, six 1-gallon cans of hydraulic and lubricant oil, two 1-quart cans of lubricant oil, two 1-gallon cans of paint, two 1-gallon cans of epoxy resin, and one 1-gallon can of encapsulant.

Partially used paint cans (three 5-gallon, four 1-gallon, and seven 1-quart) were noted in the vacant unit located at 1957 Concourse Drive. No other use or storage of hazardous substances or petroleum products was observed during the site reconnaissance.

6.2 Storage and Disposal of Hazardous Wastes

Two 5-gallon plastic buckets are stored inside two 55-gallon drums in the Silitronics storage room. According to Mr. Hamel, these buckets are used to store spent solvent fluids. When the buckets are full, an independent contractor picks up the materials for off-site disposal. No other storage or disposal of hazardous substances or petroleum products was observed during the site reconnaissance.

6.3 Unidentified Substance Containers

No unidentified substance containers were observed site during the site reconnaissance.

6.4 ASTs and Underground Storage Tanks (USTs)

No ASTs or evidence of USTs (i.e. fill ports, vent pipes, etc.) were observed during the site reconnaissance.

6.5 Evidence of Releases

Evidence of chemical releases on the site, such as odors, stressed vegetation, stains, leaks, pools of liquids, and spills, was not observed during the site reconnaissance.

6.6 Polychlorinated Biphenyls (PCBs)

Historically, PCBs (a group of hazardous substances and suspected human carcinogens) were widely used as an additive in cooling oils for electrical components. Typical sources of PCBs can include electrical transformers. Two pad-mounted electrical transformers were noted in the western portion of the site (Figure 3). These transformers appeared to be in good condition, with no stains or other evidence of leakage. Based on this information, these feature would not be considered an environmental concern to the site.

6.7 Suspect Asbestos-Containing Building Materials (ACM)

The manufacture of most ACM was phased out in the 1970s, ending in 1980. Previously manufactured ACM that were in stock continued to be used through approximately 1981. Some non-friable ACM are still manufactured. In general, buildings constructed after 1981 have a negligible potential to contain friable ACM and a low potential for most non-friable

ACM. Based on the age of the building (1984), friable ACMs are not likely present. Non-friable ACMs, such as roofing materials and mastics, are still manufactured and may be present. Since the building is planned to be demolished, OMP requested that a pre-demolition asbestos survey be completed. Ardent is in the process of completing this task. The results will be presented under separate cover.

6.8 Lead Based Paint (LBP)

The manufacture of LBP was phased out in approximately 1978. Based on the age of the site buildings (1984), LBP are not likely present.

6.9 Indications of Water Damage or Mold Growth

No visual indications of water damage or visible mold growth were noted.

6.10 Wastewater Systems

No active wastewater systems, such as sumps or clarifiers, were noted during the site reconnaissance.

6.11 Stormwater Systems

Stormwater drains are located throughout the site parking areas. No stains or evidence of dumping was noted, and therefore, these features would not be considered an environmental concern to the site.

6.12 Wells

No wells (e.g. groundwater monitoring, production, or agricultural) were noted on site during the site reconnaissance.

6.13 Other Subsurface Structures

No other subsurface structures were noted.

6.14 Other Issues

No other on- or off-site issues of environmental concern were noted.

7 ENVIRONMENTAL DATABASE SEARCH

A computerized environmental information database search was performed by EDR for this Phase I ESA on August 12, 2020. The database search included federal, state, local, and tribal

databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted facilities of environmental concern is presented in Appendix E. In addition, a description of the assumptions and approach to the database search is also provided in Appendix E. The review was conducted to evaluate whether the site or properties within the vicinity of the site have been reported as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects. No unmapped properties, due to poor or inadequate address information, were identified in the database report.

The following paragraphs describe the databases that contain noted properties of environmental concern and include a discussion of the regulatory status of the facilities and potential environmental impact to the site.

7.1 Federal National Priorities List (NPL): Distance Searched – 1 mile

The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste properties identified for priority remedial actions under the Superfund program. This database includes proposed NPL listings.

Neither the site nor properties within a 1-mile radius were listed on this database.

7.2 Federal Delisted NPL: Distance Searched – 0.5 mile

This database contains delisted NPL properties under the Superfund program. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the USEPA uses to delete properties from the NPL. In accordance with 40 Code of Federal Regulations (CFR) 300.425. (e), properties may be deleted from the NPL where no further response is appropriate.

Neither the site nor properties within a 0.5-mile radius were listed on this database.

7.3 Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List: Distance Searched – 0.5 mile

The CERCLIS database has been replaced by the Superfund Enterprise Management System (SEMS) database, which tracks hazardous waste sites and remedial activities performed in support of the EPA's Superfund Program. This database also includes

properties listed on the SEMS-ARCHIVE database for facilities with statuses of No Further Remedial Action Planned (NFRAP).

The site was not listed on this database. Two properties, located at least 0.34-mile from the site, were listed on the SEMS-ARCHIVE database with the regulatory status of NFRAP. Based on distance and regulatory status, these facilities would not be considered a concern to the site.

7.4 Federal Corrective Action Report (CORRACTS): Distance Searched – 1 mile

The USEPA maintains this database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing corrective action. A corrective action order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.

Neither the site nor properties within a 1-mile radius were listed on this database.

7.5 Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List: Distance Searched – 0.5 mile

The RCRA TSD database (non-CORRACTS) is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste.

The site was not listed on this database. Micrel Semiconductor, Inc., located approximately 0.22-mile north to northwest of and potentially downgradient from the site at 1849 Fortune Drive, was listed as a large quantity generator for treatment, storage, or disposal of oxygenated solvents, unspecified solvent mixtures, laboratory waste chemicals, nonhalogenated solvents, and other hazardous wastes. Five notices of violation and dates of return to compliance were recorded for this facility. No records of a release were noted. Based on the distance and direction of groundwater flow, this facility would not be considered an environmental concern to the site.

7.6 Federal RCRA Generators List: Distance Searched – Site and Adjoining Properties

This list identifies sites that generate hazardous waste as defined by RCRA. Inclusion on this list is for permitting and tracking purposes and is not indicative of a release.

The site address of 1961 Concourse Drive was listed on this database as “Inchcape Testing SVCS Anamatrix Labs,” for small quantity generation of hazardous materials in 1996. No violations were noted and no further information was available.

A former occupant (Flextronics) that was located immediately northeast of and potentially crossgradient from the site at 2243 Lundy Avenue, was listed on this database for generating ignitable waste, lead, silver, and non-halogenated solvents.

7.7 Federal Institutional Control/Engineering Control Registries: Distance Searched – Site

These lists identify properties with engineering and/or institutional controls. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or affect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on the site. Deed restrictions are generally required as part of the institutional controls.

The site was not listed on this database.

7.8 Federal Emergency Response Notification System (ERNS) List: Distance Searched – Site

The ERNS database, maintained by the USEPA, contains information on reported releases of oil and hazardous substances.

The site was not listed on this database.

7.9 Federal Brownfield List: Distance Searched – 0.5 mile

The USEPA Brownfield database, entitled Targeted Brownfield’s Assessments (TBA), lists properties for which the USEPA is providing funding and/or technical support for environmental assessments and investigations. The objective of the TBA is to promote cleanup and redevelopment of undesirable properties with environmental issues.

Neither the site was nor properties within a 0.5-mile radius were listed on this database.

7.10 State Calsites Database (Calsites) or State-Equivalent CERCLIS: Distance Searched – 1 mile

The Calsites database, also known as the State-equivalent CERCLIS, is maintained by the Cal-EPA DTSC. This database contains information on AWP and both known and potentially contaminated properties. Two-thirds of these properties have been classified, based on available information, as needing no further action (NFA) by the DTSC. The remaining properties are in various stages of review and remediation to determine if a problem exists. These properties are presented by EDR on the EnviroStor database.

The site was not listed on this database. Thirty-nine facilities were listed within the site vicinity. Thirty-three of the 39 facilities are located at least 0.2-mile from the site, potentially cross- to downgradient from the site, and/or have an inactive regulatory status. The remaining six facilities are located at least 0.29-mile south to southeast of and potentially up- to crossgradient from the site. These facilities are listed as “Inactive – Needs Evaluation” due to its Tiered Permit application. Any facility that stores, treats, or disposes of hazardous waste must obtain a permit with DTSC. California has a five-tiered permitting program depending on the category of the hazardous waste being generated. Being listed on this database is not necessarily indicative of a release. Based on the distance, direction, and/or regulatory status, these facilities would not be considered an environmental concern to the site.

7.11 State Solid Waste Landfill Sites (SWLF): Distance Searched – 0.5 mile

The SWLF database consists of open and closed solid waste disposal facilities and transfer stations. The data comes from the Integrated Waste Management Board’s Solid Waste Information System (SWIS) and the State Water Resources Control Board (SWRCB) Waste Management Unit Database (WMUD) database.

Neither the site nor properties within a 0.5-mile radius were listed on this database.

7.12 State Leaking Underground Storage Tank (LUST) Lists: Distance Searched – 0.5 mile

The LUST information system is obtained from by the SWRCB and the Regional Water Quality Control Board (RWQCB).

The site was not listed on this database. Eleven facilities located in the site vicinity were listed. Eight facilities are located at least 0.35-mile cross- to downgradient from the site and/or

have a regulatory status of closed. The remaining three facilities are located at least 0.34-mile up- to crossgradient from the site. The two closed facilities, at 0.34-mile from the site, have a regulatory status of “closed.” The remaining facility, located approximately 0.42-mile from the site, is located south to southeast of and potentially up- to crossgradient from the site and is considered an open case. Based on the distance, direction, and/or regulatory status, these facilities would not be considered an environmental concern to the site.

7.13 State Underground Storage Tank (UST) and Aboveground Storage Tank (AST) Registration List: Distance Searched – Site and Adjoining Properties

UST and AST databases are provided by the SWRCB. Inclusion on these lists is for permitting purposes and is not indicative of a release.

Neither the site nor adjoining properties were listed on this database.

7.14 State Voluntary Cleanup Programs (VCPs): Distance Searched – 0.5 mile

The State VCP database lists low threat level properties with either confirmed or unconfirmed releases. Project proponents have requested that the DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC’s costs.

Neither the site nor properties within a 0.5-mile radius were listed on this database.

7.15 Indian Reservations: Distance Searched – 1 mile

This list depicts Indian administered lands of the United States that have an area equal to or greater than 640-acres. No Indian Reservations were listed within a 1-mile radius from the site. Due to the lack of Indian Reservations within 1-mile of the site, other tribal database listings required by ASTM and AAI were deemed not applicable. These listings would include tribal-equivalent NPL, CERCLIS, Landfill and/or Solid Waste Disposal, LUST, UST and AST Registrations, Institutional Control/Engineering Control Registries, VCPs, and Brownfields.

7.16 Other Non-ASTM and AAI Database: Distance Searched – Site

Other databases were included in the EDR report, but are not required by ASTM or AAI. Based on our review, the site was listed on the following databases.

7.16.1 Cal-EPA Environmental Regulated Site (CERS) Portal Data

Cal-EPA maintains a database regarding environmentally regulated properties and facilities in California. This database combines information obtained from a number

of state and federal databases and includes hazardous materials and wastes, state and federal cleanups, impacted ground and surface waters, and toxic materials.

Dunan Sensing (1953 Concourse Drive) was listed on this database as a hazardous waste generator, chemical storage facility, and as having registered for an industrial storm water permit. Records of hazardous materials business plan (HMBP) inspections noted the presence of oxygen (250 cubic foot cylinder), nitrogen (four 300 cubic foot cylinders), waste alcohol/acetone (1 gallon), and wipes contaminated with gold, silver, and solvent from cleaning activities.

Global VR (1955 Concourse Drive) was listed on this database as a hazardous waste generator, with a note from 2016 stating that Global VR had left the site and that its suite had been converted to office spaces, currently occupied by Computech International Incorporated.

Silicon Integrated Packing Solutions (1957 Concourse Drive) was listed on this database as a hazardous waste generator and chemical storage facility, with notes of facility inspections, two code violations (failure to submit a hazardous materials business plan in 2018 and failure to annually maintain fire extinguishers in 2015), and dates of return to compliance. These listings are not indicative of a release, and would not be considered an environmental concern to the site.

7.16.2 Facility Index System Identification Program Summary Report (FINDS)

FINDS database contains information obtained from other regulatory databases. The FINDS database is maintained by EPA. Listings on this database are for permitting purposes only and are not indicative of a release.

The site was listed on the FINDS database with the addresses 1953, 1955, 1957, 1961, 1963, and 1965 Concourse Drive. These listings were due to listings on other databases.

7.16.3 Hazardous Waste Information System (HAZNET)

The HAZNET database is obtained from copies of hazardous waste manifests received by the DTSC and is not indicative of a release.

The current tenant, Silitronics, is listed on this database, along with nine former occupants (some of which were listed more than once). Only one former occupant generated relatively large quantities of hazardous wastes (greater than 1 ton per year). The remaining occupants, including the current tenant, generates small quantities of hazardous wastes totaling less than 1 ton per year (approximately three 55-gallon drums or less).

A former business reported as “Inchcape Testing Services,” or “Anamatrix Laboratories,” or “Anamatrix,” or “ITS Anamatrix,” or “Its Environmental Labs” (collectively referred to as Anamatrix) occupied the site from approximately 1989 to 1998. Agency files and records indicate that ITS Anamatrix occupied 1961 Concourse Drive, and building plans obtained from the City of San Jose Fire Department (SJFD) indicate this facility also occupied 1959 Concourse Drive. Anamatrix was an environmental testing laboratory.

The HAZNET database indicates that “Anamatrix” disposed of approximately 1.13-tons of halogenated solvents (chloroforms, methyl chloride, perchloroethylene [PCE], etc.) in 1989. Anamatrix is also reported to have generated liquids with halogenated organic compounds at concentrations greater than or equal to 1,000 milligrams per liter (mg/l) at the following approximate quantities: 17.8-tons in 1991, 44.2-tons in 1992, 18.34-tons in 1993, 1.14-tons in 1994, 22.4-tons in 1995, and 1.76-tons in 1996.

“Inchcape Testing Services” was reported to have generated liquids with halogenated organic compounds at concentrations greater than or equal to 1,000 mg/l. as follows: 16.5-tons in 1994, 77-tons in 1995, 86-tons in 1996, 46-tons in 1997, and 0.48-tons in 1998. In 1998, “Its Environmental Labs” was also reported to have generate 0.35-tons of halogenated solvents, 6.92-tons of organics with halogens, and 8.7 tons of contaminated soil.

Based on our experience with environmental testing laboratories, small sealed containers of soil, air, and water are delivered to the facilities for testing. The containers are opened under controlled conditions where small samples (grams or milliliters) are removed for testing on table-top equipment. Following analysis, any

waste materials and the remaining contents of sample containers are disposed of in 55-gallon drums. Due to the standard of care exercised in handling and disposing of samples, spills and significant releases are very unlikely to occur. As noted herein, Anametrix is listed as a small quantity generator of hazardous wastes and on the Hazardous Waste Tracking System (HWTS) as disposing of small quantities of halogenated solvents and large volumes of halogenated liquids and other hazardous or potentially hazardous materials. Based on the sample handling practices and small quantities of materials handled during testing, there is a low likelihood that operations at an environmental testing laboratory would result in a significant release. Based on this information, the historical activities of Anametrix would not be considered an environmental concern to the site.

The remaining HAZNET listings for the site include a number of facilities formerly located at 1957, 1961, 1963, and 1965 Concourse Drive. These facilities are recorded as disposing less than one ton per year of laboratory waste chemicals, aqueous solutions with metals, unspecified aqueous solutions, liquids with lead, metal sludge, metal dust, asbestos containing waste, unspecified solvent mixtures, oxygenated solvents, liquids with halogenated organic compounds at concentrations of less than 1,000 mg/l, waste oil and mixed oil, unspecified oil-containing waste, unspecified organic liquid mixtures, liquids with pH greater than or equal to 2, and other inorganic solid waste. As noted above, these listings are not indicative of a release and would not be considered an environmental concern to the site.

7.16.4 Emissions Inventory Data (EMI)

The EMI database contains toxics and criteria pollutant emissions data collected by the Cal-EPA Air Resources Board (ARB) and local air pollution agencies.

The site was listed on the EMI database as Omni Tech at the address 1956 Concourse Drive for emitting 1 ton of total organic hydrocarbon gasses in 1995. This former occupant was permitted for air emissions that would not affect soil or groundwater. No violations or additional information was provided.

7.16.5 California Certified Unified Program Agencies (CA CUPA)

Local CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program throughout the state of California. The agency provides oversight of businesses that deal with hazardous materials or operate USTs or ASTs. Listing on this database is for permitting purposes only and is not indicative of a release.

The site was listed on the CA CUPA database with the addresses of 1961, 1963, and 1965 Concourse Drive, for generating between 5 to 250 tons/year of hazardous materials. No violations were noted.

7.16.6 California Hazardous Waste Tracking System (HWTS)

The HWTS database is a computer system that provides information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities. Listing on this database is for tracking purposes only and is not indicative of a release.

The site is listed on this database as Dunan Sensing at the address 1953 Concourse Drive from 2015 to 2019; at the address 1957 Concourse Drive as Frog Designs from 2006 to 2012, Silicone Integrated Packaging Solutions, LLC from 2013 to 2017, and Silitronics from 2017 to the present; at the address 1961 Concourse Drive as Anametrix from 1989 to 1995, Kokusai Semiconductor Equipment Corporation from 1991 to 2000, Its Environmental from 1995 to 1998, and Norsk Engineering from 1997 to 2000, and as Shima American Corporation in 2004; at the address 1963 Concourse Drive as Flexone Technologies from 2005 to 2013; and at the address 1965 Concourse Drive as Omni Technology from 1989 to 1994, Omni Technologies and Flextronics from 1996 to 2002, and as ZF Array from 2004 through 2014. These listings include the facility name, address, owner information, dates of activity, and EPA identification number (ID).

7.16.7 California Hazardous Materials (CA HAZMAT)

The CA HAZMAT database contains a list of hazardous waste facilities, including facilities which operate or own USTs. Listing on this database is for tracking purposes only and is not indicative of a release.

The site is listed on this database with the addresses 1953, 1957, 1961 and 1965 Concourse Drive.

7.16.8 Enforcement & Compliance History Information (ECHO)

The ECHO database is maintained by EPA and provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide. Listing on this database is not indicative of a release.

The site was listed on the ECHO database at the address 1953 Concourse Drive as Dunan Sensing for its permit to release industrial stormwater (see Section 7.16.10); at the address 1957 Concourse Drive as Silitronics for semiconductor and related device manufacturing; at the address 1965 Concourse Drive as Flextronics.

7.16.9 PA Manifest

This database contains hazardous waste manifest information. The site was listed on the PA Manifest database at the address 1953 Concourse Drive as Dunan Sensing LLC for the disposal of 310 pounds of unspecified waste in 2017.

7.16.10 California National Pollutant Discharge Elimination System (NPDES)

The NPDES database contains a listing of NPDES permits, including stormwater permits.

The site was listed on the NPDES database at the address 1953 Concourse Drive as Dunan Sensing LLC with a general permit for storm water discharges associated with industrial activities excluding construction activities (CAS000001) issued in 2019.

8 VAPOR ENCROACHMENT CONDITION (VEC)

Ardent completed a VEC study for the site using Tier 1 criteria as recommended by ASTM E 2600-15. The Tier 1 screening identifies surrounding facilities that pose a possible vapor intrusion source to the site based on the results of the Phase I ESA investigations and certain criteria outlined by ASTM. These criteria include a certain distance from the target site (referred to by ASTM as within the “area of concern”); the types of chemicals used (referred to by ASTM as the “chemicals of concern”); and a plume test to determine if the plume associated with a source of

contamination is close enough to the site to impact indoor air quality. Based on our review of regulatory records, files, databases, client furnished data, and site reconnaissance activities, a possible vapor intrusion issue is not present at the site.

The site vicinity is generally used for industrial/commercial purposes, including the testing and manufacturing of electronics. These types of activities generally include the use of chlorinated solvents (e.g. tetrachloroethylene (PCE), trichloroethene (TCE), etc.). Although there has been no indication of a release from these facilities, based on our review of regulatory files and databases during completion of this Phase I ESA, residual contaminants may be present in groundwater. These residual contaminants, if present, would not be considered a vapor intrusion issue. Based on the limited volume of chlorinated solvents used at the site, there is a low likelihood that the site would have contributed to any impacted groundwater if present.

9 REGULATORY RECORDS REVIEW

The DTSC, SFRWQCB, Bay Area Air Quality Management District (BAAQMD), Santa Clara County Department of Environmental Health (SCDEH), and SJFD are the lead regulatory agencies for permitting and regulating USTs, ASTs, LUST cases, and/or facilities that use, store, or generate hazardous waste or hazardous materials. Ardent requested file information for the site using the site addresses. Copies of agency files are provided in Appendix F.

9.1 Department of Toxic Substances Control (DTSC)

Ardent reviewed information on the DTSC EnviroStor website. According to the information on the website, no records were available for the site.

9.2 California Regional Water Quality Control Board, San Francisco Bay Region (SFRWQCB)

Ardent reviewed information on the State Water Resources Control Board (SWRCB) GeoTracker website. According to the information on the website, no records were available for the site.

9.3 Bay Area Air Quality Management District (BAAQMD)

Ardent requested records for the site through the BAAQMD website. According to the BAAQMD, Kokusai Electric America, Inc., located on-site at 1961 Concourse Drive, maintained an active permit to operate a fume scrubber from 1990 to 2000. No records of violation were noted.

9.4 Santa Clara County Department of Environmental Health (SCCDEH)

The SCCDEH maintains USTs, ASTs, hazardous wastes, and hazardous materials inventory information. The SCCDEH provided records of hazardous materials inventory inspections and changes of ownership from 2012 to the present. Several occupants were cited for failure to submit hazardous materials business plans. No significant violations were noted.

9.5 City of San Jose Fire Department (SJFD)

The SJFD maintains inspection records for hazardous materials use facilities and hazardous waste handlers/generators. Based on Ardent's review of records provided by the SJFD, small quantities of hazardous materials, including non-chlorinated solvents, oils, lubricants, etc., have been used at the site in association with research and development (R&D), electronics assembly, and as a table-top laboratory equipment. Based on the small quantities of these chemicals historically used at the site and the absence of records of a significant release, these historical operations would not be considered an environmental concern to the site.

10 FINDINGS, OPINIONS AND CONCLUSIONS

Based upon the results of this Phase I ESA the following findings, opinions and conclusions are provided.

10.1 Findings and Opinions

The following presents a summary of the findings and opinions associated with this Phase I ESA performed for the site, including known or suspect RECs, HRECs, CRECs, and de minimis environmental conditions (i.e., conditions that generally do not present a material risk of harm to public health or the environment).

- From at least 1939 through 1982, the site was used for agricultural purposes or was vacant land. The existing commercial building was constructed in 1984 and has been used for office purposes, R&D, an environmental testing laboratory, and an electronics assembly and packaging facility, to name a few.
- Groundwater has been reported in the site vicinity at a depth of approximately 9 to 11 feet bgs and is reported to flow in a northwesterly direction following surface topography and towards the San Francisco Bay.
- In general, small quantities of chemicals have been used by occupants of the site through the years. Hazardous waste generation databases indicate that most of the occupants generated less than 1 ton of wastes in a year, consistent with the type of operations (e.g. R&D, electronics assembly, etc.). One exception of this was a former occupant known as Anametrix who operated an environmental testing laboratory. Anametrix was reported to

have generated relatively large quantities of hazardous waste (up to 86 tons per year), including some halogenated wastes (i.e. chlorinated solvents).

- Based on our experience with environmental testing laboratories, small, sealed containers of soil, air, and water are delivered to the facilities for testing. The containers are opened under controlled conditions where small samples (grams or milliliters) are removed for testing in table-top equipment. Following analysis, any waste materials and the remaining contents of sample containers are disposed of in 55-gallon drums. Due to the standard of care exercised in handling and disposing of samples, spills and significant releases are very unlikely to occur, and therefore, there is a low likelihood that operations at an environmental testing laboratory would result in a significant release. Based on this information, the historical activities of Anametrix would not be considered an environmental concern to the site.
- Based on the age of the site building (1984), friable ACMs are not likely present. Non-friable ACMs, such as roofing materials and mastics, are still manufactured and may be present. Since the building is planned to be demolished, OMP requested that a pre-demolition asbestos survey be completed. Ardent is in the process of completing this task. The results will be presented under separate cover. Lead-based paint is not likely present.
- No other on- or off-site environmental concerns were noted.

10.2 Conclusions

Ardent has performed this Phase I ESA in general conformance with the scope and limitations of the ASTM Practice E 1527-13, ASTM Practice E 2600-15, and the EPA Standards and Practices for AAI, Final Rule (40 CFR, Part 312), for the property located at 1953 through 1965 Concourse Drive in the city of San Jose, California. Any limitations or exceptions encountered during completion of this report are stated in Section 1.4. Based on this Phase I ESA, no evidence or indication of RECs, HRECs, CRECs, or conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the site has been revealed, except for the following:

RECs

- No RECs were identified during the completion of this Phase I ESA.

HRECs

- No HRECs were identified during completion of this Phase I ESA.

CRECs

- No CRECs were identified during completion of this Phase I ESA.

De-Minimis Conditions

- ACMs may be present in the site building.

11 RECOMMENDATIONS

Based on the information obtained during this assessment, Ardent recommends no further investigations at this time. If ACMs are identified at the site, these materials should be removed by a state-licensed abatement contractor in accordance with state and federal regulations prior to demolition of the site building.

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12 SELECTED REFERENCES

Environmental Data Resources, Inc. (EDR), 2020, Radius Map, dated August 12.

Partner Engineering and Science, Inc., 2015, Phase I Environmental Assessment for the Concourse Tech Park located at 1953 – 1965 Concourse Drive in the city of San Jose, California: Report prepared for Bank of America, N.A., Atlanta, Georgia, dated December 9.

Hamel, Terrance, 2020, Supply Chain Coordinator and Operations Manager at Silitronics: Verbal Communication.

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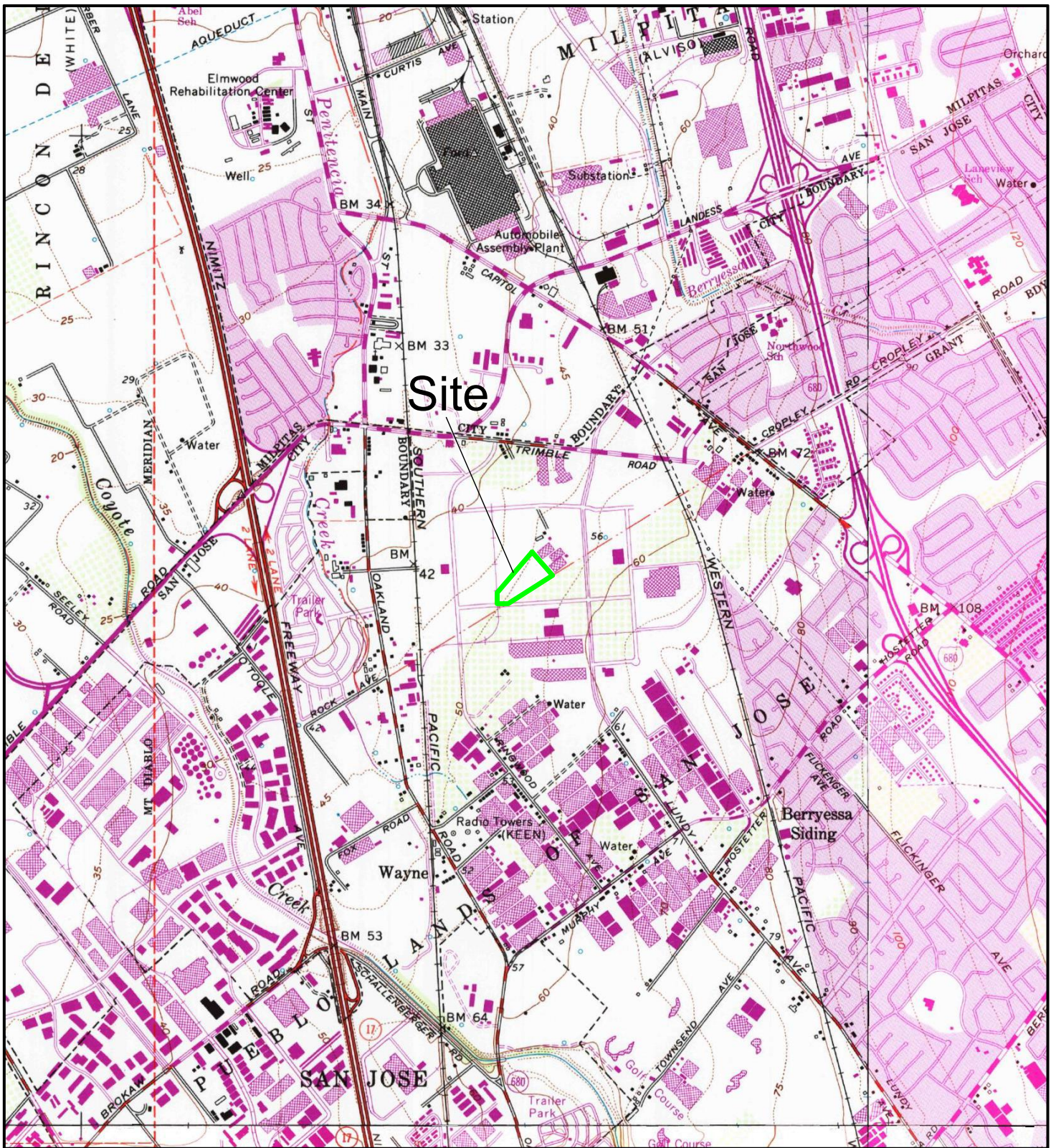
13 QUALIFICATIONS STATEMENT AND SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Mr. Paul Roberts states that the Phase I ESA was performed under his direct supervision, and that he has reviewed and approved the report, and the methods and procedures employed in the development of the report conform to the minimum industry standards. Mr. Roberts certifies that Ardent project personnel and subcontractors are properly licensed and/or certified to do the work described herein.

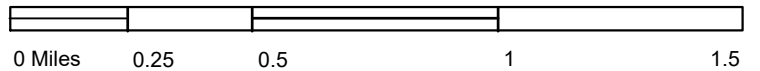
Pursuant to Paragraph 12.13 of the ASTM Standard E1527-13:

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

Paul Roberts
Principal Geologist



Source: United States Geological Survey (USGS) 7.5 minute series, San Jose, California, Topographic Quadrangle Map dated 1980



PROJECT NO.
101180001
DATE
09/20

SITE LOCATION MAP
1953 THROUGH 1965 CONCOURSE DRIVE
SAN JOSE, CALIFORNIA

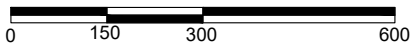
FIGURE
1

LEGEND

- - - Approximate site boundary
- ① NextFlex Research Institute and Blach Construction (2244 Blach Place)
- ② Uniquify and Sierra Wireless (2030 Fortune Drive)
- ③ Silicone Valley University (2010 Fortune Drive)
- ④ Oncore Manufacturing Services and Bestronics, Inc (2243 Lundy Avenue)
- ⑤ Bestronics, Inc (2090 Fortune Drive)
- ⑥ Vacant Industrial/Commercial Building (2241 Lundy Avenue)
- ⑦ C & D Semiconductor Services, Inc. and SGS Accutest Inc. (2031 Concourse Drive)
- ⑧ Proto Services Inc. (1991 Concourse Drive)
- ⑨ Christian Witness Theological Seminary (1975 Concourse Drive)
- ⑩ Transgenomic Inc, Bat Machining, Dielectric Solutions, Inc, Concise Separations, and Joseph Martin Distributing (2030-2038 Concourse Drive)
- ⑪ DT Research (2000 Concourse Drive)
- ⑫ Tango Systems, Inc., and Altierre Hionix (1980 Concourse Drive)
- ⑬ Electromax Inc. (1960 Concourse Drive)
- ⑭ Venture Commerce Center (1863-1949 Concourse Drive and 2130-2228 Ringwood Avenue)
- ⑮ Pure Wafer (2240 Ringwood Avenue)



Approximate Scale, Feet



Dimensions, Directions, and Locations are Approximate



PROJECT NO.
101180001

DATE
09/20

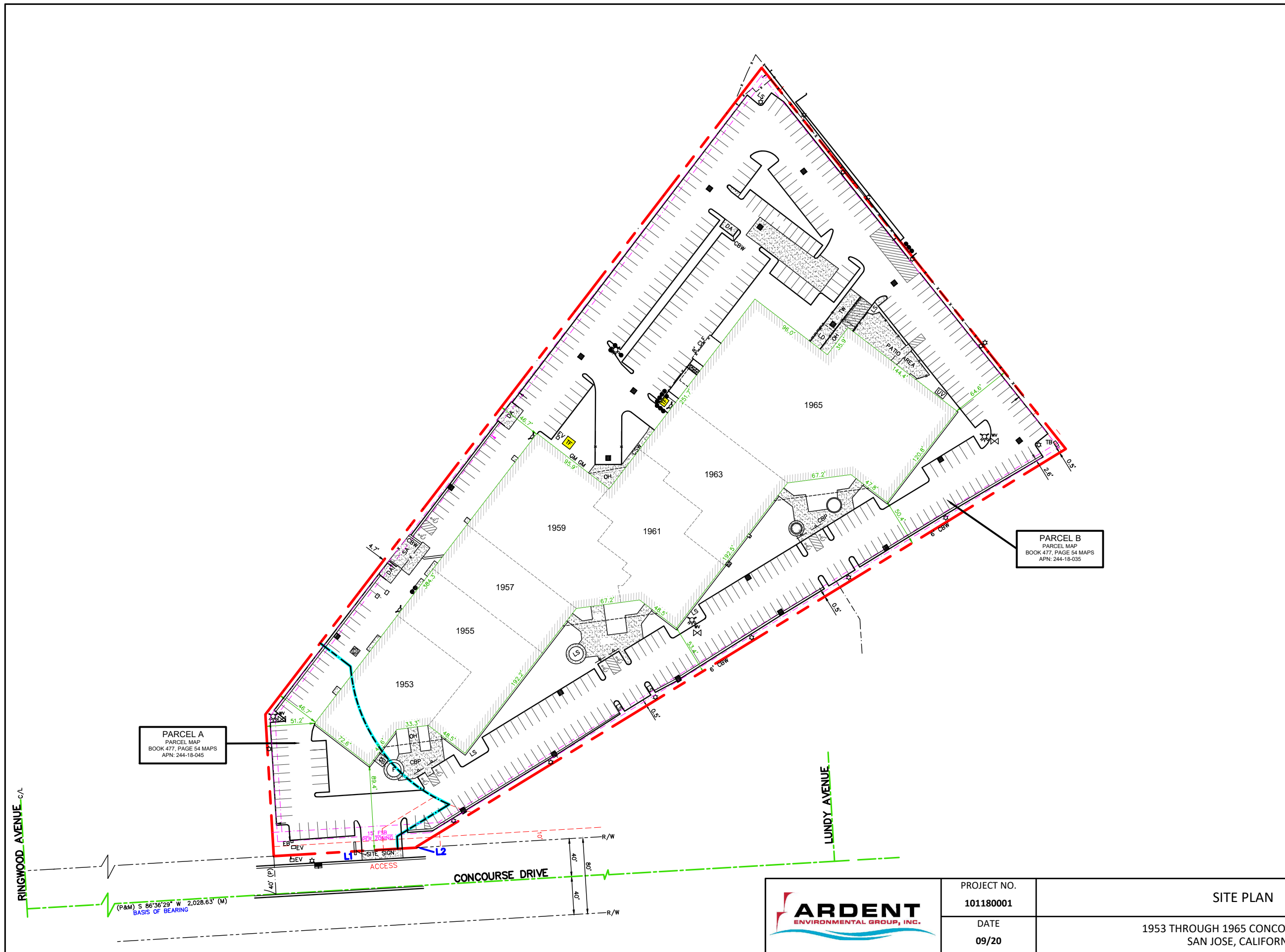
SITE VICINITY MAP

1953 THROUGH 1965 CONCOURSE DRIVE
SAN JOSE, CALIFORNIA

FIGURE
2

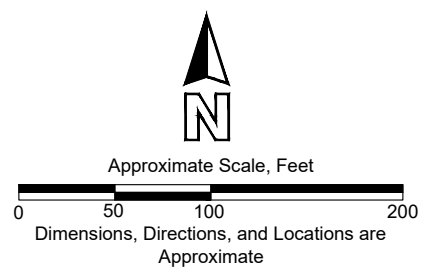
LEGEND

- Approximate site boundary
- Approximate parcel boundary
- 1965 Address number on Concourse Drive
- TF Pad-mounted electrical transformer



PARCEL A
PARCEL MAP
BOOK 477, PAGE 54 MAPS
APN: 244-18-045

PARCEL B
PARCEL MAP
BOOK 477, PAGE 54 MAPS
APN: 244-18-035



RINGWOOD AVENUE - c/l

LUNDY AVENUE

CONCOURSE DRIVE

(P&M) S 86°36'29" W 2,028.63' (M)
BASIS OF BEARING

	PROJECT NO. 101180001	SITE PLAN 1953 THROUGH 1965 CONCOURSE DRIVE SAN JOSE, CALIFORNIA	FIGURE 3
	DATE 09/20		

APPENDIX A
PHOTOGRAPHIC DOCUMENTATION

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Photograph No. 1: View of site building from Concourse Drive, looking north



Photograph No. 2: Vacant office space at 1953 Concourse Drive.



Photograph No. 3: Vacant warehouse at 1955 Concourse Drive.



Photograph No. 4: Office space at 1957 Concourse Drive, occupied by Silitronics.



Photograph No. 5: Silitronics assembly room.



Photograph No. 6: Silitronics equipment maintenance room.



Photograph No. 7: Self-contained degreaser in Silitronics equipment maintenance room.



Photograph No. 8: One of three fire cabinets with small quantities of chemicals used by Silitronics.



Photograph No. 9: Vacant laboratory at 1959 Concourse Drive.



Photograph No. 10: Vacant office space at 1961 Concourse Drive.



Photograph No. 11: Vacant warehouse at 1963 Concourse Drive.



Photograph No. 12: Vacant office space at 1965 Concourse Drive.



Photograph No. 13: Vacant warehouse at 1965 Concourse Drive.



Photograph No. 14: Northeastern site parking area and typical stormdrain, looking northwest.



Photograph No. 15: Northwestern site parking area and site boundary, looking southwest.



Photograph No. 16: Loading dock shared by 1959 and 1961 Concourse Drive.



Photograph No. 17: One of two pad-mounted electrical transformers located on-site.



Photograph No. 18: Western adjacent facility (Blach Construction) viewed from site boundary, looking west.



Photograph No. 19: Blach Construction main entrance.



Photograph No. 20: Northeastern adjacent facility (Oncore Manufacturing Services) viewed from site boundary, looking northeast.



Photograph No. 21: Concourse Drive, looking west.



Photograph No. 22: Concourse Drive, looking east.



Photograph No. 23: Southeastern adjacent facility (Proto Services Inc.).



Photograph No. 24: Southeastern adjacent facility (Christian Witness Theological Seminary).



Photograph No. 25: Western adjacent facilities (Venture Commerce Center).

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APPENDIX B
USER PROVIDED INFORMATION

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APPENDIX C
PREVIOUS ENVIRONMENTAL REPORTS

**APPENDIX D
HISTORICAL DATA**

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APPENDIX E
ENVIRONMENTAL DATABASE REPORT

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APPENDIX F
REGULATORY AGENCY RECORDS

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**APPENDIX G
RESUMES**