

TYPE OF SERVICES	Phase I Environmental Site Assessment
LOCATION	865 Embedded Way San Jose, California
CLIENT	Scannell Properties
PROJECT NUMBER	496-9-2
DATE	October 17, 2021

ENVIRONMENTAL

Type of Services	Phase I Environmental Site Assessment
Location	865 Embedded Way San Jose, California
Client	Scannell Properties
Client Address	3569 Mt. Diablo Blvd., Suite 220 Lafayette, California 94549
Project Number	496-9-2
Date	October 17, 2021

DRAFT

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Type of Services
Location

Phase I Environmental Site Assessment
865 Embedded Way
San Jose, California

SECTION 1: INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed at 865 Embedded Way in San Jose, California (Site) as shown on Figures 1 and 2. This work was performed for Scannell Properties in accordance with our August 20, 2021 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 Scannell Properties intends to purchase the Site for commercial development. We performed this Phase I ESA to support Scannell Properties 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 groundwater.
- 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.
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 10; the terms and conditions of our Agreement are presented in Appendix A.

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 Scannell Properties, 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 Stason I. Foster, P.E. and Peter M. Langtry, P.G., C.E.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 on information provided by Scannell Properties.

Table 1. Location and Ownership

Assessor's Parcel No. (APN)	679-01-020
Reported Address/Location	865 Embedded Way, San Jose, California
Owner	J&J Properties-Palmyrita LLC/J&L Real Properties
Approximate Lot Size	10.16 acres

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	Undeveloped land
Proposed Use	Commercial

2.3 SITE SETTING AND ADJOINING PROPERTY USE

Land use in the general Site vicinity appears to be a mix of commercial and residential properties. Based on our Site vicinity reconnaissance, adjoining Site uses are summarized below in Table 3.

Table 3. Adjoining Property Uses

North	Commercial building occupied by Ribbon Communications
South	Commercial building occupied by Lynx Software, Alien and DRW
East	Commercial building occupied by Teradyne and Nextest Systems
West	Coyote Creed and residences

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 Scannell Properties. 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 (*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 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.

ASTM E 1527-13 categorizes the requirement to conduct a search for Environmental Liens and AULs as a User responsibility. A search of land title records for environmental liens and AULs was not within the scope of the current Phase I ESA.

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

Based on information provided by or discussions with Scannell Properties, we understand that Scannell Properties does not have specialized knowledge or experience, commonly known or reasonably ascertainable information regarding the Site, or other information that is material to Recognized Environmental Conditions.

3.3 DOCUMENTS PROVIDED BY SCANNELL PROPERTIES

To help evaluate the presence of Recognized Environmental Conditions at the Site, Cornerstone reviewed and relied upon the documents provided by Scannell Properties 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. A summary of the provided documents is provided below; please refer to the original reports for complete details.

Table 4. Documents Provided by Scannell Properties

Date	Author	Title
August 13, 2012	Blackstone Consulting LLC	Phase I Environmental Site Assessment, Vacant Parcel, Northern Side of Embedded Way, San Jose, Santa Clara County, California 94138
October 22, 2019	Transaction Management Corporation, Inc. (TMC)	Phase I Environmental Site Assessment, Vacant Lot, San Jose, California 95138

Based on the information reviewed, the Site has not historically been developed except for eastern and southeastern portions of the Site that were developed with asphalt parking areas associated with the adjacent commercial buildings constructed in the early 2000s. Portions of the Site also were noted to have historically been used for agricultural purposes (orchards). The prior Phase I ESAs did not identify recognized environmental conditions (RECs) in connection with the Site.

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 was to obtain reasonably available information to 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 in the researched regulatory agency databases.

4.1.2 Nearby Spill Incidents

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 groundwater 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 groundwater 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 865 Embedded Way at the following public agencies: the San Jose Building Department, San Jose Fire Department, and the Santa Clara County Department of Environmental Health (DEH). These agencies had no files pertaining to the Site.

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 ranges from approximately 200 to 260 feet above mean sea level; topography in the vicinity of the Site slopes downward to the west and southwest towards Coyote Creek.

5.2 HYDROGEOLOGY

The depth to groundwater at the Site likely varies based on surface topography and distance from Coyote Creek. No information was identified during this study that documents on-Site groundwater depths. Groundwater likely flows toward the west or southwest.

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 5.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated between 1939 and 2016 obtained from EDR of Shelton, Connecticut; copies of aerial photographs reviewed are presented in Appendix C.
- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historical topographic maps dated 1889, 1897, 1899, 1953, 1961, 1968, 1973, 1980 and 2012; copies of historical topographic maps reviewed are presented in Appendix C.
- **Historical Fire Insurance Maps:** EDR reported that the Site was not within the coverage area of fire insurance maps.
- **Local Street Directories:** We reviewed city directories obtained from EDR that were researched at approximately 5 year intervals between 1922 and 2017 to obtain information pertaining to past Site occupants. The Site address was not identified in the researched directories. The city directory summary is presented in Appendix D.

Table 5. Summary of Historical Source Information for Site

Date	Source	Comment
1889 to 1980	Topographic maps	No structures are shown on-Site.
1939 to 1982	Aerial photograph	The Site appears to consist primarily of undeveloped land. Small areas at the northwest corner and on the southern Site boundary are shown to have been occupied by orchards until at least the 1970s.
1998	Aerial photograph	Grading activities are shown to have been conducted on-Site and on adjacent parcels resulting in a flattening of the former on-Site hilltop. The small former orchard area on the southern portion of the Site appears to have been covered by fill during grading.
2006 to 2016	Aerial photograph	Paved parking areas and vehicle drives associated with adjacent commercial buildings are shown to have been constructed on the eastern and southeastern portions of the Site. The remainder of the Site is shown to be undeveloped.

6.2 HISTORICAL SUMMARY OF SITE VICINITY

Based on our review of the information described in Section 6.1, the general Site vicinity historically consisted mainly of agricultural land (orchards) with widely spaced residences. Adjacent parcels to the north, east and south were developed for commercial use between the 1980s and 2000s.

SECTION 7: SITE RECONNAISSANCE

We performed a Site 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 6. 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), Cornerstone staff Stason I. Foster, P.E. visited the Site on October 13, 2021. The Site reconnaissance was conducted by walking representative areas of the Site and the Site periphery. Cornerstone staff only observed those areas that were reasonably accessible, safe, and did not require movement of equipment, materials or other objects.

7.2 OBSERVATIONS

At the time of our visit, the Site consisted predominantly of undeveloped land. Paved parking areas and vehicle drives associated with adjacent commercial buildings were observed on the eastern and southeastern portions of the Site. Several PVC pipes were observed to extend from the ground at the top of the southern slope; these appeared likely to be associated with below grade utilities. Several stockpiles of soil were present on the western portion of the Site. No hazardous materials or evidence of spills were observed.

Table 6. Summary of Readily Observable Site Features

General Observation	Comments
Aboveground Storage Tanks	Not Observed
Agricultural Wells	Not Observed
Air Emission Control Systems	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Not Observed
Clean Rooms	Not Observed
Drainage Ditches	Not Observed
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Not Observed
Fill Placement	Cuts and fills associated with prior grading activities appeared likely.
Groundwater 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	Observed as described above.
Sumps or Clarifiers	Not Observed
Transformers	Not Observed
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Not Observed
Vehicle Wash Areas	Not Observed
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 of the Site looking west.



Photograph 2. View of the Site looking south.



Photograph 3. View of the Site (and stockpiled soil) looking east.



Photograph 4. Stockpiled soil on the western portion of the 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, we provided an environmental questionnaire for completion by the Site owner (J&J Properties-Palmyrita LLC/J&L Real Properties). The completed questionnaire is attached in Appendix E. The information provided on the questionnaire appears generally consistent with our on-Site observations and information obtained from other data sources. No information indicative of Recognized Environmental Conditions was reported on the questionnaire.

8.2 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: FINDINGS, OPINIONS AND CONCLUSIONS (WITH RECOMMENDATIONS)

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

9.1 HISTORICAL SITE USAGE

Based on the information obtained during this study, small portions of the Site historically were occupied by orchards, while the remainder consisted of undeveloped land. The eastern and southeastern portions of the Site were developed during the early 2000s with asphalt paved parking areas and vehicle drives associated with adjacent commercial buildings.

9.2 CHEMICAL STORAGE AND USE

No hazardous materials were observed on-Site during our visit. Additionally, the Site does not appear to have historically been occupied by businesses that use or store hazardous materials.

9.3 AGRICULTURAL USE

Small areas at the northwest corner of the Site and on the southern Site boundary were occupied by orchards until at least the 1970s. Pesticides may have been applied to crops in the normal course of farming operations and residual pesticide concentrations could remain in on-Site soil. During the 1990s, grading activities were conducted on-Site and on adjacent parcels resulting in a flattening of a former on-Site hilltop. The small area formerly occupied by orchards on the southern portion of the Site appears to have been covered by fill during prior grading, and the former orchard area at the northwest corner of the Site is limited in areal extent. Thus, the potential for residual pesticides, if any, at these locations to significantly impact the planned commercial use of the Site appears low. The prior use of these two small portions of the Site for agricultural purposes is considered to be a de minimis condition¹. However, if earthwork activities are planned at the former orchard locations, sampling should be conducted to evaluate soil quality.

9.4 NATURALLY OCCURRING ASBESTOS

The Site is located within an area of mapped ultramafic rock outcrops². Asbestos occurs naturally in ultramafic rock (such as serpentine). When this material is disturbed in connection with construction, grading, quarrying or surface mining operations, asbestos-containing dust can be generated. Exposure to asbestos can result in health ailments.

The Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying and Surface Mining Operations (California Code of Regulations, Title 17, Section 93105) was signed into State law on July 22, 2002, and became effective in the Bay Area Air Quality Management District (District) on November 19, 2002. The purpose of this regulation is to

¹ As defined by ASTM E 1527-13, a de minimis condition is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions.

² https://www.arb.ca.gov/toxics/asbestos/ofr_2000-019.pdf

reduce public exposure to NOA from construction and mining activities that emit dust which may contain NOA.

The Bay Area Air Quality Management District (BAAQMD) locally enforces the ATCM regulation and requires sites that sites with soil detections greater than 0.25% asbestos to prepare an asbestos dust mitigation plan (ADMP). The ATCM requirements are based on the project area. Project areas that are greater than 1-acre are required to submit the ADMP to the BAAQMD for review and comment and are required to implement air monitoring and reporting protocols for the duration of earth disturbing activities.

To help evaluate if NOA is present at the Site and whether an ADMP and associated air monitoring is required, we recommend that soil sampling be conducted.

9.5 UNDOCUMENTED FILL

Fill soil placed on-Site during grading activities conducted during the 1990s appears likely to have consisted of native soil originating from the former on-Site hilltop that was flattened. Several soil stockpiles subsequently have been placed on the western portion of the Site. The source and quality of the stockpiled soil are unknown. To establish its suitability for on-Site use, we recommend requesting documentation on the quality of the fill from the property owner. If adequate documentation is not available, we would recommend sampling and analytical testing be conducted to evaluate the quality of the stockpiled soil.

9.6 IMPORTED SOIL

If the planned development will require importing soil for Site grading, 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.

9.7 POTENTIAL ENVIRONMENTAL CONCERNS WITHIN THE SITE VICINITY

Based on the information obtained during this study, no hazardous material spill incidents have been reported in the Site vicinity that would be likely to significantly impact the Site.

9.8 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. No significant data gaps were identified during this Phase I ESA.

9.9 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 significant data failures were identified during this Phase I ESA.

9.10 RECOGNIZED ENVIRONMENTAL CONDITIONS

Cornerstone has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13 of 865 Embedded Way, San Jose, California. This assessment revealed no Recognized Environmental Conditions³, however, please read the entire report for an overview of the Site.

As noted in Section 9.4 and 9.5, there is a potential that NOA is present within on-Site soil and stockpiled soil from an unknown source was observed to have been placed on-Site. The presence of undocumented stockpiled soil and the potential presence of NOA do not appear to meet the definition of Recognized Environmental Conditions per ASTM E 1527-13; note, however, that Cornerstone considers these items to be potential environmental concerns. NOA, if present, would trigger a requirement for preparation and implementation of an ADMP, as described in Section 9.4. If laboratory analyses of the stockpiled soil indicate the soil is not suitable for use as fill on-Site, the soil would require disposal at an appropriate off-Site facility.

SECTION 10: LIMITATIONS

Cornerstone performed this Phase I ESA to support Scannell Properties in evaluation of Recognized Environmental Conditions associated with the Site. Scannell Properties 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. Scannell Properties 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, groundwater, 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,

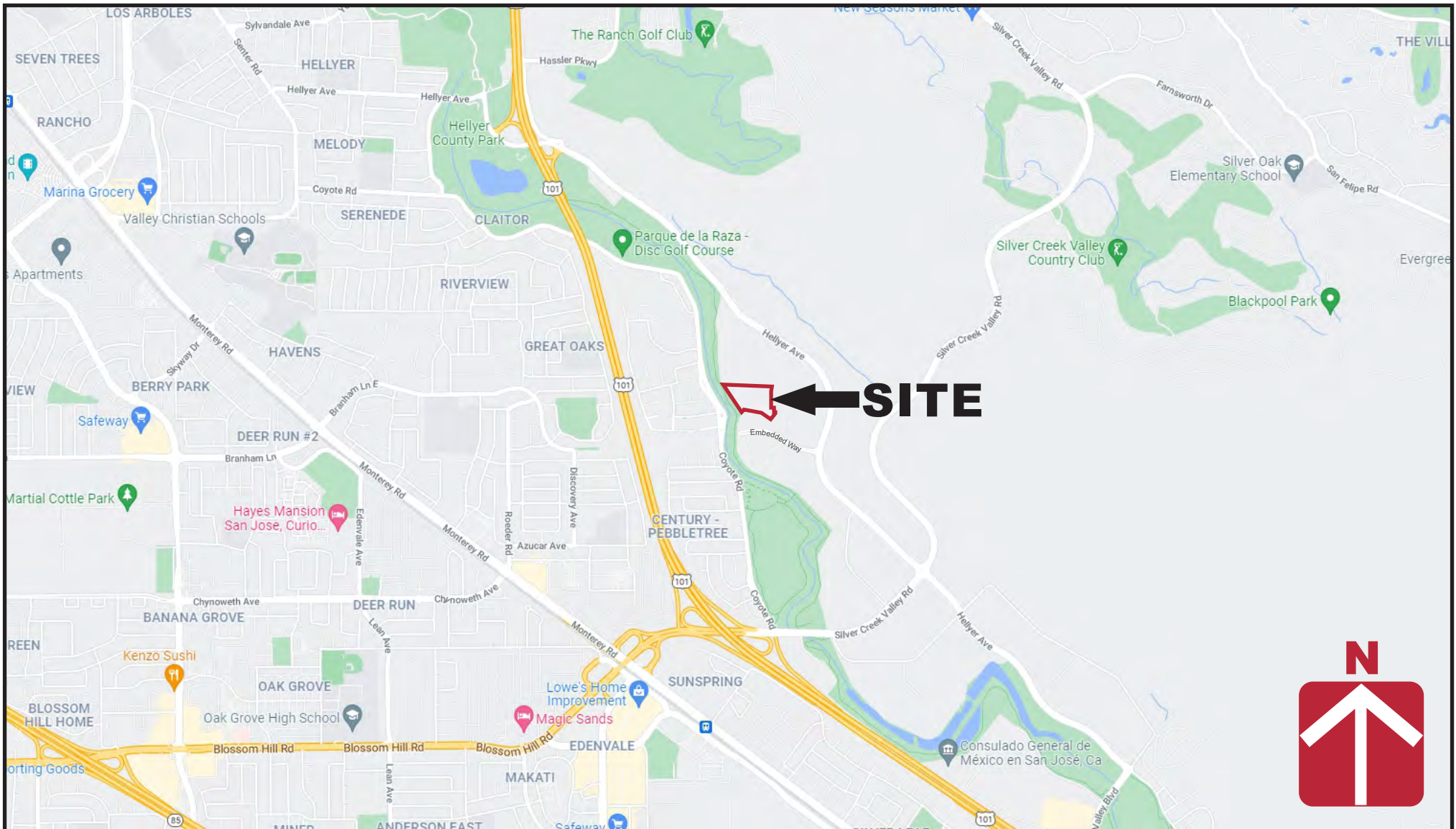
³ The presence or likely presence of hazardous substances or petroleum products on the Site: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.

the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

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

This report, an instrument of professional service, was prepared for the sole use of Scannell Properties and may not be reproduced or distributed without written authorization from Cornerstone. It is valid for 180 days. An electronic transmission of this report may also have been issued. While Cornerstone has taken precautions to produce a complete and secure electronic transmission, please check the electronic transmission against the hard copy version for conformity.

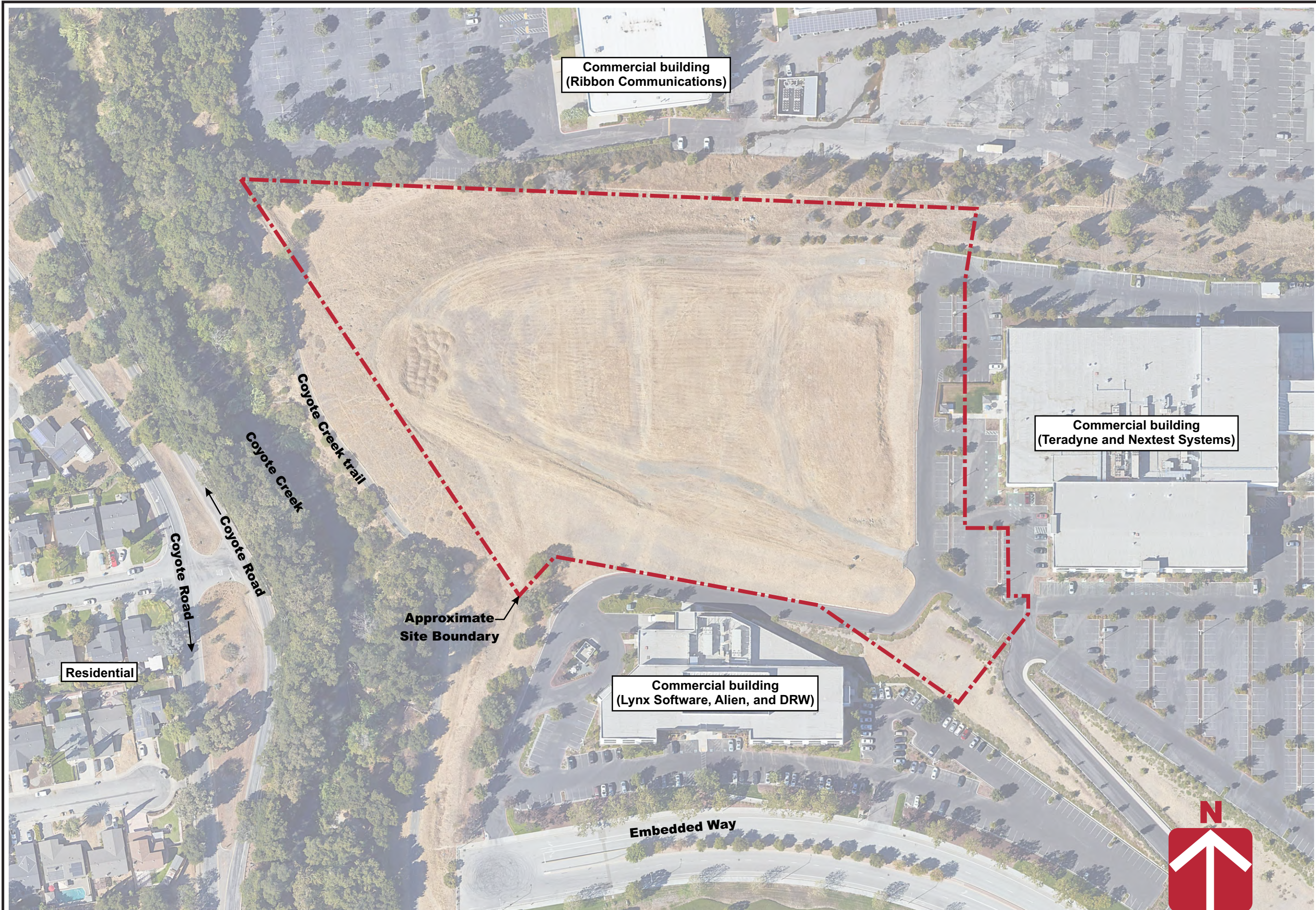
Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.



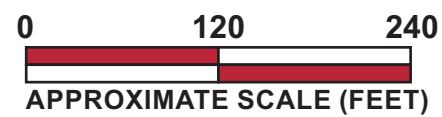
Vicinity Map

**865 Embedded Way
 APN 679-01-020
 San Jose, CA**

Project Number	496-9-2
Figure Number	Figure 1
Date	October 2021
Drawn By	RRN



Base by Google Earth, dated 08/15/2020



Project Number	496-9-2
Figure Number	Figure 2
Date	October 2021
Drawn By	RRN

Site Plan
 865 Embedded Way
 APN 679-01-020
 San Jose, CA



APPENDIX A – TERMS AND CONDITIONS

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