Appendix E:
Phase I Environmental Site Assessment

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CORNERSTONE EARTH GROUP

Type of Services	**Phase I Environmental Site Assessment and Preliminary Soil Quality Evaluation**
Location	**2323, 2369, 2389, and 2391 Moorpark Avenue and Assessor's Parcel Numbers 282-01-014, 282-01-015, and 282-01-016 San Jose, California**
Client	**TTLC Management**
Client Address	**12647 Alcosta Blvd., Suite 470 San Ramon, California 94583**
Project Number	**648-20-1**
Date	**December 5, 2019**

DRAFT

Prepared by

Christopher J. Heiny, P.G.
Principal Geologist

Peter M. Langtry, P.G., C.E.G.
Senior Principal Geologist

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CORNERSTONE EARTH GROUP

DRAFT

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SECTION 1: INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed for the existing residential and undeveloped properties described as 2323, 2369, 2389, 2391 Moorpark Avenue and Santa Clara County assessor's parcel numbers (APN) 282-01-014, 282-01-015, 282-01-016 in San Jose, California (Site) and as shown on Figures 1 and 2. This work was performed for The True Life Companies Management (TTLC) in accordance with our October 14, 2019 Agreement (Agreement).

1.1 PURPOSE

The scope of work presented in the Agreement was prepared in general accordance with ASTM E 1527-13 titled, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard). The ASTM Standard is in general compliance with the Environmental Protection Agency (EPA) rule titled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule). The purpose of this Phase I ESA is to strive to identify, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the property.

As defined by ASTM E 1527-13, the term Recognized Environmental Condition means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not Recognized Environmental Conditions.

Cornerstone Earth Group, Inc. (Cornerstone) understands that TTLC intends to purchase the property for a future residential redevelopment. We performed this Phase I ESA to support TTLC in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

1.2 SCOPE OF WORK

As presented in our Agreement, the scope of work performed for this Phase I ESA included the following:

- A reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or ground water.
- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.
- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents at nearby facilities.
- Review of readily available information on file at selected governmental agencies to help evaluate past and current Site use and hazardous materials management practices.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Interviews with persons reportedly knowledgeable of existing and prior Site uses, including the current Site operator(s).
- Collection of soil samples for laboratory analysis.
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 11.

1.3 ASSUMPTIONS

In preparing this Phase I ESA, Cornerstone assumed that all information received from interviewed parties is true and accurate. In addition, we assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. We also assumed that the boundaries of the Site, based on information provided by TTLC are as shown on Figure 2. We have not independently verified the accuracy or completeness of any data received.

1.4 ENVIRONMENTAL PROFESSIONAL

This Phase I ESA was performed by Sarah E. Kalika, P.G. and Christopher J. Heiny, P.G., Environmental Professionals who meet the qualification requirements described in ASTM E 1527-13 and 40 CFR 312 § 312.10 based on professional licensing, education, training and experience to assess a property of the nature, history and setting of the Site.

SECTION 2: SITE DESCRIPTION

This section describes the Site as of the date of this Phase I ESA. The location of the Site is shown on Figures 1 and 2. Tables 1 through 3 summarize general characteristics of the Site and adjoining properties. The Site is described in more detail in Section 7, based on our on-Site observations.

2.1 LOCATION AND OWNERSHIP

Table 1 describes the physical location, and ownership of the property, based in part on information provided by TTLC.

Table 1. Location and Ownership

Assessor's Parcel No. (APN) and Reported Address/Location	282-01-022 (2323 Moorpark Ave) 282-01-023 (2369 Moorpark Ave) 282-01-024 (2389 Moorpark Ave) 282-01-025 (2391 Moorpark Ave) 282-01-014 (no street number Central Way) 282-01-015 (no street number Central Way) 282-01-016 (no street number Central Way)
Owner	James Neal (for 282-01-022 & -023); Bret Hoefler (for 282-01-024, -025, -014, -015, -016)
Approximate Lot Size	1.96 total acres
Approximate Bldg. Size & Construction Date	2323 Moorpark: 8755 square feet (multiple units) 2369 Moorpark: 5167 square feet (multiple units) 2389 Moorpark: 2304 square feet (multiple units) 2391 Moorpark: 5744 square feet (multiple units)

2.2 CURRENT/PROPOSED USE OF THE PROPERTY

The current and proposed uses of the property are summarized in Table 2.

Table 2. Current and Proposed Uses

Current Use	Multi-family residential, with some vacant parcels along Central Way
Proposed Use	Residential

2.3 SITE SETTING AND ADJOINING SITE USE

Land use in the general Site vicinity appears to be mixed: primarily hospital to the south, with residential to the east and west, Highway 280 to the north. Based on our Site vicinity reconnaissance, adjoining Site uses are summarized below in Table 3.

Table 3. Adjoining Site Uses

North	Highway 280
South	Moorpark Avenue and Santa Clara Valley Medical Center
East	Single and multi-family with medical office building and small restaurant beyond
West	Single and multi-family residential

SECTION 3: USER PROVIDED INFORMATION

The ASTM standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Phase I ESA, the User is TTLC. The "All Appropriate Inquiries" Final Rule (40 CFR Part

312) requires specific tasks be performed by or on behalf of the party seeking to qualify for Landowner Liability Protection under CERCLA liability (*i.e*, the User).

Per the ASTM standard, if the User has information that is material to Recognized Environmental Conditions, such information should be provided to the Environmental Professional. This information includes: 1) specialized knowledge or experience of the User, 2) commonly known or reasonably ascertainable information within the local community, and 3) knowledge that the purchase price of the Site is lower than the fair market value due to contamination. A search of title records for environmental liens and activity and use limitations also is required.

3.1 CHAIN OF TITLE

A chain-of-title was not provided for our review.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An environmental lien is a financial instrument that may be used to recover past environmental cleanup costs. Activity and use limitations (AULs) include other environmental encumbrances, such as institutional and engineering controls. Institutional controls (ICs) are legal or regulatory restrictions on a property's use, while engineering controls (ECs) are physical mechanisms that restrict property access or use.

The regulatory agency database report described in Section 4.1 did not identify the Site as being in 1) US EPA databases that list properties subject to land use restrictions (*i.e.*, engineering and institutional controls) or Federal Superfund Liens or 2) lists maintained by the California Department of Toxic Substances Control (DTSC) of properties that are subject to AULs or environmental liens where the DTSC is a lien holder.

Cornerstone reviewed a Preliminary Title Report prepared for APNs 282-01-014, 282-01-015, 282-01-016, 282-01-022, 282-01-023, 282-02-024, 282-01-025 (the Site) by First American Title Company, dated October 1, 2019. The title report indicated ownership as follows: Bret A. Hoefler and Julie Lohr Hoefler and Thomas A. Spanier and Francesca M. Spanier and Gosalvez 1990 Intervivos Trust Agreement and William Ross Meiklejohn and Ann Louise Repanich and James C. Neal and Edwin A. Hein and Hammond Property Holdings, LLC.

No environmental liens or records of ownership (including leases) indicative of significant hazardous materials use associated with the Site were listed in the title report.

Various easements were noted for a water pipeline, waivers for damage caused during construction of the adjacent freeway in 1968 and 1969, and waiver for rights of ingress / egress directly onto freeway from parcel. Easement records date from 1945 to 2015.

A copy of the title report is included in Appendix F.

3.3 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Based on information provided by or discussions with TTLC we understand that TTLC does not have such specialized knowledge or experience, commonly known or reasonably ascertainable

information regarding the Site, or other information that is material to Recognized Environmental Conditions.

3.4 DOCUMENTS PROVIDED BY TTLC

To help evaluate the presence of Recognized Environmental Conditions at the Site, Cornerstone reviewed and relied upon the documents provided by TTLC listed in Table 4. Please note that Cornerstone cannot be liable for the accuracy of the information presented in these documents. ASTM E1527-13 does not require the Environmental Professional to verify independently the information provided; the Environmental Professional may rely on the information unless they have actual knowledge that certain information is incorrect. These reports are summarized below; however, please refer to the original documents for complete details.

Table 4. Selected Review of Documents Provided by Client

Date	Author	Title
August 31, 2017	AEI Consultants	Phase I Environmental Site Assessment: 2301, 2311, and 2323 Moorpark Avenue, San Jose, Santa Clara County, California 95128
March 3, 2017, revised August 30, 2017	Archives & Architecture, LLC	Historic Report: 2301, 2311, and 2323 Moorpark Avenue, San Jose, Santa Clara County, California (APN #282-01-020, -021, -022 and nearby properties)

Phase I ESA – August 31, 2017

AEI Consultants (AEI) prepared a Phase I ESA for the apartment building at 2323 Moorpark Avenue (within the eastern portion of the Site), undeveloped lots on Central Way (northern and northeast portion of Site), and two adjacent apartment buildings (2301 and 2311 Moorpark) along Moorpark Avenue (outside of Cornerstone's scope of work) in August 2017. AEI's purpose for preparing the Phase I ESA was to support a general plan amendment for the subject properties. AEI reported that the property was occupied by an orchard in the 1930's and the existing apartment building at 2323 Moorpark was constructed in 1956. AEI reported that the northwest corner of their subject site was previously partially occupied by a single-family residence, which was demolished in the 1960's to prepare the right of way for Highway 280, located adjacent to the north. AEI did not identify any recognized environmental conditions within their report.

Historic Report – March 3, 2017, revised August 30, 2017

Archives & Architecture prepared a Historic Report for a portion of the Site, and two off-Site apartment buildings, in 2017. This report described the general history of the Site vicinity and architecture of Site and surrounding structures. The report was prepared to assess the historic significance of the Site as part of an Environmental Impact Report (EIR) prepared for the purposes of California Environmental Quality Act (CEQA) compliance. Archives & Architecture did not identify any Site or surrounding structures as historically significant.

SECTION 4: RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Cornerstone conducted a review of federal, state and local regulatory agency databases provided by Environmental Data Resources (EDR) to evaluate the likelihood of contamination incidents at and near the Site. The database sources and the search distances are in general accordance with the requirements of ASTM E 1527-13. A list of the database sources reviewed, a description of the sources, and a radius map showing the location of reported facilities relative to the project Site are attached in Appendix B.

The purpose of the records review is to obtain reasonably available information that will help identify Recognized Environmental Conditions. Accuracy and completeness of record information varies among information sources, including government sources. Record information is often inaccurate or incomplete. The Environmental Professional is not obligated to identify mistakes or insufficiencies or review every possible record that might exist with the Site. The customary practice is to review information from standard sources that is reasonably available within reasonable time and cost constraints.

4.1.1 On-Site Database Listings

The Site was not identified on regulatory agency databases reported by EDR.

The Site was also not identified in the orphaned property list. Orphaned properties are facilities listed in the database with poor location information. Our evaluation of the orphaned properties was based on the site name, address/location description, and/or zip code.

4.1.2 Adjoining Property Database Listings and Nearby Spill Incidents

Adjacent properties were not identified in any of the researched regulatory agency databases. Additionally, based on the information presented in the agency database report, no off-Site spill incidents were reported that appear likely to significantly impact soil, soil vapor or ground water beneath the Site. The potential for impact was based on our interpretation of the types of incidents, the locations of the reported incidents in relation to the Site and the assumed ground water flow direction.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The following additional sources of readily ascertainable public information for the Site also were reviewed during this Phase I ESA.

4.2.1 City and County Agency File Review

Cornerstone requested available files pertaining to the site addresses and parcel numbers at the following public agencies: City of San Jose Building Department (SJBD), Santa Clara County Department of Environmental Health (SCDEH), and San Francisco Bay Regional Water Quality Control Board (Water Board).

SCDEH and Water Board did not have files for the Site.

Cornerstone reviewed available building permits on the SJBD online database. The information reviewed is summarized in Table 5; selected documents are provided in Appendix E.

SJBD provided a permit summary for the Site addresses as included in Table 5.

Table 5. File Review Information

Agency Name	Date	Address	Occupant / Permit Issued to	Remarks
SJBD	2019	2323, 2369, 2389, 2391 Moorpark and parcel numbers 282-01-014, 282-01-015, 282-01-016	Not listed	Enhanced preliminary review of plan to demolish existing 29-unit multi-family development and build 40 residential units.
SJBD	2015	2323, 2369, 2389, 2391 Moorpark and parcel numbers 282-01-014, 282-01-015, 282-01-016	Not listed	Focused preliminary review for a General Plan Amendment, annexation/pre-zoning, and Planned Development rezoning for proposed 4-story, 98-unit apartment /condo project.
SJBD	2005	2323, 2369, 2389, 2391 Moorpark and parcel numbers 282-01-014, 282-01-015, 282-01-016	Not listed	Preliminary focused review – no plans submitted
SJBD	2002	2391 Moorpark	Not listed	General plan amendment request to change the land use / transportation diagram designation from medium / low density residential to high density residential
SJBD	1998	2391 Moorpark	Not listed	Replace furnace (permit expired)

4.2.2 Radon

Elevated levels of radon in indoor air are a result of radon moving into buildings from the soil, either by diffusion or flow due to air pressure differences. The ultimate source of radon is the uranium that is naturally present in rock, soil, and water. Some types of rocks are known to have uranium concentrations greater than others and, consequently, there is an increased chance of elevated radon concentrations in soils and weathered bedrock where they are located. Areas down-slope which received sediments and/or surface and ground water from rock units with above average uranium content also have an increased likelihood of elevated radon concentrations in soil gas. In California, bedrock that can contain above average uranium concentrations includes the Monterey formation, asphaltic rocks, marine phosphatic rocks, granitic rocks, felsic volcanic rocks, and certain metamorphic rocks.

The federal EPA has established an action level of 4 pCi/L, above which the EPA recommends taking action to reduce radon levels in structures. To help local, state, and federal agencies prioritize resources and implement radon-control building codes, the EPA published maps of radon hazards for each county in California (www.epa.gov/radon/zonemap/california.htm).

The Site is located in Santa Clara County, which is designated by the EPA as Zone 2 with a moderate potential (between 2 pCi/L and 4 pCi/L). It is important to note that EPA has identified structures with elevated levels of radon in all three zones, and the EPA recommends Site-specific testing in order to determine radon testing at a specific location.

Based on information present in the regulatory agency database report, radon screening results in the Site vicinity (zip code 95128) are summarized in Table 6.

Table 6. Reported Radon Screening Test Results

Agency	Number of Tests	Zip Code	Results (pCi/l)
State	19	95128	2 results >4 pCi/L
Federal	3	95128	Average Activity: 1.233 pCi/L, measured within the first floor living area

4.2.3 Division of Oil, Gas and Geothermal Resources Maps

To evaluate the presence of oil or gas wells on-Site and in the immediate Site vicinity, maps available on-line at the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) (http://www.consrv.ca.gov/dog) were reviewed. No wells were found within Township 07S, Range 01W, Section14.

SECTION 5: PHYSICAL SETTING

We reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

5.1 RECENT USGS TOPOGRAPHIC MAP

A 2012 USGS 7.5 minute topographic map was reviewed to evaluate the physical setting of the Site. The Site's elevation is approximately 145 feet above mean sea level; topography in the vicinity of the Site slopes gently downward to the north.

5.2 HYDROGEOLOGY

The depth to ground water and flow direction has not been evaluated at the Site. Based on information reviewed for a nearby LUST case (closed in 1994), Shell Oil Company at 610 South Bascom Avenue (approximately 790 feet east-southeast of the Site), the depth to ground water reportedly was not determined, but presumed, based on a reported well approximately 1,400 feet south, to be 117 feet below surface (Santa Clara Valley Water District, 1994). Similar conditions are expected for the Site.

SECTION 6: HISTORICAL USE INFORMATION

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the property. The ASTM standard requires the identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources.

6.1 HISTORICAL SUMMARY OF SITE

The historical sources reviewed are summarized below. The results of our review of these sources are summarized in Table 7.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated between 1939 and 2016 obtained from EDR of Milford, Connecticut; copies of aerial photographs reviewed are presented in Appendix C.
- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historic topographic maps dated 1889, 1897, 1899, 1953, 1961, 1968, 1973, 1980, and 2012; copies of historic topographic maps reviewed are presented in Appendix C.
- **Historical Fire Insurance Maps:** Sanborn maps were not available for the Site.
- **Local Street Directories:** We reviewed city directories obtained from EDR that were researched at approximately 5 year intervals between 1922 and 2014 to obtain information pertaining to past Site occupants. The city directory summary is presented in Appendix D.

Table 7. Summary of Historical Source Information for Site

Date	Source	Comment
1889, 1897, 1899	Topographic Map	Site depicted as undeveloped land, north of a paved roadway and an area labeled County Infirmary.
1939	Aerial Photograph	A row of small residential structures is observed along the southern portion of the Site, along Moorpark Avenue. An unpaved and undeveloped area is observed north of the residences. Two possible small structures are observed in the northwest and northeast corners of the undeveloped area. The remainder of the Site is orchard.
1948	Aerial Photograph	Approximately nine residential structures are depicted in the southern central portion of the Site. A portion of a residence is observed along the northern boundary. The remainder of the Site is orchards.
1950	Aerial Photograph	Orchard is no longer apparent. Some possible construction activity is apparent in the northwest and a linear feature is observed across the western portion of the Site.
1953	Topographic Map	Site depicted as a developed area north of Moorpark Avenue. No specific structures are depicted. County Hospital, a school, and orchards are depicted south of Moorpark Avenue.

Date	Source	Comment
1956	Aerial Photograph	The western portion of the Site is developed with an apartment-like structure. The northwest corner appears to have several small shed-like structures. Remnants of the former orchard are observed in the eastern and northeast corner of the Site. Up to nine smaller residential structures in the central and southern portions of the Site remain.
1961	Topographic Map	Site is depicted north of Moorpark Avenue and south of Pioneer Avenue. A school and hospital are depicted south of Moorpark Avenue.
1963	Aerial Photograph	Multiple structures are apparent consisting of: four structures associated with the apartment development on the western side of the Site, approximately ten structures in the central portion of the Site, and two structures associated with the apartment development along the eastern side of the Site. A vacant area is observed along the north-central portion of the Site boundary.
1968	Aerial Photograph	Structures adjacent to the north have been removed. Site structures appear unchanged from prior photograph.
1974	Aerial Photograph	Highway 280 is apparent adjacent to the north. Three additional structures related to the on-Site apartment developments are observed.
1968, 1973, 1980	Topographic Map	Multiple small structures are depicted on-Site. Highway 280 is depicted adjacent to the north by 1973.
1982	Aerial Photograph	Photo quality is poor. Site appears similar to 1974 photo.
1993, 1998	Aerial Photographs	Site appears similar to 1982 and 1974 photos. By 1998, a concrete patterned outline is observed in the northeast corner of the Site.
2006	Aerial Photograph	Photo quality is poor, Site appears similar to 1998 photograph.
2009	Aerial Photograph	Several apparent shipping containers (based on similarity to current conditions observed) and shed outbuildings are observed in the northwest portion of the Site.
2012	Topographic Map	Site is depicted within a developed area between Highway 280 and Moorpark Avenue with no specific structures identified.
2012, 2016	Aerial Photographs	Site appears in its present configuration.

The City Directory listings consisted of the following on-Site addresses:

2323 Moorpark Avenue: Residential apartments 1960-2006; Uplift Strength 2014 (presumed to be a business run by a residential tenant)

2369 Moorpark Avenue: Residential apartments 1957-2006

2389 Moorpark Avenue: Residential apartments 1966-2006

2391 Moorpark Avenue: Residential apartments 1955-2006

6.2 HISTORICAL SUMMARY OF SITE VICINITY

Based on our review of the information described in Section 6.1, the general Site vicinity was developed with orchards and rural residential properties from least 1889. Santa Clara County Regional Hospital was also depicted to the south since at least 1889. The Site and surrounding areas to the north, west, and east were originally orchards with rural residences until the 1940's when single-family residences were developed. In the late 1960's, a swath of residences adjacent to the north were demolished and Highway 280 was constructed. The Site vicinity remains residential to the west and east, with Highway 280 adjacent to the north, Moorpark Avenue and hospital to the south.

SECTION 7: SITE RECONNAISSANCE

We performed a reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Additional Site observations are summarized in Table 8 in Section 7.2. Photographs of the Site are presented in Section 7.2.1.

7.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), environmental professional Sarah E. Kalika, P.G., visited the Site on October 17, 2019 and was unaccompanied. The Site reconnaissance was conducted by walking representative areas of the Site, including the Site periphery. Cornerstone staff only observed those areas that were reasonably accessible, safe, and did not require movement of equipment, debris, or other objects.

Cornerstone did not enter individual tenant spaces including interior of residences or fenced backyards, though backyards were viewed through gaps in fencing, where available.

Cornerstone observed the exteriors of two locked storage sheds and two locked steel shipping containers in the northwestern portion of the Site; however, these structures were locked and not accessible during out Site visit.

7.2 OBSERVATIONS

At the time of our Site visit, the Site was developed with single-story and two-story apartment structures and associated covered parking areas along the western and eastern sides of the Site. Six individual rental cottages were observed along Moorpark Avenue with single-story and two-story apartments observed in the center portion of the Site.

A common area equipped with a barbeque and outdoor sink was observed within a landscaped area in the central portion of the Site.

Various paved and unpaved parking areas surrounded the residences.

In the northwest corner of the Site, Cornerstone observed several garden sheds, a vegetable garden, and two shipping containers (locked and presumably used for storage). The interiors of several carports contained small containers of motor vehicle maintenance fluids including used motor oil. A possible irrigation well was observed in the garden area, identified by a water

spigot from the ground. No water tanks commonly associated with domestic wells were observed.

A maintenance shed containing multiple gallon size and spray can containers of paints was observed on the north side of the eastern apartment complex.

In the northeast corner of the Site, Cornerstone observed concrete walkways with a tree and other vegetation growing between some of the walkways. . Cornerstone assumed that this area is possibly an abandoned garden.

Most of the ground surface was obscured by vegetation, pavement, vehicles, and structures.

A concrete “sound wall” with Highway 280 beyond and a cul-de-sac termination to Central Way were observed adjacent to the north. Single family and multi-family residences were observed adjacent to east and west. Moorpark Avenue was observed adjacent to the south.

Two pole-mounted transformers were observed along Moorpark Avenue, both appeared to be labeled with “no PCB” blue stickers.

Table 8. Summary of Readily Observable Site Features

General Observation	Comments
Aboveground Storage Tanks	Not Observed
Agricultural Wells	Possible well observed in the northwest corner of Site, as described above
Air Emission Control Systems	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Household paints, automotive maintenance fluids, garden-related chemicals and fertilizers typical of household uses observed, as described above
Clean Rooms	Not Observed
Drainage Ditches	Not Observed
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Not Observed
Fill Placement	Possible fill placement
Ground Water Monitoring Wells	Not Observed
High Power Transmission Lines	Not Observed
Hoods and Ducting	Not Observed
Hydraulic Lifts	Not Observed
Incinerator	Not Observed
Petroleum Pipelines	Not Observed
Petroleum Wells	Not Observed
Ponds or Streams	Not Observed
Railroad Lines	Not Observed
Row Crops or Orchards	Not Observed
Stockpiles of Soil or Debris	Undulating piles of soil with minor debris observed within undeveloped portion of north-northwest portion of Site
Sumps or Clarifiers	Not Observed
Transformers	Pole-mounted, as described above

General Observation	Comments
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Evidence of minor vehicle maintenance observed within several carports, as described above
Vehicle Wash Areas	Not Observed, but possible near carports
Wastewater Neutralization Systems	Not Observed

The comment “Not Observed” does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

7.2.1 Site Photographs

Photograph 1. View looking west across vacant lot in central-northwest corner of Site, from Central Way.

Photograph 2. View looking south across vacant lot (possible former garden) from northeast corner of Site.

Photograph 3. View looking southwest across vacant lot / driveway access from Central Way.

Photograph 4. Additional view of vacant lot (possible former garden) in northeast portion of Site.

Photograph 5. View looking north at 2323 Moorpark from southeast corner of Site.

Photograph 6. View looking east-southeast at carport and two-story apartment building in southeast corner of Site.

Photograph 7. Tenant storage cabinet within carport.

Photograph 8. Laundry room adjacent to carport.

Photograph 9. Storage shed in northeast corner of space occupied by two-story apartment building in southeast corner of Site.

Photograph 10. Typical storage shed interior, note paints and coatings.

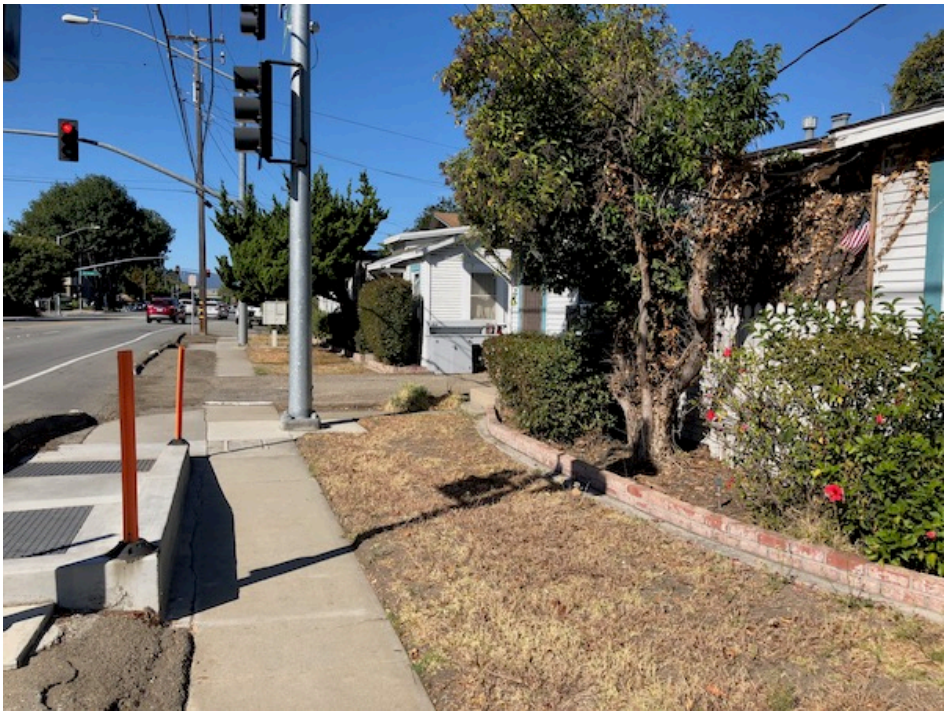
Photograph 11. Typical interior of file cabinet within storage shed. Note multiple spray paint cans.

Photograph 12. Ground floor “backyard” space along eastern border of Site.

Photograph 13. Pole-mounted transformer labeled non-PCB.

Photograph 14. View looking west along southern portion of Site, from southeast corner.

Photograph 15. One of six cottages (parcel with address of 2369 Moorpark) along southern-central portion of Site.



Photograph 16. View looking west along southern-central portion of Site. Note cottages along Moorpark Avenue.

Photograph 17. View looking north behind apartment complex at 2389 Moorpark in western portion of Site.

Photograph 18. View looking north along western Site boundary (additional building associated with 2389 Moorpark).

Photograph 19. View looking east along southern Site boundary.

Photograph 20. View looking north along western Site boundary at rear apartment building associated with 2389 Moorpark.

Photograph 21. Two containers of presumed waste oil near carport in northwestern portion of Site.

Photograph 22. Carport in northwestern portion of Site.

Photograph 23. Northwest corner of Site: note shipping containers, carport.

Photograph 24. Motor oil containers observed on ground surface within carport.

Photograph 25. Wood supplies stored within carport, along with wood working equipment (belt sander), not pictured.

Photograph 26. Storage shed in northwest corner of Site.

Photograph 27. Possible well or remote water spigot located within a garden area in northwest corner of Site.

Photograph 28. Shipping containers in northwest portion of Site.


Photograph 29. View looking west at rear of 2389 Moorpark apartments in western portion of Site.

Photograph 30. Garage area along eastern side of apartments pictured in Photograph 29.

Photograph 31. View looking west along southern side of 2389 Moorpark apartments.

Photograph 32. Tenant entry area of 2389 Moorpark apartments.

Photograph 33. View between two cottages in southern-central portion of Site.

Photograph 34. Garden and walkway area between cottages and apartment building in center of Site.

Photograph 35. Apartment building at 2379 Moorpark in center of Site.

Photograph 36. Outdoor barbecue and kitchen area between cottages and apartment building in central portion of Site.

Photograph 37. Ground floor and stairway of apartment building at 2379 Moorpark.

Photograph 38. Second floor of apartment building.

Photograph 39. Another residential structure in north-central portion of Site (2373 Moorpark).

Photograph 40. One of the subdivided tenant units (2371 Moorpark) and stairway to second tenant unit of building pictured in Photo 39.

Photograph 41. Unit at 2373 Moorpark (above carport), with third tenant unit (2375 Moorpark) on left side of photo.

Photograph 42. Additional carport and single-story tenant unit in north-central portion of Site, no address observed on exterior.

Photograph 43. Alternate view of single-story tenant unit.

Photograph 44. Fenced storage area next to tenant unit in Photo 43.

Photograph 45. Fenced storage space behind apartment structure in north-central portion of Site.

Photograph 46. Presumed additional tenant unit or garage in central portion of Site, possibly 2367 Moorpark (per address on adjacent fence).

Photograph 47. Paint can and plastic debris within field on northern boundary of Site.

SECTION 8: ENVIRONMENTAL QUESTIONNAIRE AND INTERVIEWS

8.1 ENVIRONMENTAL QUESTIONNAIRE / OWNER INTERVIEW

To help obtain information on current and historical Site use and use/storage of hazardous materials on-Site, Cornerstone provided an environmental questionnaire to TTLC to be forwarded to the Site owner for completion. Representatives of the current owners, Mr. James C. Neal and Mr. Bret Hoefler, completed environmental questionnaires for the Site.

Mr. Neal reported that he is the current owner for 2323 and 2365-2387 Moorpark Avenue. He stated that he purchased the property in 2001. He reported that a septic tank is present behind the units addressed as 2371-2373 Moorpark Avenue. He also stated that two storage sheds are present on this portion of the property, however, he did not indicate their contents. Mr. Neal reported that he was not aware of any past releases or environmental cleanups at the Site.

Mr. Hoefler reported that he is the current owner for portions of the property with parcel numbers: 282-01-014, -015, and -016, which were purchased in 2015. He reported that these parcels are vacant lots. Mr. Hoefler additionally reported that he is the current owner for 2389 and 2391 Moorpark Avenue, which was purchased in 2001. He reported that a small storage shed is present behind the carports associated with 2391 Moorpark Avenue and a sewage “lift” station is located behind the apartments associated with 2391 Moorpark Avenue. He stated that the sewage “lift” station had never been put into use. Mr. Hoefler reported that he was unaware of any past releases or environmental cleanups at the Site.

The completed questionnaires are included in Appendix F.

8.2 INTERVIEWS WITH PERSON(S) KNOWLEDGEABLE OF SITE USE

Contact information for persons knowledgeable of existing and prior site uses was not provided to us prior to or at the Site visit.

8.3 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS

Contact information for previous Site owners and occupants was not provided to us. Therefore, interviews with previous Site owners and occupants could not be performed.

SECTION 9: PRELIMINARY SOIL QUALITY EVALUATION

Cornerstone collected soil samples to determine if the previous Site uses identified in this Phase I ESA impacted soil quality. On October 16 and 17, 2019, our field engineer under oversight of a California Professional Geologist, collected samples from the surface to a depth of approximately ½ foot at 21 locations as follows:

- Samples were collected from 18 locations (EB-4 through EB-21) at locations adjacent to the existing structures.
- Samples were collected from three borings (locations EB-1 through EB-3) located in vacant/open areas for general soil quality information.

9.1 SOIL SAMPLE COLLECTION AND LABORATORY ANALYSES

Cornerstone collected soil samples from the upper approximately ½ foot of soil from all locations (EB-1 through EB-21). The samples collected from EB-1, EB-2, and EB-3 were analyzed for 17 California Assessment Manual (CAM) metals (EPA Test Method 6010/7471A), diesel (TPHd) and oil (TPHo) range petroleum hydrocarbons (EPA Test Method 8015), VOCs and gasoline range petroleum hydrocarbons (TPHg) (EPA Test Method 8260B, PCBs (EPA Test Method 8082), OCPs (EPA Test Method 8081), and PAHs (EPA Test Method 8270SIM). The remaining 18 soil samples (EB-4 through EB-21) were analyzed for lead and arsenic (EPA Test Method 6010B), mercury (EPA Test Method 7040/7041) and OCPs (EPA Test Method 8081).

9.1.1 Soil Analytical Results

The detected concentrations were compared to residential DTSC-SLs[1]. Where DTSC-SLs are not established in HHRA Note 3, the detected concentrations were compared to residential RSLs[2] using a Hazard Quotient of 1.0. Petroleum hydrocarbon concentrations and parameters without established RSLs or DTSC-SLs were compared to Tier 1 ESLs[3]. The detected concentrations for arsenic were compared to natural background/ambient concentrations (Duverge, 2011)[4].

The results also were compared to their respective Total Threshold Limit Concentration (TTLC) values at which a solid waste is considered a hazardous waste per Title 22 of the California Code of Regulations.

The approximate sample locations are shown on Figure 2, and the results are summarized in Tables 1, 2, and 3. Chain of custody documentation and laboratory analytical reports are included in Appendix G. A summary of the analytical results is provided below:

- Lead was detected at concentrations up to 970 milligrams per kilogram (mg/kg) and exceeded the residential DTSC-SL of 80 milligrams per kilogram (mg/kg) in nine of 21 samples collected: EB-4 (110 mg/kg), EB-6 (280 mg/kg), EB-12 (150 mg/kg), EB-14 (160 mg/kg), EB-15 (370 mg/kg), EB-16 (970 mg/kg), EB-17 (410 mg/kg), EB-18 (410 mg/kg), and EB-19 (120 mg/kg).
- Mercury was detected in one sample (EB-5 [0 to ½ foot; 6.1mg/kg]) above the DTSC-SL of 1.0 mg/kg.
- Arsenic concentrations exceeded the published background concentration of 11 mg/kg (Duverge, 2011) in four of 21 samples (EB-12 [15 mg/kg], EB-15 [44 mg/kg], EB-16 [16 mg/kg], and EB-18 [26 mg/kg])
- The detected concentrations of chromium (EB-2 [630 mg/kg]), cobalt (EB-2 [59 mg/kg]), and nickel (EB-2 [1,000 mg/kg] and EB-3 [91 mg/kg]) exceeded their respective residential screening criteria of 240 mg/kg (chromium Tier 1 ESL), 23 mg/kg (cobalt residential RSL), and 82 mg/kg (nickel residential DTSC-SL).
- The samples collected from EB-1, EB-2, and EB-3 were additionally analyzed for asbestos due to the elevated chromium, cobalt, and nickel concentrations detected. Asbestos was not detected above the laboratory reporting limit in these samples.

[1] California Department of Toxic Substances Control Screening Level (DTSC-SL); DTSC Human and Ecological Health Risk Office (HERO) *Human Health Risk Assessment (HHRA) Note Number 3: DTSC-Modified Screening Levels*, April 2019.

[2] Regional Screening Levels (RSL), United States Environmental Protection Agency, Region 9, May 2019.

[3] Environmental Screening Level (ESL), San Francisco Bay, Regional Water Quality Control Board, January 2019.

[4] Duverge, 2011. Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region.

- The remaining metal concentrations detected in samples EB-1, EB-2, and EB-3 were below their respective residential screening criteria and/or within typical background concentrations.
- The samples EB-1, EB-2, and EB-3 were also tested for PAHs, PCBs, petroleum compounds and VOCs. TPHd and TPHo had detected concentrations below their respective Tier 1 ESLs. Several PAHs were detected below their respective DTSC screening levels. No PCBs, TPHg or VOCs were detected.
- The detected concentrations of technical chlordane (a type of OCP) and its isomers alpha-chlordane and gamma-chlordane exceeded the residential DTSC-SL of 1.7 mg/kg in two samples (EB-16 and EB-17). The chlordane concentration detected in EB-17 (3.2 mg/kg) also exceeded the TTLC value of 2.5 mg/kg for determining a non-RCRA hazardous waste.
- Dieldrin (a type of OCP) was detected in two samples (EB-1 and EB-4) at concentrations above the residential DTSC-SL of 0.034 mg/kg.

SECTION 10: FINDINGS, OPINIONS AND CONCLUSIONS (WITH RECOMMENDATIONS)

Cornerstone performed this Phase I ESA in general accordance with ASTM E1527-13 to support TTLC in evaluation of Recognized Environmental Conditions. Our findings, opinions and conclusions are summarized below.

10.1 HISTORICAL SITE USAGE

Based on the information obtained during this study, the Site appears to have been developed with orchards from at least 1930 until approximately 1950. Six cottages were constructed along Moorpark Avenue in the central southern boundary of the Site by 1939. Additional multi-family structures were built on-Site in the 1950's and 1970's. The Site was previously bordered by single family residences to the north, but by 1973, the adjacent Highway 280 freeway and sound wall along the northern Site boundary had been constructed. Central Way was completed as a cul-de-sac in the 1970's to accommodate construction of Highway 280.

As many as fourteen residential and carport structures were observed historically within Site boundaries, with multiple additional sheds and storage units observed (including several sheds and two shipping containers currently on-Site).

The Site vicinity was originally rural residential with orchards and the County Hospital to the south until 1940's when additional residences were developed to the west, north, and east. Highway 280 was constructed to the north beginning in the late 1960's and completed by 1973.

10.2 CHEMICAL STORAGE AND USE

Cornerstone assumes that minor amounts of household cleaning and maintenance supplies have been used over the years within and around the Site's structures. No significant quantities of stored or discarded hazardous materials were observed during our Site visit. Household amounts of hazardous chemicals (including paints, motor oils, fuels, and fertilizer) were observed within unlocked areas during our Site visit.

Cornerstone did not obtain access to the interiors of tenant spaces throughout the Site nor interiors of locked shipping containers and sheds in northwest corner of Site.

10.3 SUBSURFACE STRUCTURES

Two septic tanks are reportedly located within the central portion of the Site. Removal of septic tanks should be performed under permit from the City of San Jose or Santa Clara County Environmental Health Department.

10.4 AGRICULTURAL USE

The Site was used for agricultural purposes (orchard) from at least 1930 until approximately 1950. Cornerstone collected near-surface soil samples to determine if residual pesticides or pesticide-related metals are present in the soil. The sampling and results are discussed in Section 9 and a summary is included in Section 10.8

10.5 IMPORTED SOIL

If planned development or property improvements will require importing soil, we recommend documenting the source and quality of imported soil. The DTSC's October 2001 Clean Fill Advisory provides useful guidance on evaluating imported fill.

10.6 ASBESTOS CONTAINING BUILDING MATERIALS (ACMS)

Due to the age of the on-Site structures, building materials may contain asbestos, including subsurface asbestos-cement pipe. If demolition or renovation of the buildings is planned, an asbestos survey is required by Bay Area Air Quality Management District and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACMs prior to building demolition or renovation that may disturb the ACM.

10.7 LEAD-BASED PAINT AND PAST TERMITICIDE APPLICATIONS

The Consumer Product Safety Commission banned the use of lead as an additive in paint on toys and furniture in 1978. Based on the age of the buildings, lead-based paint may be present. If demolition is planned, the removal of lead-based paint isn't required if it is bonded to the building materials. However, if the lead-based paint is flaking, peeling, or blistering, it should be removed prior to demolition. In either case, applicable OSHA regulations must be followed; these include requirements for worker training, air monitoring and dust control, among others. Any debris or soil containing lead must be disposed appropriately.

Soil adjacent to structures that are painted with lead-containing paint can become impacted with lead as a result of the weathering and/or peeling of painted surfaces. Soil near wood framed structures also can be impacted by pesticides historically used to control termites. The soil quality around the on-Site structures was evaluated in conjunction with this Phase I ESA (Sections 9 and 10.8).

10.8 PRELIMINARY SOIL QUALITY EVALUATION

Cornerstone performed limited near-surface soil quality evaluation to determine if the soil adjacent to the building foundations was impacted from lead-based paint weathering/flaking

and/or termiticide applications, and to determine the general soil quality within areas of the Site not occupied by structures.

Elevated concentrations of chromium and cobalt were detected in the upper approximately ½ foot sample collected from EB-2, and elevated nickel concentrations were detected in the upper approximately ½ foot samples collected from EB-2 and EB-3. These samples were additionally analyzed for asbestos due to the elevated chromium, cobalt, and nickel concentrations detected. Asbestos was not detected above the laboratory reporting limit.

Elevated concentrations of lead were detected in eight samples collected adjacent to existing structures, and likely resulted from weathering/flaking of lead-based paints. Four of these samples (EB-15 through EB-18) were collected from soil adjacent to the six cottages located along Moorpark Avenue and constructed by 1939. The soil adjacent to the foundations of the cottages appears to have been impacted from lead-based paint weathering. The remaining elevated lead concentrations were detected around newer structures and appear to be more sporadic. Soil with total lead exceeding ten times the soluble threshold limit concentration (STLC) of 5 milligrams per liter (mg/L) (i.e. soil with total lead exceeding 50 mg/kg) may fail the STLC California hazardous waste limit. Soluble/STLC lead analyses will be required prior to removal of this soil for off-Site disposal. In our experience, soil with total lead exceeding 100 mg/kg has a high likelihood of exceeding the STLC limit.

Elevated detected concentrations of mercury (one sample), arsenic (four samples), chlordane (two samples), and dieldrin (two samples) likely resulted from past applications of pesticides/termiticides. The two elevated chlordane concentrations were detected two of the four sampling locations adjacent to the cottages, indicating that termiticides may have been used around these structures but in varying amounts and/or frequencies. The detected chlordane concentration in one of these samples exceeded the California hazardous waste (TTLC) threshold, indicating that some of the soil may be considered a hazardous waste if transferred off-Site for disposal. One of the elevated dieldrin concentrations was detected in a sample collected adjacent to one of the storage sheds and the other was detected from an open area of the Site. Based on these data, the chlordane and dieldrin concentrations appear to be laterally limited in lateral extent. Deeper samples were not analyzed for OCPs.

We recommend removal of soil exceeding residential screening criteria prior to Site development. Cornerstone recommends collecting/analyzing additional soil samples to evaluate the lateral and vertical extent of soil with elevated metals and OCPs detected. We additionally recommend preparation of a Soil Management Plan, Site-Specific Health and Safety plan, and Dust Control Plan to establish protocols for managing soil during grading activities.

10.9 DATA GAPS

ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap is a lack of or inability to obtain information required by ASTM Standard Designation E 1527-13 despite good faith efforts by the Environmental Professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data gaps were identified:

- Contact information for the former owners of the Site were not provided to us. Thus, former occupants and owners were not interviewed during this study. The general environmental setting of the Site appears to have been established based on the

information reviewed from other data sources. We do not consider this data gap to be significant.

- Cornerstone was unable to view the interior of the residences on-Site or interiors of locked storage sheds and shipping containers. Additional storage of potentially hazardous materials may be present within these structures. Improper storage of potentially hazardous materials within these locked storage areas increases localized risk of potential surface spills. We recommend requiring that all materials within these structures be removed and properly disposed of off Site prior to acquiring the property.

10.10 DATA FAILURES

As described by ASTM Standard Designation E 1527-13, a data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the historical research objectives have not been met. Data failures are not uncommon when attempting to identify the use of a Site at five-year intervals back to the first use or to 1940 (whichever is earlier). ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on the significance of data failures and whether the data failure affects our ability to identify Recognized Environmental Conditions. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No data failures were identified during preparation of this Phase I ESA.

10.11 RECOGNIZED ENVIRONMENTAL CONDITIONS

Cornerstone has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13 of 2323, 2369, 2389, and 2391 Moorpark Avenue and assessor's parcel numbers 282-01-014, 282-01-015, 282-01-016 in San Jose, California.

This assessment identified the following Recognized Environmental Conditions[5]:

- Elevated concentrations of lead, arsenic, and chlordane were detected in several surface soil samples collected from the Site. We recommend collecting additional soil samples to evaluate the lateral and vertical extent of the elevated concentrations detected. In addition, removal of soil exceeding residential screening criteria is recommended prior to Site development.

This assessment did not identify any Controlled Recognized Environmental Conditions[6] or Historical Recognized Environmental Conditions[7]; however, please read the entire report for an overview of the Site.

[5] The presence or likely presence of hazardous substances or petroleum products on the Site: 1) due to significant release to the environment; 2) under conditions indicative of a significant release to the environment; or 3) under conditions that pose a material threat of a future significant release to the environment.

[6] A Recognized Environmental Condition that has been addressed to the satisfaction of the applicable regulatory agency with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls or restrictions.

[7] A past Recognized Environmental Condition has been addressed to the satisfaction of the applicable regulatory agency or meeting of unrestricted use criteria established by the applicable regulatory agency without subjecting the Site to required controls or restrictions.

As noted in ASTM E 1527-13, the term Recognized Environmental Condition is not intended to include de minimis conditions that generally do not present a significant threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

SECTION 11: LIMITATIONS

Cornerstone performed this Phase I ESA to support TTLC in evaluation of Recognized Environmental Conditions associated with the Site. TTLC understands that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. TTLC understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

Findings, opinions, conclusions and recommendations presented in this report are based on readily available information, conditions readily observed at the time of the Site visit, and/or information readily identified by the interviews and/or the records review process. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from interviews of persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, soil, ground water, soil vapor and/or air samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-13, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

TTLC may have provided Cornerstone environmental documents prepared by others. TTLC understands that Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy.

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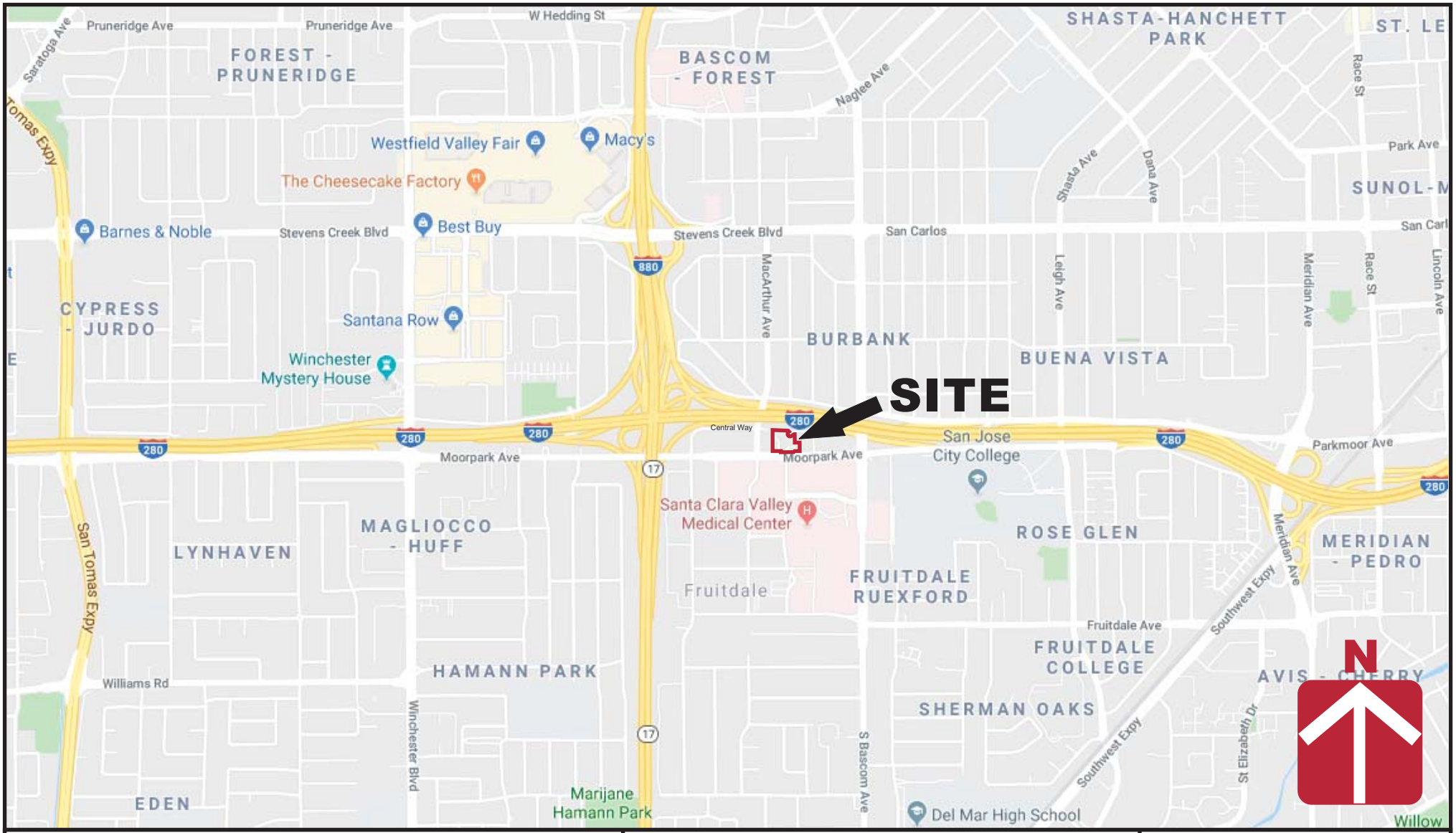
Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.



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Vicinity Map

Moorpark Avenue
San Jose, CA

Project Number	648-20-1
Figure Number	Figure 1
Date	November 2019
Drawn By	RRN

Base by Google Earth, dated 8/9/2018

Project Number 648-20-2

Figure Number Figure 2

Drawn By FLL

Date November 2019

Site Plan

Moorpark Avenue
San Jose, CA

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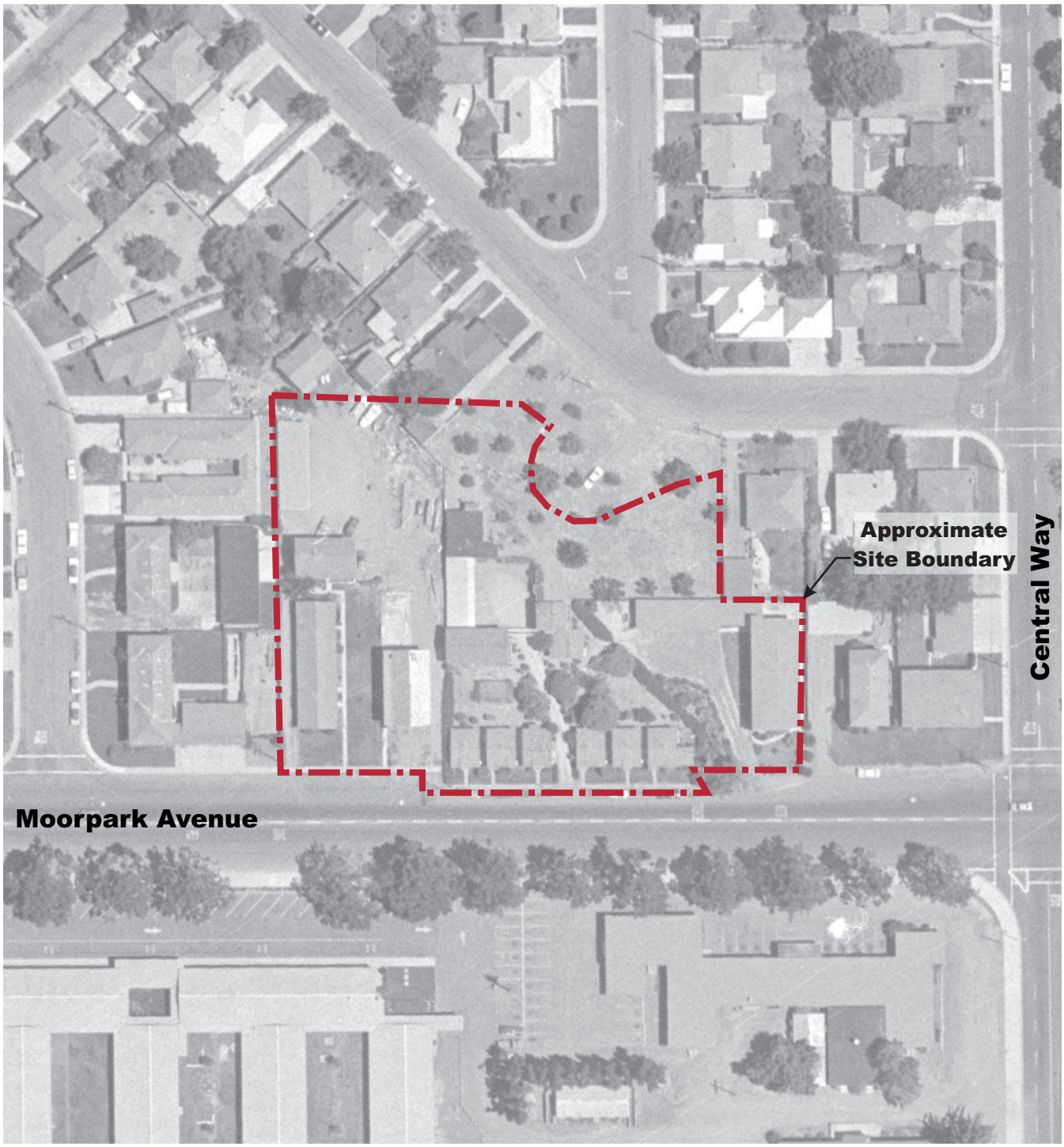

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0 100 200

APPROXIMATE SCALE (FEET)

Base by EDR, Inquiry #: 5828822.8, dated 1963

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Historic Aerial circa 1963

Moorpark Avenue
San Jose, CA

Project Number: 648-20-2

Figure Number: Figure 3

Date: November 2019

Drawn By: RRN

Base by Google Earth, dated 8/9/2018

Project Number 648-20-1

Figure Number Figure 4

Drawn By RRN

Date November 2019

Sample Location Map

Moorpark Avenue
San Jose, CA

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Table 1. Analytical Results of Selected Soil Samples - Metals

(Concentrations in mg/kg)

Sample ID	Date	Depth (feet)	Arsenic	Lead	Mercury	Antimony	Barium	Beryllium	Chromium	Cobalt	Copper	Nickel	Vanadium	Zinc	Asbestos
EB-1(0-0.5)	10/16/2019	0-½	6.7	28	0.26	2.4	140	0.62	66	13	39	76	49	98	<0.25%
EB-2(0-0.5)	10/16/2019	0-½	<3.1	20	0.33	14	77	0.52	**630**	**59**	21	**1,000**	40	50	<0.25%
EB-3(0-0.5)	10/16/2019	0-½	6.9	52	0.11	2.4	170	0.72	70	16	43	**91**	53	120	<0.25%
EB-4(0-0.5)	10/16/2019	0-½	6.6	**110**	0.15	--	--	--	--	--	--	--	--	--	--
EB-5(0-0.5)	10/16/2019	0-½	5.0	21	**6.1**	--	--	--	--	--	--	--	--	--	--
EB-6(0-0.5)	10/16/2019	0-½	5.0	**280**	0.097	--	--	--	--	--	--	--	--	--	--
EB-7(0-0.5)	10/17/2019	0-½	5.6	35	0.078	--	--	--	--	--	--	--	--	--	--
EB-8(0-0.5)	10/17/2019	0-½	4.3	28	0.051	--	--	--	--	--	--	--	--	--	--
EB-9(0-0.5)	10/17/2019	0-½	5.5	57	0.088	--	--	--	--	--	--	--	--	--	--
EB-10(0-0.5)	10/17/2019	0-½	5.5	45	0.074	--	--	--	--	--	--	--	--	--	--
EB-11(0-0.5)	10/17/2019	0-½	5.0	63	0.09	--	--	--	--	--	--	--	--	--	--
EB-12(0-0.5)	10/17/2019	0-½	**15**	**150**	0.18	--	--	--	--	--	--	--	--	--	--
EB-13(0-0.5)	10/17/2019	0-½	<3.1	12	0.07	--	--	--	--	--	--	--	--	--	--
EB-14(0-0.5)	10/17/2019	0-½	10	**160**	0.1	--	--	--	--	--	--	--	--	--	--
EB-15(0-0.5)	10/17/2019	0-½	**44**	**370**	0.2	--	--	--	--	--	--	--	--	--	--
EB-16(0-0.5)	10/17/2019	0-½	**16**	**970**	0.53	--	--	--	--	--	--	--	--	--	--
EB-17(0-0.5)	10/17/2019	0-½	9.1	**410**	0.22	--	--	--	--	--	--	--	--	--	--
EB-18(0-0.5)	10/17/2019	0-½	**26**	**410**	0.28	--	--	--	--	--	--	--	--	--	--
EB-19(0-0.5)	10/17/2019	0-½	5.7	**120**	0.11	--	--	--	--	--	--	--	--	--	--
EB-20(0-0.5)	10/17/2019	0-½	9.2	70	0.2	--	--	--	--	--	--	--	--	--	--
EB-21(0-0.5)	10/17/2019	0-½	5.4	22	0.05	--	--	--	--	--	--	--	--	--	--
Screening Criteria			11	80	1.0	31	15,000	16	160	23	3,100	82	390	23,000	0.25%
Basis			Duverge [1]	DTSC-SL [2]	DTSC-SL [2]	RSL [3]	RSL [3]	DTSC[3]	ESL[4]	RSL [3]	RSL [1]	DTSC-SL [2]	RSL [3]	RSL [3]	CARB-ATCM [5]

1 Duverge, 2011. Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region

2 Department of Toxic Substance Control Recommended Screening Level (SL), residential soil, HERO Note 3 - April 2019

3 Residential soil Regional Screening Level (RSL), HQ = 1.0, USEPA Region 9 - January 2019

4 Tier 1 Environmental Screening Levels, San Francisco Bay Regional Water Quality Control Board, January 2019

5 California Air Resources Board (CARB) - Asbestos Toxic Control Measure (ACTM) Regulatory Threshold Screening Level (SL)

< Not detected at or above laboratory reporting limit

NE Not Established

--- Not Analyzed

BOLD Concentration exceeds selected environmental screening criteria

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Table 2. Analytical Results of Selected Soil Samples - Pesticides

(Concentrations in mg/kg)

Sample ID	Date	Depth (feet)	Pesticides										
			4,4´-DDD	4,4´-DDE	4,4´-DDT	DDT Total	Aldrin	alpha-Chlordane	gamma-Chlordane	Chlordane (technical)	Dieldrin	Endosulfan II	Heptachlor epoxide
EB-1(0-0.5)	10/16/2019	0-½	0.024	0.21	0.068	0.302	<0.0019	0.056	0.029	0.21	**0.11**	<0.0019	0.006
EB-2(0-0.5)	10/16/2019	0-½	0.0039	0.014	0.013	0.0309	0.0024	0.0034	0.0025	<0.038	0.011	<0.0019	<0.0019
EB-3(0-0.5)	10/16/2019	0-½	0.0061	0.028	0.014	0.0481	<0.0019	0.0035	<0.0019	<0.038	0.003	<0.0019	<0.0019
EB-4(0-0.5)	10/16/2019	0-½	0.038	0.18	0.13	0.348	<0.0019	0.067	0.046	0.25	**0.071**	<0.0019	0.0048
EB-5(0-0.5)	10/16/2019	0-½	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.39	<0.02	<0.02	<0.02
EB-6(0-0.5)	10/16/2019	0-½	0.019	0.083	0.037	0.139	<0.002	0.05	0.038	0.19	0.0062	<0.002	0.0039
EB-7(0-0.5)	10/17/2019	0-½	0.0024	0.14	0.065	0.2074	<0.0019	<0.0019	<0.0019	<0.038	<0.0019	<0.0019	<0.0019
EB-8(0-0.5)	10/17/2019	0-½	<0.0019	0.02	0.012	0.032	<0.0019	0.004	<0.0019	<0.038	0.013	<0.0019	<0.0019
EB-9(0-0.5)	10/17/2019	0-½	<0.0019	0.014	0.014	0.028	<0.0019	0.004	0.002	<0.039	0.014	<0.0019	<0.0019
EB-10(0-0.5)	10/17/2019	0-½	<0.0019	0.0073	0.0092	0.0165	<0.0019	<0.0019	<0.0019	<0.038	0.0031	<0.0019	<0.0019
EB-11(0-0.5)	10/17/2019	0-½	<0.0019	0.011	0.01	0.021	<0.0019	0.0046	0.002	<0.038	0.0019	<0.0019	<0.0019
EB-12(0-0.5)	10/17/2019	0-½	0.033	0.11	0.12	0.263	<0.0019	0.12	0.069	0.48	0.0026	<0.0019	0.0066
EB-13(0-0.5)	10/17/2019	0-½	<0.0019	<0.0019	<0.0019	<0.0019	<0.0019	0.0021	0.0025	<0.038	<0.0019	<0.0019	<0.0019
EB-14(0-0.5)	10/17/2019	0-½	0.012	0.046	0.054	0.112	<0.0019	0.073	0.049	0.31	0.0055	0.0019	<0.0019
EB-15(0-0.5)	10/17/2019	0-½	0.0035	0.012	0.0047	0.0202	<0.0019	0.01	0.0049	0.041	<0.0019	<0.0019	<0.0019
EB-16(0-0.5)	10/17/2019	0-½	0.044	0.1	0.13	0.274	<0.0096	**0.5**	**0.3**	**2.0**	0.017	<0.0096	0.0096
EB-17(0-0.5)	10/17/2019	0-½	0.031	0.1	0.1	0.231	<0.0097	**0.8**	**0.54**	**3.2**	<0.0097	<0.0097	<0.0097
EB-18(0-0.5)	10/17/2019	0-½	0.0045	0.013	0.0044	0.0219	<0.0019	0.0074	0.0023	<0.039	<0.0019	<0.0019	<0.0019
EB-19(0-0.5)	10/17/2019	0-½	0.013	0.022	0.007	0.042	<0.002	0.015	0.01	0.073	<0.002	<0.002	<0.002
EB-20(0-0.5)	10/17/2019	0-½	0.0031	0.027	0.0055	0.0356	<0.0019	0.047	0.0084	0.12	<0.0019	0.0022	0.0032
EB-21(0-0.5)	10/17/2019	0-½	0.013	0.075	0.033	0.121	<0.002	0.0062	0.003	<0.039	<0.002	<0.002	<0.002
Screening Criteria			1.9	2.0	1.9	1.0	0.039	0.039	0.039	1.7 / 2.5	0.034	450	0.07
Basis			DTSC-SL [1]	DTSC-SL [1]	DTSC-SL [1]	TTLC[2]	DTSC-SL [1]	DTSC-SL [1]	DTSC-SL [1]	DTSC-SL [1] / TTLC [2]	DTSC-SL [1]	DTSC-SL [1]	DTSC-SL [1]

1 Department of Toxic Substance Control Recommended Screening Level (SL), residential soil, HERO Note 3 - April 2019

2 Total Threshold Limit Concentration - California Code of Regulations, Title 22, Chapter 11, Article 3.

< Not detected at or above laboratory reporting limit

NE Not Established

--- Not Analyzed

BOLD Concentration exceeds selected environmental screening criteria

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Table 3. Analytical Results of Selected Soil Samples - TPH, VOCs, PCBs, and PAHs

(Concentrations in mg/kg)

Sample ID	Date	Depth (feet)	Petroleum			VOCs	PCBs	PAHs						
			TPHd	TPHo	TPHg			Benz(a)anthracene	Benzo[a]pyrene	Benzo[b]fluoranthene	Chrysene	Fluoranthene	Phenanthrene	Pyrene
EB-1(0-0.5)	10/16/2019	0-½	29	90	<0.27	ND	ND	<0.0049	<0.0049	0.011	0.0063	0.0073	0.007	0.0089
EB-2(0-0.5)	10/16/2019	0-½	19	73	<0.27	ND	ND	0.011	<0.0096	0.013	0.0096	<0.0096	<0.0096	<0.0096
EB-3(0-0.5)	10/16/2019	0-½	25	89	<0.27	ND	ND	0.005	0.0053	0.014	0.0083	0.01	0.012	0.011
Screening Criteria			260	1,600	100	Variable	Variable	1.1	0.11	1.1	110	2,400	7.8	1,800
Basis			ESL [1]	ESL [1]	ESL [1]	Variable	Variable	DTSC [2]	DTSC [2]	DTSC [2]	DTSC [2]	DTSC [2]	ESL [1]	DTSC [2]

1 Tier 1 Environmental Screening Levels, San Francisco Bay Regional Water Quality Control Board, January 2019

2 DTSC Recommended Screening Level (SL), Residential, HERO Note 3 - April 2019

< Not detected at or above laboratory reporting limit

NE Not Established

--- Not Analyzed

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