

Appendix E

URS - Phase I Environmental
Site Assessment, June 17,
2009



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PHASE I ENVIRONMENTAL SITE ASSESSMENT
Fair Oaks Industrial Complex
1010 Morse Avenue
Sunnyvale, California

Prepared for:
City of Sunnyvale
505 West Olive Avenue
Sunnyvale, California 94086

URS Project No. 28645105

June 17, 2009

URS

55 South Market Street, Suite 1500
San Jose, California
(408) 297-9585

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EXECUTIVE SUMMARY

URS Corporation (URS) was retained by the City of Sunnyvale to conduct a Phase I Environmental Site Assessment (ESA) for the Fair Oaks Industrial Complex located at 1010-1024 Morse Avenue in the City of Sunnyvale, Santa Clara County, California (subject property or site). The purpose of this Phase I ESA was to evaluate whether current or historical activities on or near the subject property may have resulted in significant impacts by hazardous substances or petroleum products, also known as recognized environmental conditions (RECs).

This Phase I ESA was performed in conformance with ASTM *Standard Practice for Environmental Site Assessments* (Standard E 1527-05) approved November 18, 2005. The Phase I ESA was completed for the City of Sunnyvale in general accordance with the proposal to the City of Sunnyvale dated March 31, 2009. The scope of work did not include the collection and analysis of any samples including water, soil, paint, air or asbestos-containing building materials.

The subject property is approximately 5.3 acres, and consists of five rectangular-shaped buildings each of approximately 17,000 square feet. Asphalt-covered parking lots surround the buildings to the west, south, and east. There are three main access points to the subject property from Morse Avenue and two additional access points from an access road to the south of the subject property. The subject property is immediately surrounded by residential properties, except to the south where the subject property borders three churches. Highway 101 is located approximately 300 feet to the south of the subject property.

Four of the five building are wooden framed, single story, multi-tenant buildings divided into suites ranging in sizes from 400 to 2,000 square feet. There are no heating ventilation and air-conditioning (HVAC) units in most of these suites. Several suites have added their own personal HVAC units on the roof as stated by the property manager. There is no sewer service, running water, or floor drains in any of these suites. The floor surfaces of all the suites are concrete. There are two sets of communal restrooms and one electrical room per building. The interiors of four suites were inspected during the site reconnaissance; one empty, two with permission of tenant, and one used as storage. The fifth building is comprised of only two tenants, ExcelFab and Arada System at 1020 and 1024 Morse Avenue, respectively. ExcelFab is a metal fabrication business, which fabricates computer components such as computer cases. Arada System makes industrial grade WIFI equipment, and does not use or store any chemicals. 1020 and 1024 Morse Avenue functions as a normal office building, with its own HVAC, water service and sewer connections.

Small amounts of hazardous materials, including hazardous waste, are used and stored onsite by various tenants occupying addresses 1010-1016 Morse Avenue. Some of the hazardous materials include lubricating oil and associated waste that are used and generated by machine shops. Also, less than five gallons of acetone were observed in the fabrication lab at ExcelFab.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1572 of the property at 1010-1024 Morse Avenue, City Sunnyvale, California. Any exceptions to, or deletions from, this practice are described in Section 1.8 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the property, except for the following:

- Although an asbestos and/or lead-based paint survey was not conducted as part of this Phase I ESA, the age of the buildings onsite makes it possible that some materials contain asbestos and/or lead-based paint. If building demolition is planned, an asbestos and lead-based paint survey should be conducted to ascertain the content of the building materials through the collection and laboratory analysis of samples. The potential presence of asbestos and/or lead-based paint at the site is considered a potential REC.
- Based on a history of agricultural land use in the site vicinity, pesticides may have been previously used at the subject property. The potential presence of pesticides at the site is considered a potential REC.
- Two properties, Milne Truck Lines Inc and Bob's Towing, which are located less than 500 feet cross or upgradient of the subject site were identified in the EDR Radius Map Report as having underground storage tanks that once or currently store significant quantities of gasoline and/or diesel fuel. The condition of these tanks at both properties is unknown; therefore these offsite properties represent a potential REC for the site.

1.0 INTRODUCTION

1.1 PURPOSE

URS Corporation (URS) was retained by the City of Sunnyvale (the City) to conduct a Phase I Environmental Site Assessment (ESA) for the Fair Oaks Industrial Complex located at 1010-1024 Morse Avenue in the City of Sunnyvale, California (subject property or site). The purpose of this Phase I ESA was to review past and present land use practices and current site conditions to evaluate potential environmental impacts and to identify recognized environmental conditions (RECs) at the subject property, including potential impacts from known environmental problems in the surrounding area. The term “recognized environmental conditions,” as defined by ASTM Designation E 1527-05, means:

“The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures of the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions”.

This Phase I ESA was performed in conformance with the ASTM *Standard Practice for Environmental Site Assessments* (Standard E 1527-05) approved November 18, 2005 and the United States Environmental Protection Agency’s standards for All Appropriate Inquiries (AAI). For the purpose of this report, hazardous substances and petroleum products are jointly referred to as “hazardous materials.”

1.2 SCOPE OF SERVICES

This Phase I ESA was accomplished by, and limited to, a reconnaissance of the site, interviews with site representatives, a drive-by survey of the site vicinity, and review of agency databases and other reasonably ascertainable information regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the site.

The general scope of work for this Phase I ESA is outlined below. The Phase I ESA was completed for the City of Sunnyvale in general accordance with URS’ proposal dated March 31, 2009. To meet the objective of this Phase I ESA, URS completed the following tasks:

1. Reviewed documents provided by the site contact;
2. Conducted a regulatory database search of known underground storage tanks (USTs); landfills; hazardous waste generation, treatment, storage and disposal facilities; and subsurface contamination in the surrounding area up to within one mile of the site boundary;
3. Conduct inquiries by telephone or writing to applicable municipal, county, and state regulatory agencies for information regarding environmental permits, environmental violations or incidents

and/or status of enforcement actions at the subject property. Agency contacts included the Santa Clara Department of Environmental Health (SCDEH), Santa Clara Valley Water District (SCVWD), Santa Clara County Office of the Assessor, City of Sunnyvale Fire Department, San Francisco Bay Regional Water Quality Control Board (RWQCB), and Department of Toxic Substances Control (DTSC).

4. Researched subject property history by (a) reviewing available aerial photographs covering the subject property and adjoining properties; (b) reviewing historic topographic maps covering the subject property and adjoining properties; (c) researching the availability of Sanborn fire insurance maps of the subject property and vicinity; (d) reviewing local street directories for the subject property and adjoining properties, and (e) researching the availability of environmental liens for the subject property;
5. Conducted an exterior site reconnaissance for obvious evidence of potential contamination such as current hazardous materials storage or use; unusually stained soils; slabs, and pavements; drains, sumps, drums, tanks, and electrical transformers; stressed vegetation; discarded hazardous materials containers; presumed asbestos-containing materials; and evidence of wetlands;
6. Interviewed Michael Chan (City of Sunnyvale) and Cathy Conner (property manager), to inquire about past and present uses of the subject property; and,
7. Evaluated the information collected and prepared this report summarizing our findings.

1.3 SIGNIFICANT ASSUMPTIONS

No significant assumptions other than those described below in the following section apply to this Phase I ESA.

1.4 LIMITATIONS AND EXCEPTIONS

This report and the associated work have been provided in accordance with the principles and practices generally employed by the local environmental consulting profession. This is in lieu of all warranties, expressed or implied.

This Phase I ESA is not a regulatory compliance audit or an evaluation of the efficiency of the use of any hazardous materials at the subject property. No evaluation for the presence of urea-formaldehyde foam insulation or other hazardous building materials; methane; radon gas; lead in drinking water; cultural and historic resources; industrial hygiene and health and safety; ecological resources and endangered species; indoor air quality; or high voltage power lines is included in our Phase I ESA.

Sampling and analysis for asbestos, radon, lead-based paint, lead in drinking water, or other environmental media were not included in our scope of services.

URS' findings are based on information available from public sources on specific dates (historical photographs, maps and regulatory agency files, lists, and databases); this information is changing continually and is frequently incomplete. Unless URS has actual knowledge to the contrary, information obtained from interviews or provided to URS by the City of Sunnyvale has been assumed to be correct and complete. URS does not assume any liability for information that has been misrepresented to us or for items not visible, accessible, or present on the subject property during the time of the site reconnaissance.

URS assumes no obligation or responsibility for providing information that may become available after the completion of this report.

URS cannot warrant or guarantee that not finding indicators of hazardous materials means that hazardous materials do not exist on the subject property. There is no investigation thorough enough to preclude the presence of materials on the subject property, which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable may, in the future, become subject to different regulatory standards and require remediation.

Where records indicate that prior remedial work or tank removals have occurred there is the possibility that the work may not have been performed correctly or completely. In these cases, if the regulatory agency has approved the closure of the tank or other action, we have assumed that the work was done correctly and completely. Opinions and judgments expressed herein are based on URS' understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

1.5 SPECIAL TERMS AND CONDITIONS

No special terms and conditions apply.

1.6 USER RELIANCE

This Phase I ESA report has been prepared for use solely by the City of Sunnyvale. This report shall not be relied upon or transferred to any other party, or used for any other purpose, without the express written authorization of URS.

1.7 VALIDITY

This report was prepared in conformance with the ASTM Standard E 1527-05 approved November 18, 2005. The following components of this report must be updated after one hundred eighty (180) days of the date of this report if the property has not been acquired within that period of time:

1. Interviews with owners, operator and occupants;
2. Searches for recorded environmental cleanup liens;
3. Reviews of federal, tribal, state, and local government records;
4. Visual inspection of the property and of adjoining properties; and
5. The declaration of the environmental professional responsible for the assessment or update.

1.8 DATA GAPS

It is URS' opinion that no significant data failures that would warrant further investigation were noted during our assessment, except the fact that interior inspections were not performed for all tenants suites at the subject property. This represents a variation from the ASTM Standard E-1527-05. In URS' opinion, due to the fact that knowledge exists regarding past uses of the site and the surroundings, the lack of these interior inspections will not significantly reduce the likelihood of discovering a potential REC.

2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 1010-1024 Morse Avenue in the City of Sunnyvale, Santa Clara County, California (see Figure 1). The site is located at North Latitude 37.398639, and West Longitude 122.016165. The subject property is 5.33 acres in total size and is located in a mixed zone of residential and commercial/industrial real-estate. The following information was provided by the Santa Clara County Assessor's office (online).

APN	Parcel Address/ Owner	Shape/Size
110-14-202	1010-1024 Morse Avenue	Square shape parcel totaling 5.33 acres
APN = Assessor's Parcel Number		

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The subject property consists of five buildings located at 1010-1024 Morse Avenue in the City of Sunnyvale, Santa Clara County, California. The site consists of four wooden framed, single story, multi-tenant buildings each approximately 17,000 square feet in size divided into suites ranging in sizes from 400 to 2,000 square feet. The site also consists of a concrete tilt-up office/manufacturing building of approximately 17,000 square feet occupied by two tenants (see Appendix A).

Residential developments surround the subject property to the east, north, and west of the site. To the south there are three churches and Highway 101 is just south of the churches. The site is approximately 2 miles south of the southern most portion of the San Francisco Bay.

2.3 CURRENT SITE USE

The four wooden frame buildings comprise of several small businesses, ranging from a machine shop to a recording studio. Most of the studios contain only a small office and a light storage warehouse. There are no heating ventilation and air-conditioning (HVAC) units in most of these suites. Several suites have added their own personal HVAC unit on the roof as stated by the property manager. There is no sewer service, running water, or floor drains in any of these suites. The floor surfaces of all the suites are concrete. There are two sets of communal restrooms and one electrical room per building. The interiors of four suites were inspected during the site reconnaissance; one empty, two with permission of the tenant, and one used as storage.

According to the property manager, there are two or three machine shop tenants in the four buildings, including one visited during the site reconnaissance. This machine shop used a small quantity of lubricant and stored used oil in a 60 gallon plastic drum to be hauled off by Excel Environmental Services when filled (approximately once a year).

The one concrete building comprises of only two tenants, ExcelFab and Arada System at 1020 and 1024 Morse Avenue, respectively. ExcelFab is a metal fabrication business, which fabricates computer components such as computer cases. Less than five gallons of acetone were observed in the fabrication lab. Arada System makes industrial grade WIFI equipment, and does not use or store any chemicals. 1020

and 1024 Morse Avenue functions as a normal office building, with its own HVAC, water service and sewer connections.

2.4 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS

The main access to the subject property is through Morse Avenue and an access road to the south side of the building from E. Weddell Drive. The property consists of four wooden framed, single story, multi-tenant buildings each approximately 17,000 square feet in size divided into suites ranging in sizes from 400 to 2,000 square feet and a concrete tilt-up office/manufacturing building approximately 17,000 square feet in size occupied by two tenants. Several asphalt-covered parking lots surround the site structures.

2.5 CURRENT ADJOINING PROPERTY USES

North

The subject property is bound by a brick wall to the north separating the site and a newly built residential complex. Toyama Drive is north of the residential complex. Further to the north are two commercial/industrial buildings and another residential complex. Northeast of the subject property is Global Crossing, communication technology company. Highway 237 is approximately 2000 feet north of the site.

East

The subject property is bound by a brick wall to the east separating the site and a newly built residential complex. Further to the east is E. Weddell Drive, which eventually runs along Highway 101.

South

A small access road to the south separates the site from three churches, the Iranian Assembly of God Church, Korean Catholic Mission of San Jose, and the New Hope Church. Southwest of the subject property is the UPS Freight, one of UPS facility. Further south is E. Weddell Drive running along Highway 101.

West

Morse Avenue runs along the western side of the site. Further west is a residential complex and a mobile home park.

3.0 USER-PROVIDED INFORMATION

As required by ASTM-E 1527-05, additional inquiries are required to be conducted by the User. These inquiries include:

1. Identification of environmental cleanup liens against the subject property;
2. Specialized knowledge or experience regarding the subject property;
3. Relationship of the purchase price to the fair market value if the subject property was not contaminated;
4. Commonly known or reasonably ascertainable information regarding the subject property; and
5. Degree of obviousness of the presence or likely presence of contamination at the subject property.

The following subsections summarize the questionnaire provided by the City, as required by the ASTM standard. A copy of the questionnaire is included in Appendix B.

3.1 TITLE RECORDS

The City of Sunnyvale provided URS with a title report dated August 28, 1990 for the subject property. According to the deed information provided in the provided title report, Environmental Data Resource's Environmental Lien Search Report, and site reconnaissance questionnaire, the City of Sunnyvale currently owns the subject property and has owned it since December of 1990 when it purchased the property from De Anza Plaza Associates. A copy of the provided title report is included in Appendix C. A copy of the EDR Environmental Lien Search Report is included in Appendix D.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. Michael Chan stated that he has no knowledge of environmental liens associated with the subject property or any use limitations affecting the subject property. URS retained EDR to provide and secure an environmental lien search for the subject property. According to the report, no environmental liens or other activity and use limitations (AULs) for the subject property were found. A copy of the EDR Environmental Lien Search Report is included in Appendix D.

3.3 SPECIALIZED KNOWLEDGE

The City of Sunnyvale does not have any specialized knowledge or experience related to the property or nearby properties.

3.4 PROPERTY PURCHASE PRICE

The City of Sunnyvale stated in the questionnaire that the purchase value for the property was reasonable in relation to a fair market value of the subject property.

3.5 COMMONLY KNOWN INFORMATION

The City of Sunnyvale is not aware of past uses of the property and of specific chemicals that are present or once were present at the property. The City of Sunnyvale is not aware of any spills, chemical releases or environmental cleanups that may have occurred at the property. The City of Sunnyvale does, however,

know of occasional unauthorized disposal of motor oil, car batteries, and paint cans in trash collection areas at the site.

3.6 OBVIOUS INDICATORS

The City of Sunnyvale stated that there are no obvious indicators pointing to the presence or likely presence of contamination at the property.

3.7 REASON FOR CONDUCTING PHASE I ESA

The City of Sunnyvale indicated that this Phase I ESA was conducted for the potential redevelopment of the property for use as a public park.

4.0 ENVIRONMENTAL RECORD REVIEW

4.1 STANDARD ENVIRONMENTAL RECORDS

Environmental Data Resources, Inc. (EDR) prepared a regulatory database search report on April 30, 2009, in accordance with the ASTM recommended guidelines. The EDR Radius Map with GeoCheck® Report includes a complete list of databases reviewed by EDR and is presented in Appendix E. The EDR report presents the results of a search of databases compiled by federal, state, and local governmental agencies, along with a description of each database, that list addresses of sites of known USTs; landfills; hazardous waste generation, treatment, storage and disposal facilities; and known subsurface contamination in the surrounding area up to and within the ASTM designated search radii of the subject property.

The goal of reviewing the database report is to identify facilities that have known and documented environmental issues that may negatively impact the site. URS' criteria for considering a listed facility to be a potential concern include the following:

1. If the facility is listed on one of the databases of reported hazardous materials released (Federal NPL, Federal CORRACTS, Federal CERCLIS, State CORTESE, State LUST or State SLIC, RESPONSE, Envirostor, etc), is potentially upgradient of the subject property, and is not listed in the database as "closed" or "no further action" (including NFRAP);
2. If the facility is listed as a solid waste landfill and potentially upgradient of the subject property (not including transfer stations); and
3. If the facility adjoins the subject property and is listed as a RCRA large-quantity hazardous waste generator (LQG), a CERCLIS NFRAP site, a UST operator, a AST operator, a SWEEPS site, or a dry cleaner facility.

The following table summarizes the number of facilities in the site vicinity that were identified in the indicated agency databases within the indicated survey distances.

AGENCY DATABASE	SURVEY DISTANCE	NUMBER OF SITES IDENTIFIED
A. Federal Lists		
United States Environmental Protection Agency (EPA) National Priority List (NPL) for Superfund Sites	1.0 mile	0
U.S. Proposed NPL List	1.0 mile	0
U.S. National Priority List Deletions (Delisted NPL) List	1.0 mile	0
U.S. Superfund Liens (NPL Liens) List	Property	0
U.S. EPA Comprehensive Environmental Response, Compensation and Liability Index System (CERCLIS) List	0.5	0
U.S. EPA CERCLIS - No Further Remedial Action Planned (CERCLIS-NFRAP)	0.5 mile	2

AGENCY DATABASE	SURVEY DISTANCE	NUMBER OF SITES IDENTIFIED
U.S. EPA Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) List	1.0 mile	2
U.S. EPA RCRA Permitted Treatment, Storage, and Disposal (TSD) Facilities	0.5 mile	0
U.S. EPA RCRA Registered Large Generators of Hazardous Waste (RCRA LQG)	0.25 mile	0
U.S. EPA RCRA Registered Small Generators of Hazardous Waste (RCRA SQG)	0.25 mile	6
U.S. EPA Emergency Response Notification System (ERNS) List	Property	0
U.S. Hazardous Materials Incident Reporting System (HMIRS)	Property	0
U.S. Engineering Controls Sites (ENG Controls) List	0.5 mile	0
CONSENT. Superfund (CERCLA) Consent Decrees. Includes major legal settlements that establish responsibility and standards for cleanup at NPL sites.	1.0 mile	0
ROD. Records of decision documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.	1.0 mile	2
U.S. Sites with Institutional Controls (INST Controls) List	0.5 mile	0

B. State Lists		
State Leaking Underground Storage Tank (LUST) List	0.5 mile	14
Hist Cal-Sites. Both known and potential hazardous substance sites. The source is the California DTSC (Department of Toxic Substance Control). It has been replaced by ENVIROSTOR.	1.0 miles	8
CA Bond Exp. Plan	1.0 miles	1
CORTESE. CAL-EPA database which include drinking water well with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material, UST's having a reportable release and solid waste disposal facilities from which there is known migration.	0.5	6
State Underground Storage Tanks (UST) List	0.25 mile	0
HIST UST. Historical UST Registered Database.	0.25 mille	6
CA SLIC. A State Water Resource Control Board source. Includes Spills, Leaks, Investigations and Clean-ups.	0.5 mile	4
HIST LUST SANTA CLARA. List of open and closed leaking underground storage tanks (updated to 03/29/2005).	0.5 mile	6
SWEEPS. Former UST database updated by early 1980's. No longer updated or maintained.	0.25 mile	1
Notify 65	1 mile	1
Dry Cleaners	0.25 mile	0
State Permitted Solid Waste Landfill, Incinerators or Transfer Stations (State Landfill) List	0.5 mile	0

Two addresses within subject property address (1010 and 1014 Morse Avenue) were listed in HAZNET as Fair Oaks Ind Park and City of Sunnyvale – Public Works. These addresses generate hazardous waste, which amount to approximately 0.06 and 0.11 ton, respectively. These wastes likely include used oil and solvents associated with the machine shop tenants.

The following facilities located within one mile cross or upgradient of the subject property were also identified in the database report:

- Milne Truck Lines Inc. at 925 Morse Avenue. (map ID: A4; distance from site: 41 ft; cross gradient). The date of which this company occupied this facility was not available. This facility had three 10,000 gallon diesel underground storage tanks; therefore it was listed in the HIST UST database. The current conditions of the tanks are unknown.
- Bob's Towing at 327 E. Weddell Drive. (map ID: B5; distance from site: 504 ft; upgradient) is included in HIST UST for having a 2,000 gallon tank containing regular unleaded gasoline. The current condition of the tank is unknown.
- Silicon Valley Auto Body Inc. at 327 E. Weddell Dr. (map ID: B6; distance from site: 584 ft; upgradient) is listed as a RCRA-SQG, FINDS (Other Pertinent Environmental Activity Identified at Site), HAZNET, and EMI. Silicon Valley Auto Body Inc. generates approximately 1.78 tons of a waste solvent mixture annually. The facility is listed under EMI because it generated 6 tons per year of Total Organic Hydrocarbon Gasses starting in 1990. In subsequent years, lesser amount of gases were generated at the facility. By 2006, only 1.51 tons of Total Organic Hydrocarbon Gases were generated.
- Flying Dutchman at 224 Ahwanee Avenue. (map ID: 12; distance from site: 1104 ft; upgradient) is listed in the HIST UST for two underground storage tanks. The first tank is a 500 gallon tank, installed in 1979, used to store waste oil. The second tank is a 550 gallon tank that stores regular unleaded gasoline. The current condition of both tanks is unknown.
- Mobil (ConocoPhillips) at 801 Fair Oaks Avenue (map ID: 28, H29, and H30; distance from site: 1917 ft; upgradient) is included in LUST and CA FID UST. The LUST case began in November 22, 1989, and another LUST case was reported on December 18, 2007 to have closure. The CA FID UST is regulated by UTNKA and no other relevant information is available. This facility is also listed in HAZNET and HIST LUST. The HAZNET database lists this facility as generating approximately 0.20 tons of hazardous waste. The HIST LUST case began in January 1, 1985, and does not have a closure date.
- Litton Applied Technology at 525 Almanor Avenue. (map ID: 40; distance from site: 3835 ft; upgradient) is included in the FINDS, SLIC, CERC-NFRAP, EMI, ENVIROSTOR, RCRA-NonGen databases. The SLIC for this site is a cleanup program for a tank leak that was discovered upon tank removal. The current status of the case is open and pollutants were characterized back on May 11, 1988. The facility is listed in the CERC-NFRAP database after the preliminary assessment on February 1, 1987, and determines that the site does not require further remediation action. The facility is also listed on EMI database for generating 28 tons of organics hydrocarbons annually. ENVIROSTOR database contains preliminary sampling results for the

facility and recommends further sampling to determine presence of methylene chloride. This facility is a treatment, storage, disposal facility of non-hazardous waste as last noted on November 10, 1990.

- Circo at 940 Hamlin Ct. (map ID: 41; distance from site: 3847 ft; upgradient) is included in FINDS, RCRA-TSDF, CORRACTS, CERC-NFRAP, and RCRA-NonGen. This facility is a treatment, storage, disposal facility of non-hazardous waste as last noted on September 28, 1992. The facility has received several corrections dating from October 1987, to the last one at an unknown date. The facility has also received several violations but is listed as low corrective action priority. This facility was also listed as a large quantity generator on June 27, 1980.
- Advanced Micro Devices, Inc. (building 915) at 915 Deguigne Dr. Building 915 (map ID: 46; distance from site: 5121; upgradient) is included in CA BOND EXP. PLAN. Groundwater impacted by Trichloroethylene (TCE), trans 1,2-dichloroethylene (trans 1,2-DCE), trichlorobenzene (TCB), ethylene dichloride, and Freon was discovered at the facility in 1982. The contamination affected two aquifers, which is treated by pump and treat method. The site is currently in the remedial investigation and feasibility study stage.
- Aerthech Industries at 825 Steward Dr. (map ID: 48; distance from site: 5274; upgradient) is included in HAZNET, ENVIROSTOR, and HIST Cal-Sites. The ENVIROSTOR database listed this facility as Federal Superfund site. The shallow aquifer is contaminated with various VOCs, however, the deep aquifer is not contaminated.
- SMI Holding, LLC C/O Levine FR at 639 N. Pastoria Avenue. (map ID: 43; distance from site: 4952 ft; upgradient) is included in EMI and ENVIROSTOR. The facility is listed in the EMI database for generating approximately 0.052 tons, of which 60% are reactive organic gases, of total organic hydrocarbon gases annually. ENVIROSTOR database recorded that hazardous waste disposal permits were issued by DHS in 1980-1981.
- Zymos Corp at 477 N Mathilda Avenue. (map ID: 44; distance from site: 4988 ft; upgradient) is included in FINDS, HAZNET, RCRA-TSCF, SLIC, CORRACTS, CERC-NFRAP HIST UST RCRA-NonGen.

Other upgradient facilities identified in the EDR Report are not expected to have the potential to impact the subject property due to their distance from the subject property, and/or their site status, or lack of reported releases. Additionally, "orphan sites" are facilities listed in the EDR Report that have not been geocoded based on lack of sufficient data regarding their exact location within the general area. None of the facilities identified as orphan sites appear to have the potential to create or have created a REC on the subject property.

Based on this information and on the distances to the subject property, it is unlikely that any of these facilities have environmentally impacted the subject property. Therefore, no historical or offsite recognized environmental conditions were identified by the EDR to be within the ASTM designated search radii of the subject property.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

URS contacted regulatory representatives from state and local agencies with jurisdiction at the subject property including the Santa Clara County Department of Environmental Health, the City of Sunnyvale Fire Department, the San Francisco Bay Regional Water Quality Control Board, Santa Clara County Assessor's Office, Santa Clara Valley Water District and the Department of Toxic Substance Control.

4.2.1 Santa Clara County Department of Environmental Health

URS contacted the Santa Clara Department of Environmental Health regarding investigation and clean-up of Leaking Underground Storage Tank Sites records for the subject property addresses (1010-1024 Morse Avenue) and also reviewed their on-line database. Representatives of the Department indicated that there are no records on file for the subject property.

4.2.2 The City of Sunnyvale Fire Department

URS contacted the City of Santa Clara Fire Department regarding a file search request for information associated with the subject property (1010-1024 Morse Avenue). Files reviewed at the Fire Department include Hazardous Materials Inventory and Inspection Reports. Important information reviewed in these documents includes:

- The current tenant ExcelFab's Hazardous Materials Business Plan (HMBP) for 1020 Morse Avenue. During the site reconnaissance, several gallons (less than five) of acetone were observed. However, acetone was not listed in ExcelFab's HMBP.
- There are no permitted underground storage tanks or aboveground storage tanks on-site.
- Inspection reports include one violation regarding hazardous chemical labeling.

4.2.3 San Francisco Bay Regional Water Quality Control Board (RWQCB)

URS contacted the RWQCB regarding a file search request for information associated with the subject property (1010-1024 Morse Avenue). Representatives of the RWQCB indicated that there are no records on file for the subject property.

4.2.4 Santa Clara County Assessor's Office

URS accessed the on-line database of the Santa Clara County Assessor's Office to obtain the Assessor's Parcel Number (APN: 110-14-202) and the Assessor's Map for the subject property.

4.2.5 Santa Clara Valley Water District

URS contacted the Santa Clara Valley Water District on-line. Representatives of the District replied by email recommending a search of other agencies be conducted since their database is not updated and the information included in it is also available at other agencies.

4.2.6 Department of Toxic Substances Control (DTSC)

URS reviewed Envirostor database which includes DTSC cleanup sites. Information found on Envirostor was also included in the EDR report. See section 4.1 for more detail.

4.3 PHYSICAL SETTING SOURCES

The subject property is located on the Santa Clara, California Quadrangle 7.5-minute topographic map (U.S. Geological Survey, 1982). Elevation of the subject property is approximately 29 feet above mean sea level. The subject property is relatively flat and the site vicinity slopes gently toward the north to the San Francisco Bay.

The EDR database report indicated that the subject property area is located in a 500-year flood zone and within a half of a mile of a 100-year flood zone. Several small patches of wetlands are identified within one mile of the site to the south, northwest, and northeast.

4.3.1 Area Geology and Hydrogeology

The site is located within the Santa Clara Valley, an alluvial basin located between the Santa Cruz Mountains to the southwest and the Diablo Range to the northeast. The Santa Clara Valley is located between the San Andreas Fault to the west, and the Hayward and Calaveras faults to the east. Each of these faults has produced damaging earthquakes during historic time. The valley margins are marked by belts of active thrust faults, including the Foothills fault system to the southwest and the East Valley thrust to the northeast. The Foothills fault system is a series of southwest-dipping thrust faults located along the range front of the Santa Cruz Mountains. The East Valley thrusts are a series of northeast-dipping thrust faults that mark the junction between the southern end of the Hayward fault and the southern and central segments of the Calaveras fault. These faults, which include the Evergreen and Silver Creek faults, are relatively short (less than 30 km long, and appear to merge with the Hayward and Calaveras faults at relatively shallow depths. Recent geologic and geomorphic investigations along both the Foothills and East Valley thrust systems indicate that they are active and capable of generating damaging earthquakes. Regional subsurface soil is primarily Quaternary alluvium silts and clays.

The subject property is located approximately two miles south of the southernmost shores of San Francisco Bay. According to EDR report the depth to groundwater in the area of the subject property is approximately 29 feet below ground surface and the general direction of groundwater flow in the vicinity of the subject property appears to be to the northeast. There are no wells located within 1 mile of the subject property (see Appendix E).

4.4 HISTORICAL USE INFORMATION FOR THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

4.4.1 Historical Aerial Photographs

The aerial photograph review was primarily conducted to verify historical information (e.g., age of development) and to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject property. Major features such as structures, parking areas, and large ASTs may also be readily distinguishable on aerial photographs. However, not all observable features may be positively identified as property features, changes in conditions, or potential environmental conditions. URS reviewed aerial photographs for 1939, 1956, 1965, 1974, 1982, 1993, 1998, and 2005 provided by EDR (see Appendix F). A summary of our review of the aerial photographs for each decade is included below.

- 1939** The subject property, adjacent properties, and the majority of the properties visible on the aerial photograph are depicted as agricultural land. Highway 101 (only two lanes) appears to have been constructed south of the subject site by this date. Scale: 1" = 555'
- 1956** No significant changes were evident on the subject property, however significant changes were evident in surrounding area. Much of the agriculture land south and further west of the property has been developed into residential property. Scale: 1" = 555'
- 1965** No significant changes were evident on the subject property. Highway 101 has expanded to three lanes and exits and entrances to the highway have been built. Immediately northwest of the subject property, several commercial structures with large parking lots are observed. Several residential and commercial properties are added to the previously agriculture land to the south since 1956. Morse Avenue appears to have been constructed adjacent to the site. Scale: 1" = 333'
- 1974** No significant changes were evident on the subject property. Immediately north of the subject property, several commercial structures are observed. To the northwest, construction of a mobile home park is observed. Further northwest of the subject property, there appears to be several commercial/industrial structures. More residential property is observed to the west and east of the subject property. There appears to be three schools within the residential neighborhood to the south of the subject property. Scale: 1" = 601'
- 1982** Several significant changes were evident on the subject property and surrounding area. The site has been developed to its current configuration with the existing structures. There appears to be several industrial businesses immediately north and east of the subject property, and there is a large mobile home park further west. Further north, commercial/industrial property has occupied all available land. One of the three schools to the south of the subject property appears to have been demolished. Scale: 1" = 690'
- 1993** No significant changes were evident on the subject property. The vacant lot immediately to the west of the subject property has been built into an apartment complex. Several small commercial buildings, north of the subject property, were observed to have minor changes. Minor improvements were observed at the school to the southwest of the subject property. Scale: 1" = 666'
- 1998** No significant changes were evident on the subject property and surrounding area. Scale: 1" = 666'
- 2005** No significant changes were evident on the subject property. Adjacent to the north and east of the subject property, some of the commercial buildings have been demolished. Scale: 1" = 484'

4.4.2 Fire Insurance Maps

URS contacted EDR for information regarding Sanborn™ Fire Insurance Maps for the subject property. Sanborn™ Maps are published detailed city maps, which were originally designed to meet the requirements of the fire insurance industry. Fire insurance maps provide detailed property information by outlining all buildings in applicable areas, showing construction types, building heights, building numbers, use by occupancy, as well as, the location and content of USTs/ASTs.

Sanborn™ Fire Insurance Rate Maps were not available for this area to provide historical background of the subject property and its vicinity (Appendix G).

4.4.3 Historic Topographic Maps

URS obtained USGS topographic maps of the subject property for the years 1899, 1902, 1943, 1947, 1948, 1953, 1961, 1968, 1973, 1991 and 1997 from EDR (Appendix H). A summary of the findings from the review of topographic maps is provided below.

- 1899** The site appears to be primarily vacant land, with a few isolated homesteads to the northeast of the site. The Monterey railroad is observed stretching from the southeast to northwest of the site. The town of Mountain View is observed to the immediate west of the site.
- 1902** The site appears to be primarily vacant land, with more homesteads in the vicinity toward the northwest of the site. The Southern Pacific railroad is observed stretching southeast to northwest of the site. The towns of Mountain View, Sunnyvale, and Palo Alto, are observed to the west, southeast, and further northwest of the site area, respectively.
- 1943** The site area appears to be increasingly populated, with many changes from the 1902 map in the vicinity of the site. Moffet Field, Highway 101, and Morse Avenue first appear on the map, to the west, south, and immediate west, respectively. The towns of Mountain View, Los Altos and Sunnyvale are observed to the west, southwest and southeast of the Site area, respectively.
- 1947** The site vicinity appears to be increasingly populated, with very little changes from the 1943 map in the vicinity of the site.
- 1948** The site vicinity appears to be increasingly populated, with little change from the 1947 map in the vicinity of the Site. Moffet Naval Air Station name first appears to the west of the site. Several properties that appear to be occupied by schools first appeared on the map south and south west of the site.
- 1953** The subject property is depicted as agricultural land. New residential zoning appears to the south and west of the subject property. Bishop and Pastoria Schools are shown on the map south of the subject property.
- 1961** No significant changes were evident on the subject property as compared to the 1953 topographic map. West of the subject property, several commercial buildings and access roads have been built. A sewage disposal facility is shown north of the subject property. Residential property to the south has expanded east and west from its origin. Several more schools are added around the residential property generally south of site. Highway 101 and 237 appear to have been expanded and current entrances and exits to these highways have been constructed, to the south and north of the site, respectively.
- 1968** No significant changes were evident on the subject property. Properties adjacent to the north and northwest are shown with several commercial buildings. Vacant and agricultural land to the west

and southwest, have been commercialized, with numerous structures. The Naval Reservation Golf Course appears to the southwest.

- 1973** No significant changes were evident on the subject property as compared to the 1968 topographic map. Several new developments have appeared in the site vicinity. A new housing development is built to the east of the subject property.
- 1991** The subject property has been developed to its current configuration and numerous developments have appeared in the site vicinity. The Naval Reservation Golf Course has been renamed to the Sunnyvale Municipal Golf Course. The Sunnyvale Bayland Park first appears to the north of the subject property.
- 1997** No significant changes were evident on the subject property and the area in the vicinity as compared to the 1991 topography map.

4.4.4 Local City Directories

URS reviewed historical city directory listings that were provided by EDR. The historical city directories were searched by EDR for the subject property address and adjoining areas for the years 1922 through 2006 at approximately five-year intervals. A copy of the historical city directory reviewed by URS is included as Appendix I.

Several historical and current businesses with the site address are listed in the City Directories. These businesses include Lube Chu Gary, Paulas Upholstery, and Carpet Works.

4.4.5 Previous Investigations

According to Mr. Michael Chan, no previous subsurface investigations (Phase II) have been conducted at the subject property; however he did provide a previous ~~Phase I ESA prepared by United Soil Engineering, Inc. (USE) in August of 1990 for URS' review.~~ The report concluded that there is no evidence indicating the existence of any fuel tank or oil storage tanks onsite and there is no evidence of soil or groundwater contamination at the subject property from onsite or offsite sources.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

URS conducted the site reconnaissance on May 6, 2009. The property manager Cathy Conner accompanied Mr. Joe Mangine and Mr. Chinh Vu of URS during the site reconnaissance. Weather conditions at the time were sunny with a temperature of approximately 70° Fahrenheit. Photographs taken during the site reconnaissance are presented in Appendix A. Curricula vitae for URS personnel involved in the preparation of this report are presented in Appendix J.

URS conducted the site reconnaissance by visually observing the exterior and to a limited extent the interiors, of the subject property. Surrounding properties were viewed from adjacent public right-of-ways.

5.2 GENERAL SITE SETTING

The subject property consists of five buildings (1010-1024 Morse Avenue.). Four of the buildings are similar in dimension, approximately 17,000 square feet, and the remaining building is also approximately 17,000 square feet. The site is bordered on the north and east by newly built townhouses. To the west, is Morse Avenue followed by an apartment complex. Adjacent to the southern border of the site is a small, dirt access road followed by three churches. The subject property is surrounded by a mix of residential, commercial, and light industrial businesses. The southernmost shores of San Francisco Bay are approximately two miles north of the site.

5.3 INTERIOR AND EXTERIOR OBSERVATIONS

Not all interior spaces were observed during the site reconnaissance for 1010-1016 Morse Avenue. (four buildings), because each suite is individually leased by various tenants. Several interior locations were visited including two tenant-occupied suites, a set of restrooms, an empty suite, and a suite that was used for storage. According to the property manager, most of the suites do not contain a HVAC unit, except for a few that have added their own, including a recording studio. The property manager also disclosed that none of the suites have sewer connections, floor drains, or running water. The floors of all the suites are made of concrete. A few hairline cracks and minor oil stains were observed in all of the suites visited. Surrounding the buildings is an asphalt-covered parking lot. There are three main access points to the site from Morse Avenue. There are two more access points from a small access road south of the subject property. Several storm drains were observed in the asphalt parking lot and along Morse Avenue. Each of the buildings has its own municipal waste storage outside.

The fifth building (1020 and 1024 Morse Avenue) is occupied by two tenants, ExcelFab and Arada System. This building has its own sewer line, water heater, HVAC, and running water. ExcelFab is a metal fabricating company, that does not do metal finishing. The front of the suite consists of several offices and the back is a warehouse-like area with large metal shaping equipment. No floor drains and very few minor oil spots were observed. Less than five gallons of acetone were observed onsite which is used as adhesive removal. The other tenant, Arada System, makes industrial grade WIFI equipment. The suite consists of mostly office and cubical space, with a small storage area in the rear of the unit. No chemical storage or floor drains were observed during the site reconnaissance.

5.3.1 Hazardous Substances and Petroleum Products

No reportable quantities (above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases) of hazardous materials (including hazardous waste) are used, stored and/or generated on site. Machine shop tenants (only one was visited) have small amounts of lubricating oil and generate very little waste (less than 60 gallons per year). Less than five gallons of acetone were observed at 1020 Morse Avenue, in the warehouse portion of ExcelFab. ExcelFab also contained an air compressor, which according to its specifications produces 51.7 cubic feet of compressed air at 125 psi, and propane-powered forklift.

5.3.2 Storage Tanks

No evidence of the existence of any underground or aboveground storage tanks was observed on site. Only a few tanks used to hold compressed air were observed (ExcelFab).

5.3.3 Odors

No odors were identified in the subject property or immediate vicinity during the site reconnaissance.

5.3.4 Pools of Liquid

No pools of liquid were observed on the subject property.

5.3.5 Drums and Containers

The following observations were made during the site reconnaissance:

- One 60 gallon plastic drum, used to store used lubricating oil, was observed at the machine shop visited (see Appendix H).
- Less than five gallons of flammable liquid (acetone) was observed at the ExcelFab facility (see Appendix H).

5.3.6 Unidentified Substance Containers

At the time of the site reconnaissance all substance containers were properly labeled.

5.3.7 PCB-Containing Equipment

~~Two pad-mounted transformers were found on the subject property; however, PG&E representatives have confirmed that those transformers do not contain PCBs.~~

5.3.8 Emergency Generators

The site does not maintain emergency generators.

5.3.9 Pits, Ponds, And Lagoons

Pits, ponds and lagoons were not observed on the subject property.

5.3.10 Stained Soil or Pavement

Some minor oil staining was observed on the concrete floor in some of the suites and in the asphalt parking area around the site buildings. Minor oil leaks were observed from equipment located in the back of ExcelFab, however, collecting equipment with secondary containment was observed (see Appendix A).

5.3.11 Stressed Vegetation

Visible evidence of stressed vegetation was not observed on the subject property.

5.3.12 Solid Waste

Domestic solid waste and recyclables generated at the subject property are serviced by Bay Counties Waste Management under contract with the City of Sunnyvale on a weekly basis. No unusual odors or visible evidence of staining were associated with these waste materials during URS' site reconnaissance. The property manager did inform URS that there was an incident where paint cans, batteries, and tires were placed near the dumpster area. Blue Sky Biofuel, located in Oakland, California, was called to pick up these wastes.

5.3.13 Wastewater and Storm Water

Three storm drains were observed in the parking lot between the four buildings and along Morse Avenue. Two storm drains were also observed, one in the front and one in the back, in the parking lots associated with the fifth building.

Sewer service for the site is provided by the City of Sunnyvale. No other wastewater is generated at the subject property.

5.3.14 Wells

Visible indications of monitoring wells and/or potable or production water supply wells were not observed or reported on the subject property. The site is connected to the water supply regional system provided by the City of Sunnyvale.

5.3.15 Septic Systems

No septic systems were observed onsite. Sewer service for the site is provided by the City of Sunnyvale.

5.3.16 Heating or Cooling

Electric service is provided by Pacific Gas and Electric Company (PG&E) for all five buildings. Only a few suites in the four buildings and the fifth building have roof-mounted heating, ventilation and air-conditioning units. No information regarding former heating or cooling units was found.

5.3.17 Stains or Corrosion

Very few stains (as noted above) and no evidence of corrosion were observed at the site.

5.3.18 Drains and Sumps

Visible evidence of floor drains or sumps was not observed at the subject property during URS' site reconnaissance. Several storm water drains were observed in the parking lot surrounding the buildings at the site.

5.3.19 Dumping

No evidence of dumping was observed at the site during the site reconnaissance, however the property manager did inform URS, that there was an incident where paint cans, batteries, and tires were placed near the dumpster area. Blue Sky Biofuel, located in Oakland, California, was called to pick up these wastes.

5.3.20 Pesticide Use

The use of pesticides was not observed or reported during the site reconnaissance, however based on a history of agricultural land use in the site vicinity, pesticides may have been previously used at the subject property.

5.3.21 Presumed Asbestos-Containing Materials

Sampling and analysis for potential asbestos-containing materials was not included in our scope of service. Based on the date of development (1976 and 1977) it is likely that asbestos-containing materials are present at the subject property.

5.3.22 Lead-Based Paint

A survey for lead-based paint was not included in our scope of service. Based on the date of development (1976 and 1977) the potential for lead-based paints to have been applied at the subject property exists.

5.4 INTERVIEWS

URS interviewed Mr. Michael Chan, City of Sunnyvale, Ms. Cathy Conner, property manager, and two of the current tenants at the site. Ms. Cathy Conner provided access to some of the tenants' suites during the course of this assessment. According to Ms. Conner minor amounts of hazardous materials are managed and handled by each individual tenant. One of the tenants, R&R Machine LLC, stores used lubrication fluid in a 60 gallon plastic drum and contacts Excel Enviro Services (Hayward, California) to pick up the waste once filled (typically once a year). Mr. Michael Chan does not know if the subject property contains asbestos or not. There are no underground or aboveground storage tanks reported to exist on site.

6.0 FINDINGS

URS has developed and performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-05 for Fair Oak Industrial Park located at 1010-1024 Morse Avenue in the City of Sunnyvale, Santa Clara County, California. Any exceptions to, or deletions from, this practice are described in the limitations sections of this report.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1572 of the property at 1010-1024 Morse Avenue, City Sunnyvale, California. Any exceptions to, or deletions from, this practice are described in Section 1.8 of this report. This assessment has revealed no evidence of recognized environmental conditions in connections with the property, except for the following:

- Although an asbestos and/or lead-based paint survey was not conducted as part of this Phase I ESA, the age of the buildings onsite makes it possible that some materials contain asbestos and/or lead-based paint. If building demolition is planned, an asbestos and lead-based paint survey should be conducted to ascertain the content of the building materials through the collection and laboratory analysis of samples. The potential presence of asbestos and/or lead-based paint at the site is considered a potential REC.
- Based on a history of agricultural land use in the site vicinity, pesticides may have been previously used at the site. The potential presence of pesticides at the site is considered a potential REC.
- Two properties, Milne Truck Lines Inc and Bob's Towing, which are located less than 500 feet cross or upgradient of the subject site, were identified in the EDR Radius Map Report as having underground storage tanks that once or currently store significant quantities of gasoline and/or diesel fuel. The condition of these tanks at both properties is unknown; therefore these offsite properties represent a potential REC for the site.

6.1 USER OBLIGATION

To receive/maintain liability protections established under the Brownfields Amendments, in addition to conducting AAI, the purchaser has the continued obligation of:

- Complying with land use restrictions and not impeding the effectiveness or integrity of institutional controls;
- Taking steps with respect to hazardous substances affecting a landowner's property to prevent releases;
- Providing cooperation, assistance and access to EPA, a state, or other party conducting response actions or natural resource restoration at the property;
- Complying with CERCLA information requests and administrative subpoenas; and,
- Providing legally required notices.

7.0 REFERENCES

- ASTM, 2005. American Society for Testing and Materials (ASTM). Standard E Section, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," November 2005.
- Santa Clara County Department of Environmental Health website: <http://www.ehinfo.org/portal/site/deh/>
- Santa Clara County Assessor website: <http://www.scc-assessor.org/ari/search.do>
- Envirostor website: <http://www.envirostor.dtsc.ca.gov/public/>
- Santa Clara Valley Water District website: <http://www.valleywater.org/>
- Code of Federal Regulation (CFR), 2005. Standards and Practices for All Appropriate Inquiries; Final Rule, 40 CFR Part 312. November 1.
- United Soil Engineering, Inc., Fair Oak Industrial Complex, Level I, Environmental Site Assessment, August 31, 1990.
- EDR, 2009. Environmental Data Resources Inc. (EDR), The EDR-Aerial Photo Decade Package, 1010-1024 Morse Avenue, Sunnyvale, California 94089. Inquiry Number: 2491593.4. May 12, 2009.
- EDR, 2009. Environmental Data Resources Inc. (EDR), The EDR-City Directory, 1010 Morse Avenue, Sunnyvale, California 94089. Inquiry Number: 2491593.5. May 13, 2009.
- EDR, 2009. Environmental Data Resources Inc. (EDR), The EDR-Environmental Lien Search Report, 1010-1024 Morse Avenue, Sunnyvale, California 94089. Inquiry Number: 2491593.6. May 12, 2009.
- EDR, 2009. Environmental Data Resources Inc. (EDR), The EDR-Radius Map, 1010-1024 Morse Avenue, Sunnyvale, California 94089. Inquiry Number: 2491593.1s. May 12, 2009.
- EDR, 2009. Environmental Data Resources Inc. (EDR), The EDR-Sanborn Map, 1010-1024 Morse Avenue, Sunnyvale, California 94089. Inquiry Number: 2491593.2. May 12, 2009.
- EDR, 2009. Environmental Data Resources Inc. (EDR), The EDR-Historical Topographic Map Report, 1010-1024 Morse Avenue, Sunnyvale, California 94089. Inquiry Number: 2491593.3. May 12, 2009.
- Personal Interview: Ms. Cathy Conner (Property Manager), phone (408) 655 7283, May 6, 2009.
- USEPA, 2005. United States Environmental Protection Agency (USEPA). 40 CFR Part 312 "Standards and Practices for All Appropriate Inquiries," November 1, 2005.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in S312.10 of CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Copies of the resumes of those involved in the preparation of this report are provided in Appendix J.

This report was prepared by:

URS Corporation



Joe Mangine
Staff Geologist, PG



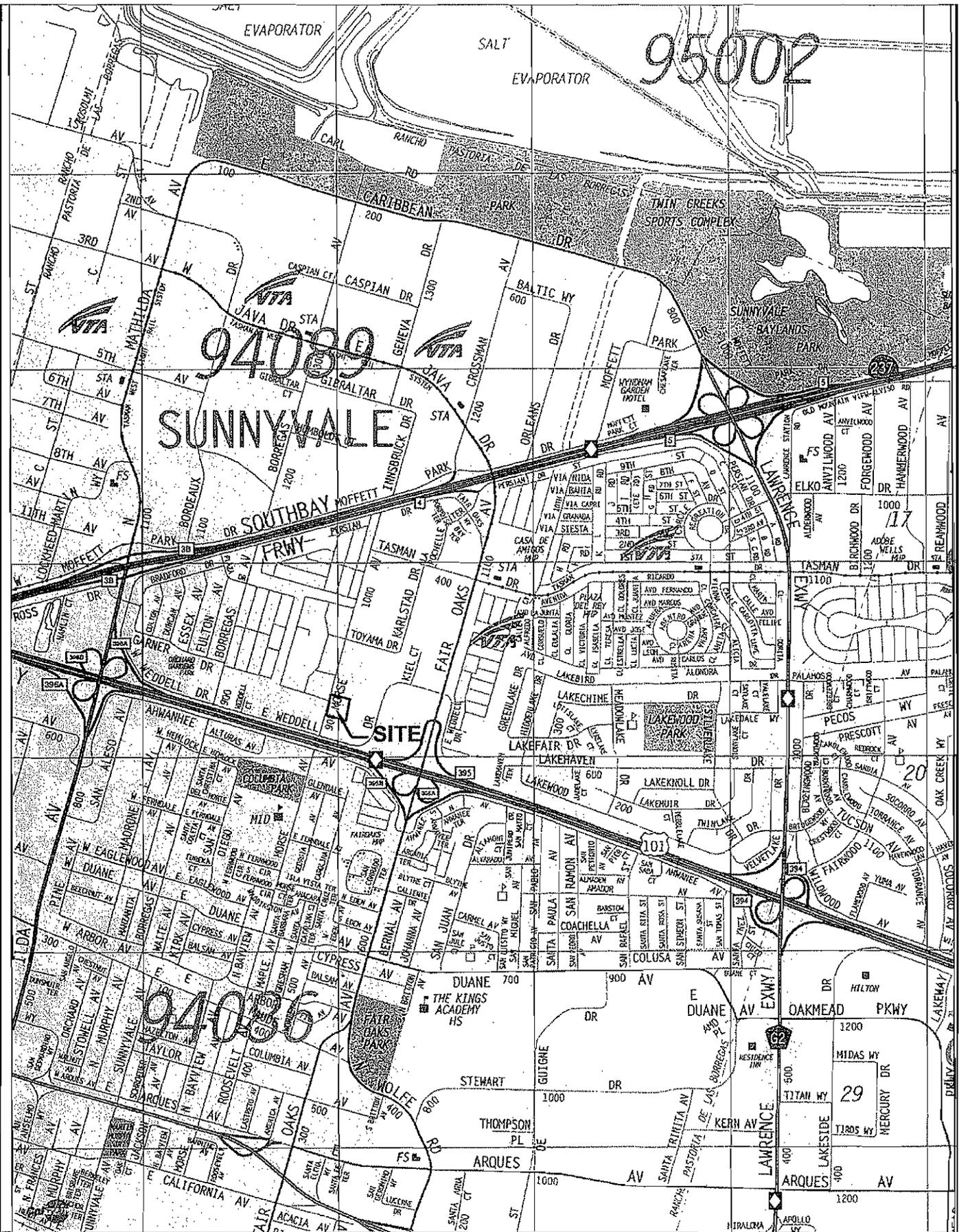
Susie Vedantham
Project Manager

9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This section includes qualification statements of the environmental professionals responsible for conducting the ESA and preparing this report.

Mr. Mangine reviewed this report. Mr. Mangine has over 8 years of experience in the environmental field and extensive experience as a Project Manager for Phase I Environmental Site Assessments, subsurface environmental investigations and remediations. Mr. Mangine is a California licensed Professional Geologist (PG No. 8423). Ms. Susie Vedantham also provided technical oversight and review.

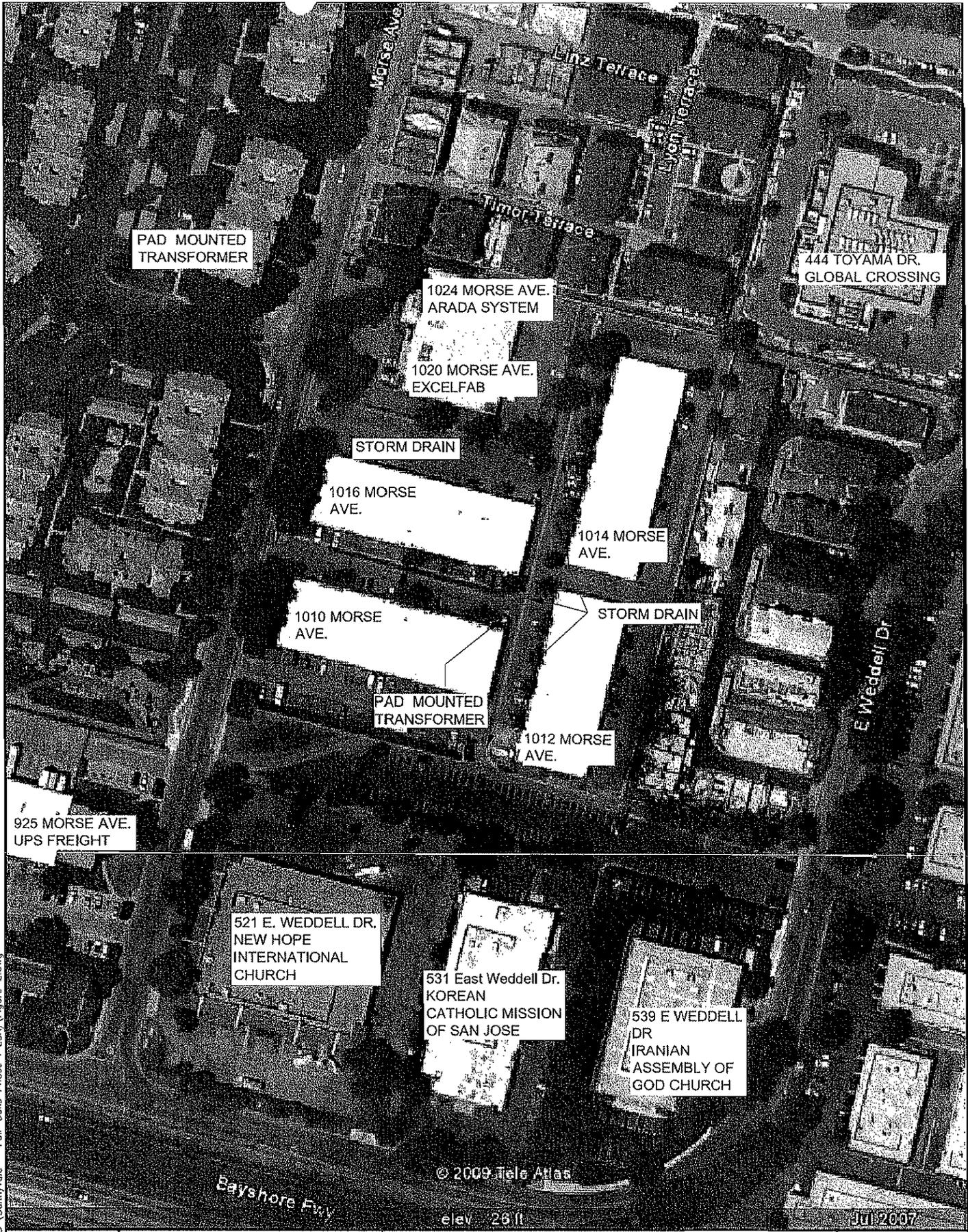
File: J:\new SC County Phase I\Figures\Figure 1.dwg



SUNNYVALE - FAIR OAKS PHASE I ESA
 SUNNYVALE, CALIFORNIA

SITE LOCATION MAP

NTS
 Figure
1
 05/21/09



File: J:\28645105 (Sunnyvale - Fair Oaks Phase I ESA)\Figure 2.dwg



SUNNYVALE - FAIR OAKS PHASE I ESA
SUNNYVALE, CALIFORNIA

SITE PLAN

NTS

Figure
2

05/21/09

Client: City of Sunnyvale

Site Location: 1010-1024 Morse Ave.,
Sunnyvale, California

Project Number:
28645105

Photo No: 1	Date: 05/06/09	
Direction Photo Taken: Northeast		
Description: Asphalt paved site entrance and parking lot around site building.		
Photo No: 2	Date: 05/06/09	
Direction Photo Taken: East		
Description: Concrete floor in vacant suite in good condition.		

Client: City of Sunnyvale

Site Location: 1010-1024 Morse Ave.,
Sunnyvale, California

Project Number:
28645105

Photo
No:
3

Date:
05/06/09

Direction Photo Taken:
Southeast

Description:

Air compressor used by
the machine shop suite.



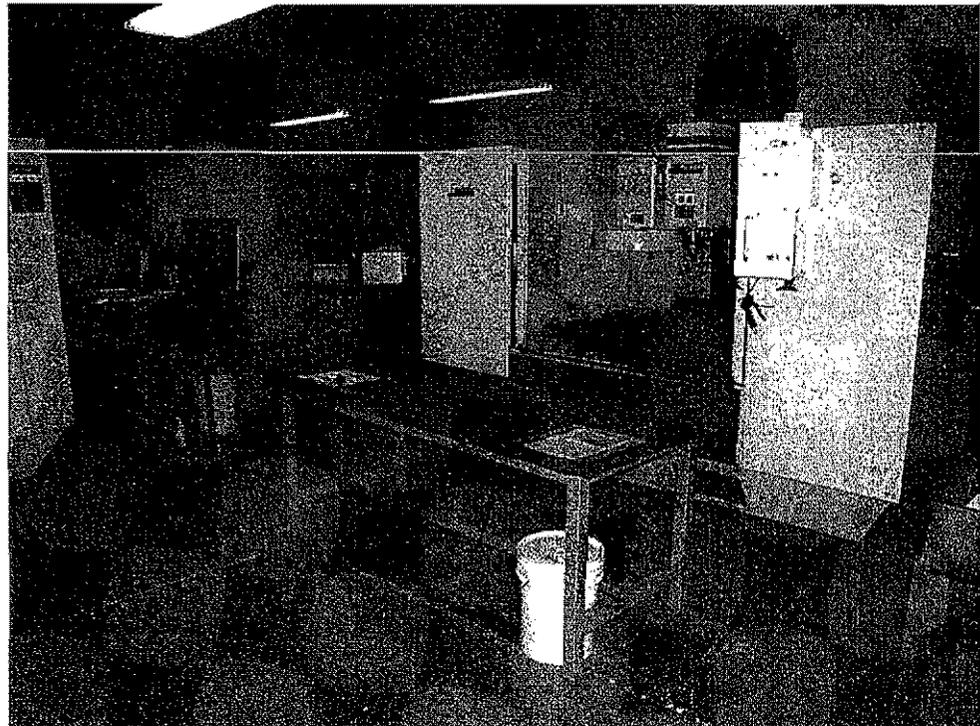
Photo
No:
4

Date:
05/06/09

Direction Photo Taken:
West

Description:

Equipment used in
machine shop suite.



Client: City of Sunnyvale

Site Location: 1010-1024 Morse Ave.,
Sunnyvale, California

Project Number:
28645105

Photo No:
5

Date:
05/06/09

Direction Photo Taken:
Southwest

Description:

Waste oil storage drum
machine shop suite.



Photo No:
6

Date:
05/06/09

Direction Photo Taken:
Southeast

Description:

Fabrication area of
ExcelFab, located at
1020 Morse Ave.



Client: City of Sunnyvale

Site Location: 1010-1024 Morse Ave.,
Sunnyvale, California

Project Number:
28645105

Photo No:
7

Date:
05/06/09



Direction Photo Taken:
Northeast

Description:

Lubricant storage area
of ExcelFab.

Photo No:
8

Date:
05/06/09



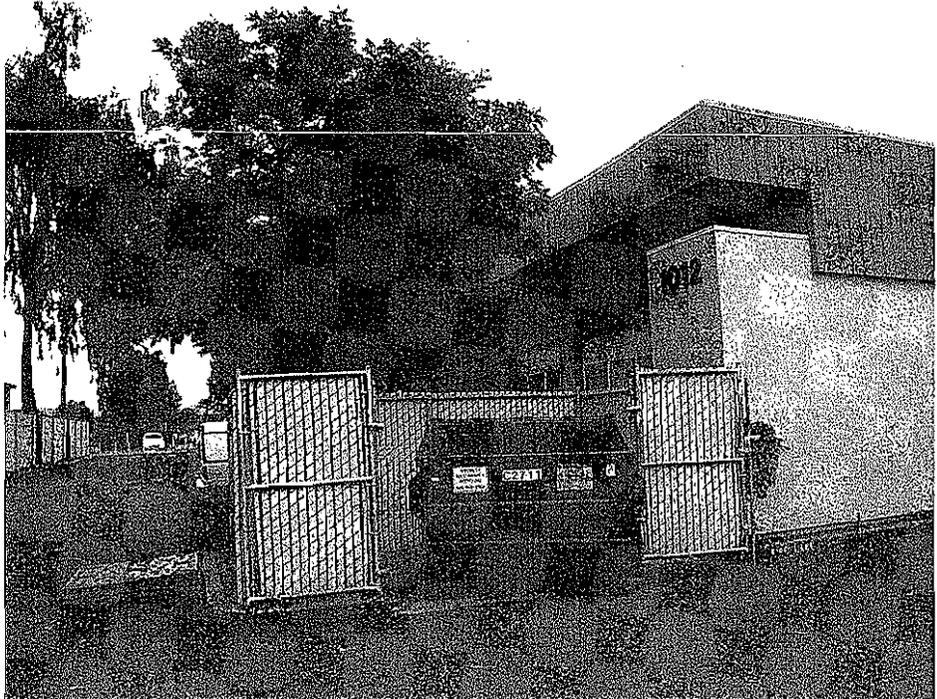
Direction Photo Taken:
Southeast

Description:

Office area of Arada
System, located at 1024
Morse Ave.

Client: City of Sunnyvale	Site Location: 1010-1024 Morse Ave., Sunnyvale, California	Project Number: 28645105
----------------------------------	---	---------------------------------

Photo No: 9	Date: 05/06/09	
Direction Photo Taken: East		
Description: Front of the site buildings with addresses 1020 and 1024 Morse Ave.		

Photo No: 10	Date: 05/06/09	
Direction Photo Taken: Southwest		
Description: Municipal/waste dumpster at the corner of multi tenant building.		

PHASE I ENVIRONMENTAL SITE ASSESSMENT
SITE RECONNAISSANCE QUESTIONNAIRE

Site Inspector: Joe Mangine

URS Office:

San Jose

Date of Inspection: May 6, 2009

Name of Property: Fair Oaks Industrial Complex

Inquire if there are any alarms or safety precautions that you need to know about the site. Get a copy of a site plan to mark-up and use during interviews.

Please take digital photographs during the reconnaissance. Please catalog the pictures - a sheet is attached for your use.

IMPORTANT NOTE: Please take a flash light and pry bar into the field with you - any manhole covers, monitoring well or UST fill port lids, or suspect oil-water separator covers must be lifted to inspect underneath.

PROPERTY INFORMATION:

1. Facility name and address including zip code and county

Fair Oaks Industrial Complex, 1010-1024 Morse Avenue, Sunnyvale CA 94089

County: Santa Clara

Owner: City of Sunnyvale

Date Purchased: 1991

2. Identify all persons interviewed onsite:

Name	Title	Phone #	Date Started w/Property
Michael Chan	City Property Manager	408-730-7416	8/1/94
Cathy Conner	Property Manager	408-655-7283	Unknown

3. Site layout: prepare or obtain a sketch of the site. Please indicate the approximate scale and show outlines of all site buildings, site boundaries, roads, parking areas, areas of existing or potential contamination, sensitive areas: wells, drums, transformers, pits, sumps, and dry wells. Show locations of asbestos samples if a blueprint is not available for noting locations. Indicate immediately surrounding land uses by name of establishment.

Site Acreage: 5.3 Site Development Date: 1970's

Site Buildings: **5 Buildings (1010-1024 Morse) totaling 82,000 square feet with 100,000 square feet asphalt paving, dimensions unknown, built in the 1970's.**

Are there basements/subgrade levels in the buildings? If so, how many levels? No

4. The general topography of the site area is:

slightly / **relatively** / very flat / rolling / hilly other _____
with surface drainage appearing to flow to the N S E W

5. Please list current onsite activities, including asking the following questions:

Is equipment washed onsite? **No** If so, where?

Is maintenance conducted onsite? **Yes** If so, what types? **Garbage Collection, Sweeping, Landscaping, Janitorial, Repairs to Buildings**

Is fueling conducted onsite? **No**

6. Site Area:

General site area is (circle) residential commercial **light industrial** heavy industrial rural

7. Past use of the site buildings or land (Please indicate the source of the information):

Unknown

8. Does the site contact have any historic documentation such as title search, etc. (please attach relevant historic information) **Phase I Report 1990**

9. Observations of potential environmental issues: (stressed vegetation, indications of liquid or solid waste dumping or disposal, discolored flowing or ponded waters, evidence of groundwater monitoring wells or remedial activities, abnormal odors, the presence of unnatural fill material or soil grading):

None

ADJACENT PROPERTIES

10. Adjacent roadways and properties. Provide the name, address, and zip code of all adjoining properties, including roadways. Identify sites within the vicinity of the subject site that represent a potential threat or concern to the subject site. Verify that the sites identified by the environmental database report are located correctly (if applicable).

North Townhouses

South Greenbelt

East Townhouses

West Apartment Complex

11. Indicate any current or historic surrounding land uses that have the potential to impact the site; indicate the source of the information:

Unknown

EXTERIOR AND INTERIOR SITE DESCRIPTION:

12. Describe general interior and exterior of building(s).

Wood frame, reflective poly roof, concrete pad, soffits, some office

13. Was the site constructed on fill? y / n / unknown

If so, what was the source of fill? n/a

Any suspected contamination associated with the fill? n/a

MECHANICAL AREAS

Mark equipment on site sketch and describe below. Location of mechanical rooms: Utility Room in the middle of 4 of 5 buildings

Building heat is by: n/a

Equipment & Location: _____

Building cooling is by: n/a

Equipment & Location: _____

Hot water boilers? n/a _____ of them, fired by: No. _____ fuel oil, natural gas, and

Used for: _____ Location: _____

Steam boilers? n/a _____ of them, fired by: No. _____ fuel oil, natural gas, and

Used for: _____ Location: _____

Boiler feed chemicals by: Betz Entec, DuBois/Diversy, _____ or done inhouse

Chillers? n/a _____ of them, using R-11, R-12, R-22 R- _____ and

Used for: _____ Location: _____

Water treatment chemicals by: Betz Entec, DuBois/Diversy, _____ or done inhouse

Any discharge to wastewater? _____ Any chilled water contact with product? _____

Cooling Towers? n/a _____ of them, used for: _____ Location: _____

Water treatment chemicals by: Betz Entec, DuBois/Diversy, _____ or done inhouse

Blowdown discharge to _____ ? Any cooling water contact with product? _____

Attach Block Process Flow Diagram Of Processes Where Applicable and Available

UTILITIES

14. Electric Service by: **PG&E** _____

Gas Service by: **PG&E** _____

Water Service by: **City of Sunnyvale** _____

Wastewater Service by: **City of Sunnyvale** _____

Steam by: **n/a** _____

HAZARDOUS CHEMICALS

15. Indicate **primary** chemicals, raw materials and petroleum used, generated stored, released,

Chemical	Quantity	Location/Bldg. ID	Condition	Pathways
Unknown	_____	_____	_____	_____
_____	_____	_____	_____	_____

Obtain any MSDS for significant chemicals stored or used onsite.

16. If maintenance/janitorial services are contracted out, name of contractor: _____

ONSITE ABOVEGROUND AND UNDERGROUND STORAGE TANKS – UNKNOWN

17. Complete the table below. Obtain a copy of the registration. Obtain any leak detection reports, inventory reports, or reports regarding releases or tank removal. **Be sure to include the tank locations on the site sketch!**

UST (U) or AST (A)	Tank Size	Contents	Installation Date	Tank Material	Leak Detection	Registration	Active Removed or Closed (Date)
--------------------------	--------------	----------	----------------------	---------------	-------------------	--------------	---------------------------------------

U / A _____ Y / N _____ Y / N _____

Are there any ASTs/USTs, active or inactive, present at the site currently? ___ Unknown ___ formerly? Unknown

Are the ASTs/USTs owned by the operator or owner of the site? _____

What is the condition of the tanks as indicated by testing, monitoring, sampling, etc.? _____

Have there been any releases? When? _____

To whom were the releases reported? _____

What is status of release investigation? _____

HYDRAULIC EQUIPMENT – None

18. Elevators:
Number _____ Type _____ Location _____
_____ Hydraulic / Cable-Driven _____

Serviced By: _____ Frequency: _____

19. Trash Compactor? Y / N Location: _____

Serviced By: _____ Frequency: _____

20. Other? Please list: _____

PCBs – PLEASE NOTE LOCATION OF ALL TRANSFORMERS AT PROPERTY - Unknown

21. Identify the presence of PCB contamination including the presence of potential PCB electrical or other equipment. **Note location on site sketch** and complete the table below. Equipment includes transformers, circuit breakers, capacitors, hydraulic fluids, lubricants, cutting oils, lamp ballasts, vacuum pumps, heat transfer system and plasticizer applications: *(See also detailed Checklist if appropriate)*

Equipment	Owner	Condition	PCB-content	Serial #	Pathways
_____	_____	_____	_____	_____	_____

If facility owns PCB equipment, is the equipment routinely inspected? _____, frequency _____

Does the facility send annual reports to USEPA? _____

Has the facility disposed of PCB equipment? _____

Storage Location _____

Disposal Facility _____

Does or did the facility work on equipment containing PCBs? _____ if so, describe equipment and waste management practices:

Any regulatory agency inspection reports? _____ When last one? _____

Describe violations and attach copy of report: _____

22. Are any of the following on or adjacent to the site? Please note the location on the site sketch.

High tension power lines? _____

Utility transmission equipment? _____

Substations? _____

SOLID WASTE GENERATION

23. General Plant Trash consists of: (Circle below)

Office Paper

Breakroom Waste

Other: _____

General Packaging

Restroom Wastepaper

Other: _____

Accumulated in: Compactor? **Dumpster?** **Located:** N S E W **Outside** of the building

Hauled off by: City of Sunnyvale _____

Disposed at: SMaRT Station, Kirby Canyon Landfill _____

24. Corrugated is: baled / stored and recycled by: _____

Office paper is: baled / stored and recycled by: _____

Wooden pallets are recycled by: _____ or disposed by: _____

Aluminum is: baled / stored and recycled by: _____

_____ is: stored and recycled by: _____

_____ is: stored and recycled by: _____

_____ is: stored and recycled by: _____

Floor sweepings go to: _____

Oil absorbents go to: _____

Wooden Pallets go to: _____

Empty drums are: _____ and go to: _____

HAZARDOUS WASTES

25. Does the facility generate hazardous wastes? **Unknown** _____

EPA ID Number _____

If yes, complete the following information:

<i>Hazardous waste stream(s)</i>	<i>Waste Code</i>	<i>Est. Mon. Quantity</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Does the facility maintain manifests? _____ Verify _____

Where are the wastes stored? _____

Does the facility conduct weekly inspection logs? No verify _____

Does the facility have a contingency plan? No verify _____

Does the facility have a RCRA training program? No verify _____

Where are the wastes disposed? _____

If determined by City of Sunnyvale that trash is not picked up by City of Sunnyvale, then the contact for waste removal is:

BLUE SKY Biofuels - 4200 Park Blvd., PMB 286, Oakland, CA 94602

(510) Phone: (510) 868-9229 Fax: (510) 532-7185

Info@blueskybiofuels.com

Briefly describe how the facility determines if a waste is hazardous: _____

Were any wastes observed that might meet the definition of hazardous waste but have not been tested to be hazardous or are not handled as hazardous? _____ if so, describe: _____

Any regulatory agency inspection reports? _____ When last one? _____

Describe violations and attach copy of report: _____

USED OIL- Unknown

26. Does this facility generate used oil? _____

Describe the types and sources of used oil generated: _____

Are all containers of used oil labeled accordingly? _____

Describe how and where used oil is stored and handled: _____

Is used oil mixed with:

Used transformer oil?	_____
Used capacitor fluids?	_____
Used solvents?	_____
Other used chemicals?	_____

Is used oil burned on-site? _____

How is used oil recycled/disposed? (Provide name of hauler and disposal facility)

DRAINS AND SUMPS – Storm drains under driveways

27. Please note drains, sumps and/or pits on site sketch and fill in the table below:

Number	Location	Discharge to:
Drains: Storm, _____	_____	_____
_____	_____	_____
_____	_____	_____
Sumps: n/a _____	_____	_____
_____	_____	_____
_____	_____	_____
Pits: n/a _____	_____	_____
_____	_____	_____
_____	_____	_____

DRINKING WATER

28. What is source of drinking water at the site? SFWD _____

What is source of process water for the site? n/a or _____

What is the source of drinking water for surrounding properties? SFWD _____

STORMWATER

29. Describe how stormwater is managed: DIs _____

Does the stormwater flow to a combined sewer? Unknown _____

Does water run-off from neighboring facilities and have potential to impact this facility? Unknown _____

WASTEWATER

30. Describe the type and volume of wastewater that is generated (sanitary, non-contact, process, etc.) Unknown _____

Is any wastewater treatment conducted (e.g. pH adjustment, equalization, grease trap, DAF, etc.? Not on site, at

WPCP _____ if so, describe: _____

31. Where is wastewater discharged:

Does a Permit Exist?

Surface water discharges	Yes	No	Yes	No
Land application discharges	Yes	No	Yes	No
Deep well injection	Yes	No	Yes	No
Discharge to municipal system	Yes	No	Yes	No
Impoundments	Yes	No	Yes	No
Septic systems	Yes	No	Yes	No

describe as appropriate Small discharge to sewer from bathrooms, Stormwater discharge from parking lots _____

32. For all discharges, indicate if a permit exists and obtain a copy of the current permit. Check the permits issued and identify requirements (i.e., monitoring, compliance schedule, required management plans). Obtain latest (last 3 monitoring reports) and indicate if there are any exceedances. (Do not copy unless a problem is identified.). Copy any notice of violations, orders and findings or other documentation indicating problems. Identify if compliance schedules or required management plans are in place. Note they are required but don't copy unless a problem.

Are there known non-permitted wastewater discharges? No _____

If yes, list and describe: _____

Any evidence of cisterns or septic tanks? if so describe No Evidence

Any regulatory agency inspection reports? _____ When last one? _____

Describe violations and attach copy of report: _____

WELLS / GROUNDWATER

33. Are there any wells known to exist at the site? Unknown, Describe _____

If wells are used for drinking water at the site, obtain water quality data _____

Are there groundwater monitoring wells at this facility? _____ Where are these wells located? _____

How often are these monitoring wells sampled? _____ List the analytes: _____

Are regulatory agencies involved with monitoring? _____ Status of investigation/remediation program? _____

PITS, PONDS, LAGOONS - Unknown

34. Describe any onsite surface water resources: none or _____

WETLANDS - Unknown

35. Any known/delineated wetlands at the site? Y / N

YES: If so, indicate location and approximate size on sketch. Description: How big of an area and where? Was there wetlands vegetation (e.g., cattails)? _____

Does a wetlands delineation need to be conducted to evaluate whether wetlands exist? _____

NO: Is it quite obvious there are no wetlands at site? _____

If none known, was there evidence of saturated soils? _____

RADON - Unknown

36. Are there known radon problems in the area or at site? _____

Does the site contact know if radon sampling has ever been done (indicated results if applicable) _____

For commercial properties, are basement areas routinely used for office space or other purposes involving long-term daily occupancy by tenants/employees? _____

SPILLS - Unknown

37. Has this facility had spills or leaks of hazardous wastes, PCBs, hazardous substances, or chemicals used at the facility? _____

Complete the following information for spills which have occurred:

<i>Date</i>	<i>Substance Spilled</i>	<i>Spill Location</i>	<i>Cleaned Up</i>		<i>Reported</i>	
			<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>
_____	_____	_____	Yes	No	Yes	No
_____	_____	_____	Yes	No	Yes	No
_____	_____	_____	Yes	No	Yes	No
_____	_____	_____	Yes	No	Yes	No

OTHER:

MOLD - Unknown

38. Were any signs of water damage observed in the facility during the site visit? _____

If so, please discuss the location of the damage and take photographs showing the damage. _____

Was mold observed during the visual assessment of the property? _____ If so, please take pictures and refer to the location on site. _____

Are property contacts aware of any mold or water problems in the building? _____

ASBESTOS - Unknown

39. Is there known asbestos onsite? _____

Was an asbestos survey conducted and what were the results? _____

ASK THE SITE CONTACT TO PROVIDE ENGINEERING DRAWINGS TO REVIEW TO EVALUATE WHETHER ACM WERE USED IN CONSTRUCTION:

Drawings reviewed, no evidence of ACM _____

No drawings available for review _____

Drawings indicate asbestos used as follows: _____

Did we observe any suspect asbestos containing material at the site? _____ If yes list

Suspect ACM	Location	Extent	Condition
floor tile	_____	_____	_____
ceiling tile	_____	_____	_____
boiler insulation	_____	_____	_____
thermal pipe insulation	_____	_____	_____
spray-on insulation	_____	_____	_____
roof information	_____	_____	_____
other	_____	_____	_____

MISCELLANEOUS

40. Are any pesticides or herbicides stored or used onsite? Y / N Contractor Name: _____

41. Are lead acid batteries stored or used onsite? Unknown

42. Is there ozone depleting substances (ODS, e.g., freons) containing equipment at the facility? Unknown is it maintained by onsite personnel? _____

_____ if so, are they properly trained _____ verify _____

Are fork lifts trucks maintained onsite? _____ if so, describe _____

43. Obtain any available geotechnical, soil borings, or well reports. _____

44. Are any known landfills located within a 1.0-mile radius of the site? No _____

45. Has the facility ever been named as a "potentially responsible party" (PRP) for a Superfund site?

Unknown

SIC Codes: _____

46. Are there any other state or local regulations that affect the facility? _____ if so, describe:

47. **22. SARA Title III REPORTING**

- Does this facility have any chemical substances stored at any time on-site in excess of:
EHS over 500 pounds Yes No
other haz chem over 10,000 pounds Yes No

- List chemicals and show the maximum quantity stored

Chemical

Quantity Stored

- Have they filed 311 or 312? _____ (Review for last reporting year only; copy only if problem) If not and they need to, describe _____

- Have they filed SARA 313 Form Rs? _____ Do they appear adequate? _____ describe as appropriate _____

If not and they need to, describe _____

- Does this facility have an emergency plan filed with the local emergency planning group? _____
When was this plan prepared? _____
When was this plan revised? _____
Where is this plan kept? _____
If they don't have one and appear to need one describe _____

48. AIR EMISSIONS

- Describe each piece of fuel burning equipment at the facility (e.g. manufacturer, heat input capacity, HP, installation date, etc.)

Unknown, dependent on tenant use

List all air quality permits maintained onsite.

- Describe each piece of process related (non fuel-burning) equipment at the facility that results in air emissions.

- Has this facility received an overall operating permit, other air emissions permit or registration? No _____ Obtain a copy of the permit(s) or registration and identify requirements. Obtain latest (last 3 monitoring reports) if performed, and indicate if there are any exceedances. (Do not copy unless a problem is identified.) Copy any notice of violations, orders and findings or other documentation indicating problems.

Are there any visible emissions from the facility (dust, smoke, white smoke, excluding steam) and do they cross the property line (if fugitive)

• Does this facility have unpermitted emission sources? No _____

if so, describe _____

Has an emission inventory been conducted? ___ No ___ if so, review and copy any significant information

Any regulatory agency inspection reports? ___ No ___ When last one? _____

Describe violations and attach copy of report: _____



In addition to the above questions, certain information should be collected, if available, and provided to the *environmental professional*. This information is intended to assist the *environmental professional*, but is not necessarily required to qualify for one of the LLPs.

7. The reason why the ESA is required (i.e. sale, purchase, exchange, etc.).
Potential property sale.
8. The complete name, correct address and/or parcel number for the property (a map or other documentation showing property location and boundaries is helpful). Fair Oaks Industrial Complex, 1010-1024 Morse Avenue, Sunnyvale, CA 94089 APN 110-14-202.
9. A description of the property (i.e. acreage, square footage, number of buildings, other structures, age of buildings, above/underground storage tanks, etc.) 5.3 acres, Complex is 82,000 sf in five single story wood frame buildings, built circa 1970's, no tanks to my knowledge.
10. Knowledge or previous owners and/or previous uses of the property? No
11. Current or previous deeds? Current
12. The site contact name and number. Michael Chan, 408-730-7416
13. Previous reports available? Any other available documentation, correspondence, etc. concerning the environmental condition of the property?
Phase I 1990



AAI Questionnaire

In accordance with ASTM 1527-05 and in order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user (client or client representative) must provide the following information (if available) to the *environmental professional* (URS). Failure to provide this information could result in a determination that “*all appropriate inquiry*” (AAI) is not complete.

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? No
2. Are you aware of any area use limitations (AULs), such as engineering controls, land use restriction or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, trial, state or local law? No
3. As the *user* of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property, so that you would have specialized knowledge of the chemicals and processes used by this type of business? No
4. Does the purchase price being paid for this property reasonable reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes
5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? No
 - a. Do you know the past uses of the property? No
 - b. Do you know of specific chemicals that are present or once were present at the property? No
 - c. Do you know of spills or chemical releases that have taken place at the property? No
 - d. Do you know of any environmental cleanups that have taken place at the property? Only occasional disposal of hazardous waste in trash areas.
6. As the *user* of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? No

CONTINENTAL LAWYERS TITLE COMPANY
A SUBSIDIARY OF
LAWYERS TITLE INSURANCE CORPORATION

499 HAMILTON AVE., STE. 110
PALO ALTO, CA 94301
(415) 325-6232

BREWER & KELLEY
1100 AVENUE
PALO ALTO, CA 94301

ESCROW OFFICER KATHY D'BRIEN
TITLE OFFICER MICHAEL D. HICKEY
BUYERS NAME
PROPERTY ADDRESS 1010 MORSE AVENUE
SUNNYVALE, CA

LOESJE DE KOCK

AS OF AUGUST 28, 1990 AT 7:30 A.M.

YOUR NO.
OUR NO. ps157141

RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE
INSURANCE,

CONTINENTAL LAWYERS TITLE COMPANY

THIS REPORT THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED AS OF
THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE
PROPERTY AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING
AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR
ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION IN SCHEDULE B OR NOT
EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND
EXCLUSIONS OF SAID POLICY FORMS.

PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR
POLICIES ARE SET FORTH IN THE ATTACHED LIST. COPIES OF THE POLICY FORMS
SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS
REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR
THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND
LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED
PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMIT-
MENT SHOULD BE REQUESTED.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

- CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY []
- AMERICAN LAND TITLE ASSOCIATION OWNERS POLICY []
- AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY []
- AMERICAN LAND TITLE ASSOCIATION LOAN POLICY [x]

Michael D. Hickey

TITLE OFFICER, MICHAEL D. HICKEY

SCHEDULE A

PAGE 2

ORDER NO. Ps157141

ATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO
BY THIS REPORT IS:

FEE

0 SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

DE ANZA PLAZA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT
TO PROCEEDINGS PENDING IN THE BANKRUPTCY COURT WHERE A PETITION FOR
RELIEF WAS FILED.

NAME OF DEBTOR:	DE ANZA PLAZA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP
DATE OF FILING:	MAY 21, 1990
J. S. DISTRICT COURT:	UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF CALIFORNIA
CASE NO.:	590-02376

ND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY
TA CLARA, CITY OF SUNNYVALE AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"

PAGE 3

ORDER NO. ps157141

ALL OF LOTS 20 AND 21, AS SHOWN UPON THAT CERTAIN MAP ENTITLED,
"PARCEL MAP BEING A PORTION OF LOTS 19, 20 AND 21 OF THE L. L.
MORSE SUBDIVISION RECORDED IN BOOK F-1 AT PAGE 39 OF MAPS, SANTA
CLARA COUNTY RECORDS", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE
OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON
JUNE 9, 1975 IN BOOK 356 OF MAPS AT PAGES 53, 54 AND 55.

11-14-184-185

110-14-209-207

SCHEDULE B

PAGE 4

ORDER NO. Ps157141

THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPT-
S AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS
RT WOULD BE AS FOLLOWS:

PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE
LEVIED FOR THE FISCAL YEAR 1990 - 1991 WHICH ARE A LIEN NOT YET DUE
AND PAYABLE.

A SALE TO THE STATE OF CALIFORNIA FOR GENERAL AND SPECIAL TAXES AND
SUBSEQUENT DELINQUENCIES FOR THE

FISCAL YEAR: 1988-1989
ASSESSMENT NO.: 110-14-184
TAXING AUTHORITY: COUNTY OF SANTA CLARA
AMOUNT TO PAY: \$115,435.98 PRIOR TO SEPTEMBER 30, 1990
AMOUNT TO PAY: \$116,838.34 PRIOR TO OCTOBER 31, 1990
AMOUNT TO PAY: \$118,240.71 PRIOR TO NOVEMBER 30, 1990

A SALE TO THE STATE OF CALIFORNIA FOR GENERAL AND SPECIAL TAXES AND
SUBSEQUENT DELINQUENCIES FOR THE

FISCAL YEAR: 1988-1989
ASSESSMENT NO.: 110-14-185
TAXING AUTHORITY: COUNTY OF SANTA CLARA
AMOUNT TO PAY: \$31,360.33 PRIOR TO SEPTEMBER 30, 1990
AMOUNT TO PAY: \$31,741.00 PRIOR TO OCTOBER 31, 1990
AMOUNT TO PAY: \$32,121.67 PRIOR TO NOVEMBER 30, 1990

LOT 21

THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PRO-
VISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE
AND TAXATION CODE OF THE STATE OF CALIFORNIA.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO
AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF SUNNYVALE, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC UTILITY PURPOSES
RECORDED: APRIL 4, 1975, BOOK B348, OFFICIAL RECORDS.
PAGE 124
SERIES NO.: NONE SHOWN
AFFECTS: EASTERLY 10 FEET OF THE WESTERLY 23 FEET

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO
AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF SUNNYVALE, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC UTILITY PURPOSES
RECORDED: APRIL 4, 1975, BOOK B348, OFFICIAL RECORDS.
PAGE 164
SERIES NO.: NONE SHOWN
AFFECTS: WESTERLY 13 FEET

AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.

EASEMENT PURPOSE: PUBLIC UTILITY EASEMENT
AFFECTS: THE EASTERLY 10 FEET OF THE WESTERLY 23 FEET OF SAID LAND

COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS BASED ON RACE, COLOR OR CREED) AS SET FORTH IN THE DOCUMENT

RECORDED: DECEMBER 18, 1975, BOOK B781, OFFICIAL RECORDS.
PAGE 165

SERIES NO.: NONE SHOWN

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
PURPOSE: CONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPLACE, REMOVE, AND USE FACILITIES TOGETHER WITH A RIGHT OF WAY

RECORDED: MARCH 16, 1976, BOOK B918, OFFICIAL RECORDS.
PAGE 625

SERIES NO.: NONE SHOWN

AFFECTS: LOT 20 AS SHOWN UPON THE PARCEL MAP FILED FOR RECORD IN BOOK 356 OF MAPS AT PAGE 53, SANTA CLARA COUNTY RECORDS

AN AGREEMENT ON THE TERMS AND CONDITIONS CONTAINED THEREIN, FOR: CONSTRUCTION OF AN OFFICE AND WAREHOUSE BUILDING

DATED: GEORGE GREENE, MARTHA GREEN, ALAN SHEDROFF AND PHYLLIS SHEDROFF

EXECUTED BY: THE KOLL COMPANY

RECORDED: MAY 31, 1977, OFFICIAL RECORDS.

SERIES NO.: 5666737

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AND ANY OTHER OBLIGATIONS SECURED THEREBY:

AMOUNT: \$4,000,000.00
DATED: DECEMBER 2, 1985
TRUSTOR: WILLIAM K. KELLY & RAYNA S. KELLEY, HUSBAND AND
WIFE AND RYLAND KELLEY & SHIRLEY SNEATH KELLEY,
HUSBAND AND WIFE
TRUSTEE: SAN FRANCISCO AUXILIARY CORPORATION, A CALIFORNIA
CORPORATION
BENEFICIARY: SAN FRANCISCO FEDERAL SAVINGS AND LOAN ASSO-
CIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION
RECORDED: DECEMBER 13, 1985, BOOK J547, OFFICIAL RECORDS
PAGE 1626
SERIES NO.: NONE SHOWN
LOAN NO.: 0109600229-9
TYPE LOAN: NONE SHOWN
ADDRESS: 50 O'FARRELL ST., SAN FRANCISCO, CA

THE LESSOR'S INTEREST THEREUNDER WAS ASSIGNED OF RECORD
TO: SAN FRANCISCO FEDERAL SAVINGS AND LOAN ASSO-
CIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION

RECORDED: DECEMBER 13, 1985, BOOK J547, OFFICIAL RECORDS.
PAGE 1633

A NOTICE OF DEFAULT UNDER THE TERMS OF SAID DEED OF TRUST
EXECUTED BY: SAN FRANCISCO AUXILIARY CORPORATION, TRUSTEE, BY
COMMONWEALTH LAND TITLE COMPANY, ITS AGENT

RECORDED: JANUARY 22, 1990, BOOK L234, OFFICIAL RECORDS.
PAGE 1807
SERIES NO.: 10397529

A NOTICE OF DEFAULT UNDER THE TERMS OF SAID DEED OF TRUST
EXECUTED BY: SAN FRANCISCO AUXILIARY CORPORATION, TRUSTEE, BY
COMMONWEALTH LAND TITLE COMPANY, ITS AGENT

RECORDED: JANUARY 22, 1990, BOOK L234, OFFICIAL RECORDS.
PAGE 1808
SERIES NO.: 10397529

A NOTICE OF DEFAULT UNDER THE TERMS OF SAID DEED OF TRUST
EXECUTED BY: SAN FRANCISCO AUXILIARY CORPORATION, TRUSTEE, BY
COMMONWEALTH LAND TITLE COMPANY, ITS AGENT

RECORDED: JANUARY 22, 1990, BOOK L234, OFFICIAL RECORDS.
PAGE 1809
SERIES NO.: 10397529

THE TERMS AND PROVISIONS OF ANY UNRECORDED LEASE (S), INCLUDING BUT NOT LIMITED TO, THOSE/THAT LEASE (S) DISCLOSED BY DOCUMENT (S) RECORDED IN THE OFFICAL RECORD AS FOLLOWS:

AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN

LESSOR: WILLIAM K. KELLEY & RAYNA S. KELLEY, HUSBAND AND WIFE AND RYLAND KELLEY & SHIRLEY SNEATH KELLEY, HUSBAND AND WIFE
LESSEE: HARE, BREWER & KELLEY, INC., AND ADMIRAL POOLS UNIT
DISCLOSED BY: BLANKET ABSOLUTE ASSIGN OF LESSORS INTEREST
RECORDED: DECEMBER 13, 1985, BOOK J547, OFFICIAL RECORDS PAGE 1633
SERIES NO.: NONE SHOWN

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN

LESSOR: NONE SHOWN
LESSEE: LASER DIGITAL, INCORPORATED
DISCLOSED BY: REAL PROPERTY WAIVER
RECORDED: OCTOBER 12, 1988, BOOK K715, OFFICIAL RECORDS PAGE 1016
SERIES NO.: 9868431

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY:

AMOUNT: \$600,000.00
DATED: JUNE 1, 1989
TRUSTOR: WILLIAM K. KELLEY AND RAYNA S. KELLEY HUSBAND AND WIFE, AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 50% INTEREST; AND RYLAND KELLEY AND SHIRLEY SNEATH, KELLEY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVDED 50% INTEREST
TRUSTEE: CONTINENTAL LAND TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: HARE, BREWER & KELLEY CALIFORNIA MORTGAGE FUND, A CALIFORNIA LIMITED PARTNERSHIP
RECORDED: JULY 24, 1989, BOOK L029, OFFICIAL RECORDS PAGE 2161
SERIES NO.: 10189885
LOAN NO.: NONE SHOWN
TYPE LOAN: NONE SHOWN
ADDRESS: 305 LYTTON AVENUE, PALO ALTO, CA

A PENDING COURT ACTION AS DISCLOSED BY A RECORDED NOTICE.

PLAINTIFF: SAN FRANCISCO FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY-CHARTERED SAVINGS AND LOAN ASSOCIATION

DEFENDANT: KELLEY VENTURE FUND, A CALIFORNIA LIMITED PARTNERSHIP; DE ANZA PLAZA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP; WILLIAM K. KELLEY, AN INDIVIDUAL; RAYNA S. KELLEY, AN INDIVIDUAL; RYLAND KELLEY, AN INDIVIDUAL; SHIRLEY SNEATH KELLEY, AN INDIVIDUAL; HARE, BREWER & KELLEY CALIFORNIA MORTGAGE FUND, A CALIFORNIA LIMITED PARTNERSHIP; SANTA CLARA COUNTY TAX COLLECTOR; STATE OF CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT; AND DOES 6 THROUGH 50, INCLUSIVE.

COUNTY: SANTA CLARA

COURT: SUPERIOR COURT OF STATE OF CALIFORNIA

CASE NO: 697684

NATURE OF ACTION: THE OBJECT OF THIS ACTION IS TO FORECLOSE A DEED OF TRUST AS STATED IN THE COMPLAINT IN THIS ACTION

RECORDED: MARCH 16, 1990, BOOK L290, OFFICIAL RECORDS

SERIES NO.: PAGE 1871
10457250

ATTORNEY FOR PLAINTIFF: THEODORE A. GRIFFINGER, JR., GRIFFINGER, LEVINSON, FREED & HEINEMANN, ONE MARKET PLAZA, STEUART STREET TOWER, 24TH FLOOR, SAN FRANCISCO, CA 94105-1415, (415) 243-0300

MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OR BY A SURVEY OF SAID LAND THAT IS SATISFACTORY TO THIS COMPANY, OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

NO. 1: THE ONLY CONVEYANCES AFFECTING SAID LAND, WHICH WERE RECORDED
IN TWO (2) YEARS OF THE DATE OF THIS REPORT, ARE AS FOLLOWS:

GRANTOR: WILLIAM K. KELLEY AND RAYNA S. KELLEY, HUSBAND
AND WIFE AS COMMUNITY PROPERTY AS TO AN UNDIVIDED
50% INTEREST; AND RYLAND KELLEY AND SHIRLEY
SNEATH KELLEY, HUSBAND AND WIFE AS COMMUNITY
PROPERTY AS TO AN UNDIVIDED 50% INTEREST

GRANTEE: KELLEY VENTURE FUND, A CALIFORNIA LIMITED PART-
NERSHIP AS TO AN UNDIVIDED 10% INTEREST AND DE
ANZA PLAZA ASSOCIATES, A CALIFORNIA LIMITED PART-
NERSHIP AS TO AN UNDIVIDED 90% INTEREST

RECORDED: OCTOBER 23, 1989, BOOK L137, OFFICIAL RECORDS
PAGE 267

SERIES NO.: 10296024

NO. 2: THE CHARGE FOR A POLICY OF TITLE INSURANCE, WHEN ISSUED
WITH THIS TITLE ORDER, WILL BE BASED ON THE SHORT-TERM RATE.

NO. 3: ON OR AFTER JULY 1, 1985, THE COUNTY RECORDER'S OFFICE WILL
CHARGE, IN ADDITION TO THE REGULAR RECORDING CHARGES, AN EXTRA \$20.00
RECORDING FEE, UNLESS A DOCUMENT EVIDENCING A CHANGE OF OWNERSHIP IS ACCOM-
PLISHED BY A "PRELIMINARY CHANGE OF OWNERSHIP REPORT." IN LIEU OF SAID
REPORT, SIGNED BY THE TRANSFEREE, THE RECORDER WILL NOT CHARGE AN EXTRA FEE
IF THE DOCUMENT IS ACCOMPANIED BY AN AFFIDAVIT SIGNED BY THE TRANSFEREE
STATEMENT THAT THE TRANSFEREE IS IN FACT NOT A RESIDENT OF CALIFORNIA. OUR TITLE
INSURANCE CHARGING WILL BE ADJUSTED TO INCLUDE SUCH ADDITIONAL FEES WHEN APPLICABLE.

NO. 4: PURSUANT TO THE TAX REFORM ACT OF 1986, AN ESCROW AGENT MUST
REPORT TO THE INTERNAL REVENUE SERVICE THE GROSS SALES PROCEEDS (SALE PRICE
MINUS COMMISSION) FOR EACH REAL ESTATE TRANSFER HANDLED.

BUYERS ARE REQUIRED TO PROVIDE A CORRECT TAX I.D. NUMBER (SOCIAL SECURITY NUMBER) WILL
BE REQUIRED AT CLOSING, AND MAY REQUIRE 20% (OF SALES PRICE) FEDERAL INCOME TAX
WITHHOLDING.

NO. 5: THE COMPANY MAY MAKE OTHER REQUIREMENTS OR EXCEPTIONS UPON ITS
REVIEW OF THE PROPOSED DOCUMENTS CREATING THE ESTATE OR INTEREST TO BE
TRANSFERRED OR OTHERWISE ASCERTAINING DETAILS OF THE TRANSACTION.

NO. 6: THIS COMPANY WILL REQUIRE THAT AN OWNERS DECLARATION BE COMPLETED
AND EXECUTED BY ALL RECORD OWNERS OF SAID LAND BEFORE ISSUING ANY POLICY
OF TITLE INSURANCE. PLEASE CONTACT THIS COMPANY PRIOR TO CLOSING FOR THE
NECESSARY FORM TO BE COMPLETED.

9/6/90 (STORED HERE)
/AT

2/26/90
/NG



Joe Mangine, P.G.

Project Geologist – Environmental Site Assessments

Areas of Expertise

Project Management
Geology/Hydrogeology
Soil and Groundwater Remediation
Solid and Hazardous Waste
CERCLA and RCRA Projects

Years of Experience

With URS: 5 Years
With Other Firms: 5 Years

Education

BS/Geology/1999/University of
California at Santa Cruz

Registration/Certification

2007/Professional Geologist/CA
PG No. 8423/Expires 2010

Overview

Mr. Mangine is a Project Manager/Geologist with eight years of experience in soil and ground water projects dealing with contaminant extent, fate and transport, and site remediation. He has extensive experience in client and regulatory interaction, cost estimating, work plan and remedial action plan preparation and implementation. He is familiar with federal, state and many local regulatory procedures and requirements. Recent projects have focused on lead, perchlorate, petroleum hydrocarbon and chlorinated solvent investigation and remedial action, demolition activities, asbestos/lead abatement, and waste management.

Project Specific Experience

Staff Geologist, Investigation and Remedial Action Project – Watson Park, San Jose, CA, City of San Jose, 2006 to Present, \$1.5M: Staff geologist involved in extensive investigation to define presence and extent of dump debris/burn ash and chemicals of concern (COCs) in soil resulting from former incinerator and dumping operations at Watson Park. Project includes working with private property owners, City of San Jose representatives and the DTSC to assess extent of COCs, risk to public health and remedial alternatives. The project also includes implementing interim remedial action to immediately reduce COC exposure to private residents at affected off-site properties.

Staff Geologist, Vector Control Yard Remedial Investigations and Remedial Action Plan Preparation, County of Santa Clara, Mountain View, CA; 2005 to Present: Staff Geologist on RI/RAP to define presence and extent chemicals of concern in soil and groundwater on a 7-acre former County Vector Control storage yard. Project includes field tasks, working with the property owner and various regulatory oversight agencies, and reporting tasks. Tasks included preparation and presentation of material for the meetings with regulatory agencies, management of field investigation work including soil sampling groundwater sampling, and well installation, and management of reporting tasks.

Project Geologist, Sunnyvale Town Center Redevelopment Project, Sunnyvale, CA; 2007 to Present: Project Geologist to advise the Client, the City of Sunnyvale, in review of workplans, designs, and documents prepared by the developer and the developer's consultant. Reviewed documents included soil management plans, groundwater sampling and remediation plans, soil vapor extraction plans and reports, and sub-slab vapor management system plans and designs.

Project Geologist, Phase II Environmental Investigation, San Jose Convention Center, City of San Jose, 2005 to Present: Performed Phase II EI for City of San Jose Redevelopment Agency at site of proposed tent structure addition to Convention Center. Tasks included groundwater and soil-gas environmental sampling and subsequent reporting tasks.



Susie Vedantham, CEP, REA, CET, REM, CEA

Vice President, Environmental Services

Areas of Expertise

Environmental Planning
Permitting and Compliance
Site Assessments and Remediation
Waste Characterization and Hazardous
Materials Management
EHS Program Development
Health, Safety and Training
EHS Program Development
Program Management

Years of Experience

With URS: 10 Years
With Other Firms: 14 Years

Education

M.S./Environmental
Management/University of SF
B.S./Engineering/San Jose State
University

Registration/Certification

Registered Environmental
Assessor/CA/5017
Certified Environmental
Auditor/CA/5379
Registered Environmental
Manager/CA/7770
Certified Environmental
Trainer/CA/95-392
Certified Environmental Professional
Certified Instructor-CA Compliance
School, DTSC Training

Other

Saratoga Planning Commission
2002 – 2008
Saratoga City Council 2008 - Present

Overview

Ms. Vedantham has over 24 years of in-depth experience in the development, management, and implementation of Planning and Environmental Programs. Ms. Vedantham has extensive knowledge in the areas of ESH permitting and compliance, hazardous materials investigations, assessments & remediation, hazardous waste characterization & management, auditing, permitting, compliance, occupational health and safety, and training. She maintains strong communication, technical, and organizational skills due to extensive outreach experience. She has written, implemented and interfaced effectively to manage the environmental, health and safety needs of numerous clients.

Project Specific Experience

Examples of recent projects and representative experience include the following:

- Lead numerous EH&S compliance audits and EHS programs in the area of hazardous waste and materials management, wastewater, stormwater, air issues, environmental documentation, general safety, industrial hygiene, training programs, medical services, emergency response and radiation protection. Assessments involved review of regulatory requirements and internal policies and procedures, identification of areas of non-compliance, delineation of hazard levels and development of mitigation and corrective actions. Clients include Stanford Linear Accelerator, TRW, BAE, NVidia, Lam Research, Clean Harbors, UTC, Aviron, Pirelli Cable, Rockwell, Ausra, Santa Clara County, Cities of San Jose, Mountain view.
- Managed environmental site assessments and investigations including review of existing data, agency coordination, soil and groundwater sampling, reporting and overall project management issues for numerous clients including SJIA, San Jose Redevelopment Agency, County of Santa Clara, Norvartis Seed, Burke Industries, SFSU, El Camino Real Hospital, BAE, LDS, and Laidlaw Environmental. Issues related to mergers and acquisitions, real estate transactions, evaluation of liabilities, phase 1 and phase 2 assessments, waste characterization and management, hazardous material assessments, facility closures, new installations, and regulatory interpretations were included.
- Managed and overseen numerous waste characterization jobs in the Santa Clara County and Bay Area. This has included waste analysis and characterization, development of a site excavation work-plan, associated compliance and safety issues, agency interaction and permitting, and TSD facility co-ordination. Projects include GAP, Dorsa, Patson, Mission Block Condominiums, S.J. Amoroso, and Granite Rock, SLAC and FMC.