

Appendix F – Phase I Site Assessment

"PHASE I"
PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT
MC CARTHY RANCH RETAIL CENTER
APN 022-53-002,003,006,007
11, 63, 125 AND 179 RANCH DRIVE
MILPITAS, CALIFORNIA 95035

E-02-09-835

January 11, 2012

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January 11, 2012

E-02-09-835
HCEnvPhI:McCarthyRanchPhI

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**RE: "PHASE I" PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT
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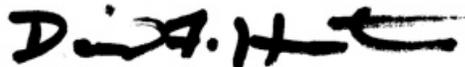
Ladies and Gentlemen:

Enclosed is our Phase I preliminary environmental assessment report for the existing buildings and property located on Ranch Drive in Milpitas, California. The report provides a description of our investigation and our conclusions regarding site environmental conditions. The investigation was conducted in conformance with ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". This investigation, including supplemental consultations, has been conducted at the request of Jensen-VanLienden Associates (JVLA) on behalf of the property purchasers, The Torgan Group.

We appreciate the opportunity to provide services to you on this project and trust this report meets your needs at this time. If you have any questions, or require additional information, please do not hesitate to call.

Very truly yours,

HOEXTER CONSULTING, INC.



David F. Hoexter, Principal Geologist (California PG/CEG/REA)

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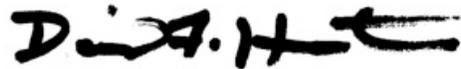
For Proposed Purchase of Property

To

Curt Jensen
Jensen-VanLienden Associates
1840 Alcatraz Ave., Suite C
Berkeley, California 94703

E-02-09-835

January 11, 2012



David F. Hoexter, PG/CEG/REA
Principal Investigator

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1.0 INTRODUCTION

This report presents the results of a preliminary environmental site assessment ("Phase I ESA") of the above-referenced project. The project is located northeast of the intersection of Ranch Drive and McCarthy Boulevard, in Milpitas, Santa Clara County, California. Four buildings occupy the site, located within four assessor's parcels. Following are specifics of the subject site:

Investigated Parcels

Street Address	APN	Comment	Size (Acres)
Not applicable	022-53-002	Parcel Two of Parcel One	1.23
Not applicable	022-53-003	Parcel Three of Parcel One	0.76
Not applicable	022-53-006	Parcel Two	1.19
Not applicable	022-53-007	Parcel Three	21.92
		TOTAL	25.10

The legal descriptions are presented in the Preliminary Report by First American Title Company, completed November 10, 2011 (see References). The Preliminary Report was ordered by State Board of Administration, Tallahassee, Florida.

The study area is shown on the Location Map, Regional Topographic Map, and Parcel Map, Figures 1 through 3, respectively. Figure 4 is a Site Plan showing the existing rental units and their corresponding street addresses. Figures 5A and 5B are recent aerial photographs of the site (near and far views); Figures 6 and 7 locate sites of potential environmental concern provided by Environmental Data Resources, Inc (EDR) Inc. (20011a), obtained from various regulatory agency data bases. Photographs A through W present views of the site from differing directions and locations. In addition, sequential aerial photographs and USGS topographic maps are presented in Appendices C and D, respectively.

The purpose of this investigation has been to discover, if possible, conditions or activities on or near the site which could indicate the presence of hazardous materials in the shallow soil or ground water at the site. We understand that the site, currently partially occupied with tenants, will be purchased by a new owner. Future development plans are uncertain, but may include demolition of a portion of the existing buildings and construction of a hotel with underground parking.

This report has been prepared at the request of Jensen VanLienden Associates (JVLA), acting on behalf of the potential buyers, The Torgan Group. We initially discussed the proposed project and scope of investigation with Mr. Curtis Jensen, C.E, of JVLA on November 4, 2011. This investigation has been conducted under an agreement with JVLA, dated

November 23, 2011. We were provided with a 2006 Phase I environmental site assessment conducted by URS Corporation, which we have used as a source of supplemental information and for a comparison of previous to current site observations and conditions.

This investigation was performed in general conformance with the scope, requirements and limitations of American Society of Testing Materials (ASTM) Practice E-1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". Exceptions, if any, to this practice are described in appropriate sections of this report. This investigation is also in general conformance with the November 1, 2005 US EPA "40 CFR Part 312 - Standards and Practices for All Appropriate Inquiries (AAI)", Final Rule. Our conclusions and recommendations, including evidence of environmental conditions, are presented in Section 9 of this report.

2.0 SCOPE OF WORK

Our investigation consisted of the following:

- Review of available aerial photography dating from 1939 through 2006 (10 individual images), supplied by EDR, as well as additional subsequent images on Google Earth. Review of available historical maps, consisting of the Thompson & West historical atlas (1876) and USGS topographic maps dating from 1899 through 1980 (7 individual maps). There is no Sanborn map coverage of the site vicinity. Review of business and telephone directories dating from 1922. A preliminary title report prepared in 2011 for the property, as well as additional documents related to the site and vicinity, were also reviewed.
- Reconnaissance of the site and surrounding area, conducted December 1 and 2, 2011. Subsequent attempt to remove cover over unidentified “vault”, and subsequent site visits to observe the “vault” following removal of the cover by the current property owners.
- Review of a computer data base of reported sites in the vicinity, prepared by EDR.
- Discussions with individuals familiar with the site; review of available applicable public and regulatory agency publications and files.
- Evaluation of environmental conditions.
- Supplemental consultations (not in initial scope of work) related to “vault”.
- Preparation of this report.

The research focused on present and past site and near-vicinity conditions and activities which could indicate the potential presence of hazardous materials in the on-site soil or ground water. Persons and agency representatives contacted, articles, documents and data reviewed, and a list of aerial photographs interpreted during this investigation, are presented at the end of this report.

Information was provided by and documents reviewed in offices of or on web sites maintained by the City of Milpitas Building and Safety Department and Fire Department and the California EnviroStor and GeoTracker web sites. Various individuals (see References) provided information on ownership, previous site activities, and other information relevant to this investigation. No contact was aware of any environmental liens encumbering the property (and none were identified by EDR).

This investigation did not include an evaluation of the presence of wetlands; asbestos-, lead- or PCB-bearing building materials; lead in drinking water; or radon gas at the site.

Research, site reconnaissance and report preparation were conducted by David F. Hoexter, Registered Environmental Assessor (REA) and Professional Geologist (PG) / Certified Engineering Geologist (CEG) in the State of California. Mr. Hoexter was accompanied by Stephen Kropog on the site reconnaissance. A summary of Mr. Hoexter's qualifications to conduct/supervise this investigation is provided as Appendix A.

3.0 SITE DESCRIPTION / OWNERSHIP / UTILITY SERVICE

3.1 Description

The site approximates a rectangle, with dimensions on the order of 800 by 1,500 feet, and comprises approximately 25.10 acres (Figures 2 through 5). It consists of four assessor's parcels, is flat-lying and is at an elevation of approximately 18 feet above sea level (estimated from USGS topographic map and from EDR report (2011a). It is located within an area composed of retail centers, hotels, office parks, as well as some residual undeveloped land. The site is currently occupied by four primary structures, which comprise approximately 6 acres of the 25 acre site (the balance being parking, landscaping, and access). The site is a portion of the larger McCarthy Ranch Marketplace retail center.

The property is bordered by McCarthy Boulevard on the west and by office buildings occupied by Cisco on the southwest and a vacant lot to the northwest; Walmart on the north with intervening parking; Ranch Drive on the south and east, and by various small retail businesses further to the south and east. U.S. I-880 is further east and California SR-237 is further to the south.

Precipitation to the site is intercepted by the existing building roof and asphalt-paved parking lot. Discharge appears to be to storm drains within the property and adjacent to the property.

Based on the First American Title Company Preliminary Report (2011), there are no easements on the property other than for utilities and sidewalk.

3.2 Current and Previous Ownership

Based on the First American Title Company Preliminary Report (2011), property ownership is as follows. Refer to the title report for detailed ownership descriptions.

Lot	Street Address	Ownership
N/A	11, 63, 125, 179 Rancho (sic) Drive	Milpitas McCarthy Ranch, Inc., a Florida Corporation

A detailed time line in Section 5.2 provides information on previous and current ownership. The property was originally developed by Hunter Storm LLC, a developer located in the San Francisco Bay Area. It was subsequently owned by Wells Fargo Bank, NA, as Corporate Co-Trustee for various entities, and then by CB McCarthy Ranch Marketplace, Inc. (RREEF Funds?) It is presently managed by Crosspoint Realty Services for the current owner, Milpitas McCarthy Ranch (MMR), Inc, a Florida corporation, which is owned by the Florida State Teachers Fund and L & B Realty Advisors. MMR purchased the property in 2006.

3.3 FEMA Flood Zone, City Zoning, Property Use

According to the City of Milpitas Flood Hazards map (2010a), the site is located within Zone X, which is potentially subjected to a 0.2 per cent (one event in 500 years) flood event. The site is currently zoned C2 (General Commercial) (Milpitas Planning Department, 2010b).

The property is occupied by four structures and minor appurtenant structures.

3.4 Utilities

The following utility services apply to the property:

- Gas and Electric: Pacific Gas and Electric Company (PG&E).
- Sanitary: City of Milpitas
- Water: City of Milpitas

4.0 GEOLOGIC AND HYDROLOGIC SETTING

4.1 Geologic Setting

The site is located within the central region of the Coast Ranges Geomorphic Province, which extends from the Oregon border south to the Transverse Ranges. The general topography is characterized by subparallel, northwest trending mountain ranges and intervening valleys. The region has undergone a complex geologic history of sedimentation, volcanic activity, folding, faulting, uplift and erosion. The site is situated at the northern end of the relatively flat-lying, alluviated Santa Clara Valley, with uplifted mountains to the west and east.

Based on Helley and Wesling (1989) and Wentworth et al (1999), the site is underlain by Holocene Natural Levee Deposits of Coyote Creek, consisting of loose sandy or clayey silt grading to sandy or silty clay; and more distant from Coyote Creek, by Floodplain Deposits, consisting of dense (sic) sandy to silty clay, with lenses of coarser silt, sand and pebbles/gravel. There are no faults considered to be active (with potential for ground surface rupture) in the immediate site vicinity.

Based on cone penetration test (CPT) probes, Jensen – Van Lienden Associates (2011) identified an effectively laterally continuous sequence of shallow soils. Near surface soils to depths on the order of 2 to 3 feet consisted of mixed sands and clays, possibly fill. The shallow surficial soils were underlain by interbedded soft to stiff clay, silty clay and clayey silt variably ranging to depths of from 20 to 48 feet. Underlying the clay/silt deposits was a layer of medium dense silty sand and then by very dense sand and gravel. The top of the dense sand and gravel ranged from approximately 28 to 48 feet, with the silty sand layer absent in one boring. Underlying the dense sediments was stiff silty clay and clayey silt. The maximum depth penetrated was approximately 65 feet.

Based on URS (2006), the USDA classifies the soils underlying the site as Mocho loam and Mocho clay loam, typically consisting of “moderately well drained, medium to moderately fine textured soils, underlain by sedimentary alluvium”. The surface soil “typically ranges in thickness from 12 to 20 inches and is a brown, calcareous loam or clay loam. The subsoil is a pale brown, calcareous loam or clay loam ranging in thickness from 20 to 30 inches. The substratum is a light browning gray calcareous fine sandy loam alluvium”.

4.2 Shallow Ground Water Conditions

To our knowledge, there are no direct measurements (such as monitoring wells or soil borings) of ground water within the site. Based on the CPT probes, Jensen – Van Lienden Associates (2011) estimated depth to water ranging from 9.3 to 9.7 feet in five of six CPT locations, and 14.1 feet at the sixth location. Based on our experience in the general site vicinity, a depth of 9 feet is reasonable. However, note that ground water elevations tend to fluctuate seasonally and over a period of years, and thus the ground water may occur at both greater and shallower depth over time.

There are no immediate site or near-site ground water flow data. The regional flow direction is towards San Francisco Bay, to the northwest. Ground water flow at a former BP service station, approximately 2,500 feet to the southeast, is consistently (since 2002) to the northwest (Stantec, 2009).

4.3 Surface Hydrology

There are no drainages within the property. Precipitation runoff appears to be by sheet flow to the adjacent streets and to on-site storm drains, which are presumably (not verified) connected to storm drains underlying adjacent streets. The nearest permanent water course is Coyote Creek (aka Coyote River), located approximately 600 to 700 feet southwest of the closest part of the subject site. A levee has been constructed along Coyote Creek to provide flood protection to the site and surrounding area.

4.4 Wells

There are no indications of either ground water monitoring or production wells on the property. No wells were observed, and there are no records of wells on the property in the regulatory record. Joey McCarthy of McCarthy Ranch, the former owners of the property, stated that there were previously wells located in the vicinity of the former ranch office and sheds, on the order of 1,200 – 1,300 feet to the northwest, and residential area, to the south.

PES (1997a) indicates that there were (at one time) 47 “reported production wells on or adjacent to the McCarthy Ranch property” (an area considerably larger than the subject site). However, based on our historic air photo review (including images as far back as 1939) there are no indications of wells having been situated on the subject site.

EDR (2011a) provides results of searches of three water well databases, and indicates that there are no operating wells within 1/8 mile of the site, one well at from 1/8 to 1/4 mile distant, and two wells at from 1/4 to 1/2 mile distant. None of these wells is located on the subject site.

5.0 SITE HISTORY

5.1 Introduction

The following site history is based on our interpretation of historical aerial photographs (commencing 1939); various maps (commencing 1876); various documents and records; and on interviews with individuals familiar with the site and vicinity. Specific sources of information are documented in the References section of this report. Air photos and topographic as well as Sanborn maps supplied by EDR are included in Appendices C and D. Relevant businesses and residences are listed in Table 1, Summary of Business Directory Research.

5.2 History Time Line

- 1838 Site part of Rincon de las Esteros, a Mexican land grant encompassing 6,353 acres established in 1838. Source: Wikipedia and Thompson & West (1876).
- 1878 Site part of Riddle Brothers 100 acre and T. Smith 462.5 acre properties, and possibly other properties. Source: Thompson & West (1876).
- 1899 No indication of specific land use; scattered residences and roads. Source: USGS 15' San Jose Quadrangle.
- 1939 Site is row crops and grasses (hay?). McCarthy ranch buildings (?) present to south (NW of location of present day I-880 / CA 237 interchange). Source: EDR aerial photo.
- 1948 Similar to 1939; crop fields configured in different manner. No features on subject site. Structures at location of current (2011) PGE Gas Terminal (unclear of terminal or previous use). Source: EDR aerial photo.
- 1953 Orchards and fields in vicinity. No features on site. Coyote Creek to west; California East Shore Fwy Hwy. 17 (now I-880) under construction. Source: USGS 7.5' Milpitas Quadrangle.
- 1953 Property conveyed from Katherine B. Barber to Richard I. McCarthy and Mary G. McCarthy. Source: Chain of Title search in URS (2006).
- 1956 Similar to 1948; crop fields configured in different manner. No features on subject property. California Hwy 17 (now I-880) newly constructed to east. Source: EDR aerial photo.
- 1961 Similar to 1953, increased orchards in vicinity but site appears to be open field. New residential directly east of I-880. PGE gas terminal is present to south. USGS 7.5' Milpitas and San Jose 15' Quadrangles.
- 1965 Similar to 1956. No features on subject site, which is row crops. Source: EDR aerial photo.
- 1968 No significant change. Site vacant (no development), in agricultural use. Source: USGS 7.5' Milpitas Quadrangle.
- 1972: Expansion of I-880 – CA. SR-237 cloverleaf interchange. No features on subject site, which is row crops. Orchards in near vicinity are no longer present. Source: EDR aerial photo.
- 1973 No significant change from 1968 maps at site. Site vacant (no development), in agricultural use. New sewage treatment ponds to northwest on west side of Coyote Creek. Source: USGS 7.5' Milpitas Quadrangle.
- 1980 No significant change from 1973 maps at site. Site vacant (no development), in agricultural use. General reduction of agricultural features and increase in commercial and residential development. Source: USGS 7.5' Milpitas Quadrangle.
- 1982 Essentially similar to 1972 imagery. No features on subject site, which is row crops. Minor continued commercial development in vicinity. Source: EDR aerial photo.

- 1983 Property conveyed from Mary G. McCarthy to Richard I. McCarthy, Muriel M. Harris, and Joseph A. McCarthy (Trustees of the MGM Trust). Source: Chain of Title search in URS (2006).
- 1993 Site and immediate vicinity no longer row crops, now open field (hay?). McCarthy Ranch Drive over-crossing of CA SR-237 is present, as well as new commercial buildings south of SR-237. Newly constructed flood control levees along Coyote Creek. No features on site. Source: EDR aerial photo.
- 1994 Property conveyed from Richard I. McCarthy to Joseph A. McCarthy. Source: Chain of Title search in URS (2006).
- 1994 Property conveyed from Muriel M. Harris and Joseph A. McCarthy as Trustees of the MGM Trust to HSC Associates (Hunter Storm LLC). Source: Chain of Title search in URS (2006).
- 1994 –
1995 Property under construction by Hunter Storm LLC.
- 1995 Property conveyed from HSC Associates to Wells Fargo Bank, NA, as Corporate Co-Trustee for various entities. Source: Chain of Title search in URS (2006).
- 1998 Property conveyed from Wells Fargo Bank, NA, as Corporate Co-Trustee for various entities. To CB McCarthy Ranch Marketplace, Inc. (RREEF Funds?). Source: Chain of Title search in URS (2006).
- 1998 McCarthy Ranch Marketplace development appears to be completed, including subject site, Walmart to north, and additional commercial buildings south and east of Ranch Drive. Extensive new commercial construction south of CA-237 and east of I-880. Row crops and open fields to west and north of site. Source: EDR aerial photo.
- 2005 Subject site similar to 1998. New commercial construction immediately west of site, west of McCarthy Boulevard, and north, north of Walmart. I-880 / CA SR-237 interchange newly reconstructed. Source: EDR aerial photo.
- 2006 Purchase of property by Milpitas McCarthy Ranch (MMR), Inc, a Florida corporation, which is owned by the Florida State Teachers Fund L & B Realty Advisors. Transfer date: 6/8/06. Partial source: Santa Clara County Assessor (website).
- 2006 Essentially unchanged from 2005. Source: EDR aerial photo.
- 2011 Essentially unchanged from 2006. Source: Google Maps.

5.3 History Summary

5.3.1 Early History

The site vicinity was occupied by Native Americans through the 18th century. By 1838 it was part of a Mexican Land Grant.

5.3.2 Early Development

The site was used for agricultural purposes during the 19th century. Scattered residences and roads are evident by the late 19th and early 20th century.

5.3.3 Subsequent Period

The site, as part of a larger area, was divided into areas devoted to row crops and possibly grass/hay production by 1939 (and most likely, several decades earlier). Although the agricultural lot configuration changed during subsequent decades, it remained variably as row crop and grass/hay production until approximately 1995.

5.3.4 Recent Years

Construction of McCarthy Ranch Marketplace occurred around 1995. The site use has remained as retail since the development was initially occupied.

5.4 Additional Information

Based on the Section 5 (above) information sources and our air photo interpretation, there are no definitive indications from the historic research of surficial spills or of the disposal of refuse or hazardous waste materials in the near site vicinity. Information from the site reconnaissance and regulatory agency review is discussed below.

6.0 RECONNAISSANCE AND OBSERVED ENVIRONMENTAL CONDITIONS

6.1 Introduction

Our direct evaluation of site environmental conditions consisted of site reconnaissance (see Scope of Work). We walked around the perimeter of the property (where accessible), as well as observing building interiors where accessible. We also walked and drove around the immediate site vicinity. We were accompanied for our building interior inspection by Luis Murillo, on-site maintenance with Universal Maintenance.

6.2 Site Reconnaissance Observations

6.2.1 General

Pertinent features are shown on Figures 4, 5A, and 5B. Figure 4 is annotated with the locations of the various observations, and Photographs A through W show many of the features described below. The site is currently occupied by four primary buildings.

6.2.2 Site Observations

Based on the site history, the site was developed in 1994-95. Four single story retail buildings occupy the site. Along the western side of the property adjacent to McCarthy Boulevard are two relatively large essentially contiguous “big box” buildings (designated herein as Building A on the south and Building B on the north) housing occupied and vacant retail units ranging from 11,000 to 51,250 square feet. Along the eastern side of the property are two relatively small buildings (designated as Building C on the south and Building D on the north) housing an assortment of food vendors, coffee shops, restaurants, and additional retail businesses. A bank ATM is located at the approximate center of the parking lot, housed in a small building. The buildings are constructed with concrete slabs-on-grade with tilt-up concrete walls. The site is landscaped with trees and shrubs, a delivery and loading area west of the western buildings, and with an asphalt parking lot in the center of the property.

We walked around the building exteriors and parking lot. The asphalt is in generally good condition, and there are no indications of spills or hazardous materials, with the exception of oil staining on the concrete pad supporting a Pacific Gas & Electric Company transformer (T-3064) located adjacent to the parking lot northeast of Unit 181 (Pasta Pomodoro). The stain was noted by URS (2006), and does not appear to be fresh, although it was not possible to determine whether any leaking had occurred since the 2006 URS report was prepared. Photograph O (this report) shows the stain, which looks essentially unchanged albeit possibly slightly larger than the stain shown in Photo No. 6 of the 2006 URS report. PG&E replaced the fluids in all of its transformers by the early 1990s to remove PCBs from the interior cooling fluids. Thus, it is highly unlikely that this transformer would contain PCBs or other hazardous materials. We noted additional transformers, refuse disposal bins, and cardboard compactors, but there were no indication of fluid leakage or release.

We identified an apparent underground “vault” adjacent to the northwest facing exterior wall of Unit 217, David’s Bridal (Photographs R through W). We observed a rectangular steel plate/cover placed flush with a concrete surface in the parking lot, which appeared to post – date construction of the adjacent building and parking lot. Two round covers on the order of 3 inches diameter were located within the steel plate. There was an additional plugged opening immediately adjacent on one side, and two additional covered openings at greater distance from the plate at each end. We were not able to access either the two covers within the plate or the single plugged location to the side, nor were we able to remove the steel plate/cover; we were able to remove the two more distant covers, exposing pipes which

appeared similar to cleanouts. These pipes appeared to curve inward toward the vault at a depth of approximately 2 feet below grade. This feature was not identified in the PES Environmental (2005) environmental audit report or the URS (2006) report; it is not certain whether it post-dates the 2006 report or whether PES and URS either did not observe the feature or did not consider it to be significant.

We did not observe any similar features on the property. Based on its being surrounded by concrete within the asphalt surface, and on "cuts" into the asphalt (for removal) at the corners of the concrete, it appears that the "vault" was installed after the center was constructed (post 1995). Based on its appearance (restraining screws were rusted into place) and on business directory listings and interviews with the tenant (David's Bridal), it has not been in use since at least 2006 (McCarthy Ranch was constructed in 1995).

We were initially unable to remove the plate, and it was subsequently opened by a contractor who we understand was retained by the property manager. Interior vault dimensions are Width - 41 inches, Length - 57 inches, Depth - 66 inches. The vault was filled with fluid to a depth of about 35 inches, with some sludge apparently present at the base. Based on the above measurements, there was a total of approximately 300 gallons of fluid/sludge. There was an oily sheen on the fluid surface, and an odor, somewhat "musty". The vault was subsequently emptied of fluids by the owner. David's Bridal staff informed us that there was a very strong odor of sewage at that time.

At the User's request, we obtained a grab sample of the water contained by the "vault". The vault was not sealed at the ground surface, and we infer that the contents present at that time consisted of surface precipitation infiltration at the perimeters of the "vault" cover and through the two round covers of openings within the plate (as noted above, a slight oily sheen was present on the fluid surface). The analytical lab report is included in Appendix F of this report. The following compounds were detected:

- Petroleum oil and grease: 1,800 ppm.
- Gasoline: 390 ppb (0.39 ppm).
- Diesel: 1,400,000 ppb (1,400 ppm).
- VOCs (volatile organic compounds): various compounds ranging from 0.62 to 64 ppb.
- Metals: various metals in both filtered and unfiltered samples were detected.

The grab water sample test results are discussed in Section 8.1.3.

The vault appears to be steel, heavily corroded. At the ground surface the vault is surrounded by concrete. We could not determine if the entire vault is encased in a concrete box, which would be expected as a typical and standard practice to prevent crushing and to protect the vault. Assuming the presence of a concrete encasement, we do not know its quality or condition (it could be cracked). There appear to be two corroded plugged (?) openings within the vault interior. Vertical metal plates ("baffles"?) were located at the southern end.

The "vault" is discussed further in Section 8.1.3.

There were no indications of underground storage tanks or additional vaults or of hazardous material storage within the site. We observed grease traps both within and outside of the various food establishments, all on the east side of the property. Operating personnel indicated that the traps were cleaned by servicing companies on a regular schedule. The grease traps contain oils of vegetal or animal origin, and not of petroleum origin, and thus any possible releases would not be considered a soil or ground water hazard.

There are currently no dry cleaners or gasoline stations. There are no indications of past dry cleaners or gasoline stations on the site.

We also viewed the building interiors of all units, whether occupied or vacant, with the assistance of on-site maintenance worker, Luis Murillo of Universal Maintenance. Our observations are presented in attached Table 3.

6.2.3 Site Conclusions

We observed the property for additional indications of environmental concern, such as dumping of fill or waste, areas of impaired vegetation, ground surface staining, production or monitoring wells, underground storage tanks, industrial use, pits, lagoons. etc. There were no indications of any of these or other conditions, **other than indicated above**, which might suggest environmental impairment. There were no indications of a septic system on the property. There were no indications of hazardous materials storage, other than small quantities of cleaning fluids, paint, and similar products in various units. There were no indications of leakage or releases from these containers.

The JVLA geotechnical report (2011) postulates that the surficial 2 to 3 feet may consist of fill. The source of this postulated fill would be unknown. Fill is routinely placed to raise the overall site grade and/or to provide suitable base for pavements and structures. We are not aware of any sites in the vicinity where import fill under these circumstances has been shown to contain hazardous materials at levels of concern.

6.3 Surrounding Area Observations

We observed the immediate adjacent properties, and the surrounding several blocks, where accessible. The immediately surrounding area is developed with similar retail establishments and offices. The neighborhood further to the east of US I-880 is residential. There were no indications of monitoring wells on nearby properties. We observed the surrounding area for indications of conditions such as landfills, chemical plants, etc which could impact the subject site, other than sites listed in the EDR 2011 report. We did not observe any such sites within a distance which might be of concern to the subject site. We did not observe overhead major power transmission lines crossing or adjacent to the site. The results of our research of the neighborhood sites and other relevant businesses are summarized in Table 2 and in Sections 7.4 and 8 of this report.

6.4 Overall Surrounding Area Reconnaissance Conclusions

Thus, based on our reconnaissance, there are no indications of current land use on adjacent properties which might result in environmental impairment directly to the site. More distant sites which might impact the subject site are discussed in Sections 7.4 and 7.5.

6.5 Interviews and Contacts

Various individuals and organizations were interviewed or contacted in conjunction with this investigation. These individuals and contacts are listed in the References section of this report.

7.0 REGIONAL ENVIRONMENTAL CONDITIONS

7.1 Introduction

We utilized a data base provided by Environmental Data Resources, Inc. (EDR) (Report Inquiry No. 3215056.2s (dated November 29, 2011), which summarizes available documents published by the United States Environmental Protection Agency, California Environmental Protection Agency, Office of Planning and Research, Regional Water Quality Control Board, as well as additional federal, state and local agencies, to identify sites with an indication of hazardous materials presence or release. A copy of the EDR **summary** report is attached to this report as Appendix B. Regulatory agency files pertaining to reported releases, remedial activities, permits, hazardous materials treatment, storage and disposal, etc. were then reviewed. Relevant documents from agency files and other sources are included in Appendix E. The databases and search distances conform to or exceed the standard record sources identified in ASTM Practice E-1527-05.

7.2 Data Base

Data bases and the distance searched by EDR are listed in the EDR Executive Summary (Appendix B) and Government Records Search (Appendix C). The investigation indicates that there are 36 located site references within the distances specified by ASTM and searched by EDR. Some of these sites comprise multiple (more than one listing for a given property or business) listings. Close scrutiny of the EDR maps identifying site locations indicates that most of the sites are relatively accurately located, although there are some discrepancies or inaccuracies which are noted in Table 2. In addition, there are 24 “orphan” site listings which are not located on the EDR map. Based on the report descriptions, identified addresses (where available), and our reconnaissance, none of the orphan sites are germane to this investigation.

There are no proposed, listed or delisted Federal NPL (“Superfund”) or CERCLIS sites within the ASTM guideline search distances. There are no State equivalent NPL sites; there are four State equivalent CERCLIS sites, although all four sites are at distances greater than 0.5 mile and judged not to have the potential to impact the subject site.. There are no listed landfills. There are sites from other data bases at various distances from the subject site.

We evaluated selected sites which, upon review of the EDR report, appeared to have a potential impact to the subject site. We reviewed on-line file information on various sites. On-line information sources included the California EnviroStor and GeoTracker web sites.

The status of those nearby sites with potential influence to the subject site listed on the various data sources is presented in Table 2 and the following discussions. The site identification numbers are keyed to Figures 6 and 7, EDR Overview Map and EDR Detail Map, respectively, which locate the listed properties in relation to the subject site. Note that more than one site may be listed with the same location letter reference. Note that some locations on the EDR maps may be slightly inaccurate, but this does not impact the following discussions or our conclusions and recommendations.

7.3 Subject Site

- **“McCarthy Ranch” (Sites A1, A2):** Identified by EDR (2011a) as the subject site. However, evaluation and review of relevant documents indicates that this site is located adjacent to the subject site immediately west of McCarthy Boulevard.

Various consultant reports and letters, as well as correspondence from the California Department of Toxic Substance Control (DTSC), pertain to this adjacent property as well as (indirectly) the subject site. The adjacent westerly property was under the jurisdiction of the DTSC for a relatively short period of time in order to gain closure / no further action (NFA) related to the detected presence of agricultural chemicals (primarily chlorinated pesticides, as well as other compounds of lesser concern). **NFA was granted by the DTSC** in a letter dated June 3, 1997 (Appendix E). The results of soil sampling on the adjacent western site are applicable to the subject site, as land use and agricultural practices at the western location appear to have been similar to the subject site. Additional investigations referenced by the consultant appear to include sampling on the subject site, although these reports were not available to us and precise sample locations are unknown. Sampling for agricultural soils is conducted within the initial first foot of depth, as the pesticides tend to adhere to soil and not be leached to greater depth.

PES Environmental (1996) investigated the adjacent parcel to the west in 1996. The investigation included review of previous investigations which included much of the former McCarthy Ranch, including the subject site. A detailed summary is beyond the scope of this report. However, the following investigations were included in the PES investigation discussion:

OHM (11/7/88) obtained shallow soils samples from the McCarthy Ranch. 19 samples from north of Hwy-237 (specific locations unknown) averaged DDT concentration of 1.53 ppm, with a range of from 0.38 to 2.99 ppm.

McLaren Hart (7/23/83) obtained 30 samples from 6 inches composited to 10 samples, from NE of the PES site (likely including the subject site). DDT ranged from 0.08 to 0.214 ppm.

Chemical Risk / McLaren Hart (12/3/91 and 9/8/95) conducted health risk assessment for a school site in the near vicinity. The reports concluded that pesticides in the site vicinity soils did not pose a health risk to school children.

Harza (11/27/95) sampled soil and groundwater for a 187 parcel which apparently included the subject site. 40 soil samples from 6 inches depth were composited to 10 samples for analysis; DDT in all samples was less than 1.0 ppm at all locations except the southwest corner (apparently a part of the PES site west of the subject site). In addition, four grab ground water samples were non-detect for TPH-G and BTEX, and detected a maximum of 0.55 ppm for TPH-D.

PES (7/3/96) collected 56 soil samples from 6 inches depth and composited the samples to 14 for analysis. DDT/DDE/DDD combined ranged from 0.09 to 1.76 ppm. The five samples adjacent to the subject site were all less than 1.0 ppm, averaging 0.352 ppm; seven of the nine samples on the west side of the property exceeded 1.0 ppm.

OHM (1989) collected 10 shallow soil samples (from the upper 18 inches) from 70 acres of McCarthy Ranch south of CA SR-237. Samples from the eastern half averaged 0.661 ppm; samples from the western half averaged 0.195 ppm.

These values can be compared to various Federal and California regulatory standards:

- US EPA Preliminary Remediation Goal (PRG) for DDT = 1.7 ppm
- SF Bay Region RWQCB Construction Worker Direct Exposure = 87 ppm
- SF Bay Region RWQCB Residential Direct Exposure = 1.7 ppm
- SF Bay Region RWQCB Commercial/Industrial Direct Exposure = 7.0 ppm
- California DHS/DTSC TTLC (disposal standard) = 1.0 ppm

It is not possible to directly relate the above test results to the subject site, but it appears that the majority of samples are less than the critical value of 1.0 ppm for off-site disposal. In addition, it is likely that potentially impacted shallow soils at the site have been disturbed and mixed by grading for the current development in a manner which would render segregation of impacted soils, if any, impossible.

7.4 Listed Sites

Table 2 of this report, provides information on nearby sites documented by EDR (2011a). The table summarizes all nearby sites; at greater distances, only those sites listed by EDR which we deem to be of potential impact to the subject site are discussed. We present on the table our conclusions related to the potential for each site to impact the subject site. Sites with a potential to impact the subject site are discussed below. Sites with no potential or unlikely to impact the subject site are discussed in Table 2, only.

- **Pacific Gas & Electric, PG&E, Milpitas Gas Terminal (Sites C8, C9, C10, C11, E19):** The PG&E Milpitas Gas Terminal is part of the company's natural gas distribution system. It currently stores small quantities of various hazardous materials, with no reported violations. It also includes an above ground fuel tank, most likely utilized for a backup generator. It is approximately 400 feet distant from the closest part of the subject site, and is hydrogeologically up gradient of the subject site. A release of gasoline occurred from a former UST. The site was investigated, and although limited residual soil and ground water contamination remain, the site was closed (no further action) by the California Regional Water Quality Control Board (2004 letter). Thus, the PG&E site is unlikely to impact the subject site.
- **Walmart (Site E17):** The Walmart site is 1,200 to 1,500 feet north of the subject site (approximately 800 feet from the closest part of the subject site), and is hydrogeologically down gradient. The property along its southern boundary is contiguous with the subject site, but the area of "concern" is distant, at the far northern end of the property. It is listed in the regulatory databases as having a 1,000 gallon waste oil UST, and it is a small quantity hazardous waste generator. Based on the distance and regional down-gradient location, the Walmart site is unlikely to impact the subject site.
- **Additional Listed Sites:** Various additional sites are listed in the EDR report and are summarized on Table 2, but in our opinion are not of concern to the subject site. These sites are all distant from and/or down gradient of the subject site.

7.5 Additional Nearby (unlisted) Sites

- **Additional Unlisted Sites:** No additional (unlisted) sites with definitive potential to impact the subject site were observed during our site reconnaissance and research.

8.0 DISCUSSION

8.1 Current Investigation

8.1.1 Introduction

Based on our review of aerial photographs, maps, regulatory data bases, our site reconnaissance, interviews and other information on land utilization, there are two potential environmental concerns. These are the former agricultural use of the site and surrounding area, with the potential for the presence of residual agricultural chemicals in shallow soil; and of a “vault” located west of the current David’s Bridal, 217 Ranch Drive.

8.1.2 Agricultural Chemicals in Shallow Soils

Section 7.3 above includes a detailed discussion of soil testing within the site vicinity for chlorinated pesticides, particularly DDT, DDE, and DDD. The discussion is of significance to the subject site, as a potential site use option is to construct a new building on the property, which would include a below-grade parking garage. Construction of the garage would necessitate excavation and probable off-haul of soil from the site. Generally, only the uppermost (most shallow) approximately one foot of soil tends to be impacted by agricultural chemicals. If the soil were contaminated at concentrations of concern to potential disposal sites, the cost of the soil disposal would increase. Based on the discussion in Section 7.3, it appears that it is likely the shallow soils at the subject site contain less than 1.0 ppm combined DDT, DDE and DDD, and thus it is unlikely that these soils would need to be treated as hazardous. In addition, as the shallow soils were most likely mixed during site grading, it is likely that the overall relatively low concentrations of residual agricultural chemicals have been further reduced. However, this conclusion would need to be verified by site-specific sampling of the shallow soils.

8.1.3 “Vault”

A vault of unknown origin is present adjacent to the rear outside wall of David’s Bridal, 217 Ranch Drive. The vault was covered and inaccessible at the time that it was first observed during our site reconnaissance; it is described in Section 6.2.2. A previous tenant at this location is listed in the EDR (2011f) 1996 business directory summary as "E7 Discovery Zone Inc". An Internet search for this company was not successful. However, a search of Wikipedia indicates that “Discovery Zone” was a chain of children’s entertainment facilities founded in 1990, which went bankrupt in 1996, and that “E7” is in all likelihood “DZ”. The chain was subsequently purchased by Chuck E. Cheese’s, which converted some locations and closed others (there are no indications that the subject site was converted to a Chuck E. Cheese’s location). An additional search of business and telephone directories at the San Jose, California Library California History Room indicates that Discovery Zone is listed from 1995, when the McCarthy Ranch development was constructed, through 2000. In 2001, it is replaced by David’s Bridal, which has occupied the site from that date to the present. A facility such as “Discovery Zone” would most likely include food preparation and sales.

As discussed in Section 6.2.2, a grab fluid sample of the “vault” contents was obtained. Low levels of petroleum hydrocarbons, VOCs and metals were detected. The water appears most likely to have infiltrated the “vault” from surface leakage originating from precipitation runoff. It is unlikely that the fluid, with its low contaminant concentrations, represents or relates to the prior use of the “vault”, which has been identified as a grease trap. The vault was approximately half full of fluid when observed. The analytical results are deemed inconclusive, but consistent with water infiltration and runoff from the ground surface as the vault is adjacent to the parking lot.

We viewed the “vault” with an environmental contractor, represented by Chris Pacis of Decon Environmental Services. Mr. Pacis did not believe the “vault” was intended for hazardous materials storage, but he was not certain of the purpose of the installation. We then viewed the “vault” with a contractor which services grease traps used by restaurants and commercial kitchens, ARS Rescue Rooter, represented by Tom Schiess. Mr. Schiess identified the “vault” as a commercial grease trap, although of unusual design (generally, baffles are located near the middle of the trap, as opposed to this feature, with baffles at one end). He thought the trap had at one time been utilized as intended, based on his observation of remnant grease at the southern (baffle) end.

There is no indication of this feature on the 1994 building plans which we viewed at the City of Milpitas, or on permit records for the property. Luis Murillo of Universal Maintenance, does not know its origin or past use. During our initial research, a Milpitas Fire Department employee told us there were no available Fire Department records. This was subsequently confirmed by Alfred Zamora, Milpitas Fire Department Division Chief / Fire Marshal. David's Bridal Store Manager Sheryl Clark was not aware of the vault, and indicated that David's Bridal would have no use for such a feature. We observed the building interior directly adjacent to the exterior vault, but did not observe indications of past activities which would relate to the vault (such indications could have been removed by this time). However, the immediately adjacent interior floor is covered with carpeting, and the nearby floor with linoleum, thus there is no way to identify drains or other indications of a previous kitchen.

Based on the available information, it appears that the “vault” is an abandoned grease trap, associated with the former Discovery Zone.

8.1.4 Other Considerations

The property is connected to the public sanitary system. There are no indications of the presence of a septic system on the property, either currently or prior to development.

There are no identified release sites in the near site vicinity, or others further distant, which are likely to have impacted the subject site.

Seven electrical transformers are located on the property. Older transformers (generally pre-dating 1979) may contain PCBs in the oil coolant. Based on their presumed dates of installation (1995), and PG&E's program of replacing PCB-containing fluids in its transformers, it is unlikely that the site transformers contain PCBs.

Small quantities of janitorial and maintenance supplies were observed in most of the occupied units. The observed volumes and absence of release based on visual observation indicate that these supplies are not likely to be of environmental concern.

Several units utilize hydraulically driven bailers or compactors to consolidate cardboard waste. We did not observe indications of releases of hydraulic fluids from these bailers.

8.2 Previous Investigation

This investigation did not include an evaluation of the presence or determination of wetlands, asbestos, lead-, or PCB-bearing building materials, or radon gas at the site. However, the previous URS (2006) Phase I PEA included discussion or evaluation of asbestos, lead in drinking water, and radon gas. The following discussion summarizes the URS (2006) findings. We provide this information herein but do not warrant the accuracy of the observations or conclusions.

8.2.1 Asbestos

Asbestos is not included in the scope of our investigation. However, URS (2006) conducted a visual asbestos survey, and did not observe suspect materials. URS stated that based on the results of a reported limited 1998 survey, conversations with site personnel, site observations, and the 1995 date of construction of the buildings, it was their opinion that “it is unlikely that asbestos-containing building materials (ACBMs) are present on the subject property.”

8.2.2 Lead in Drinking Water

Lead in drinking water is not included in the scope of our investigation. URS (2006) conducted a limited preliminary screening for lead in drinking water at the site. Four water samples, one from each of the four buildings, were obtained. Lead in drinking water was not detected above the primary drinking water standard. Detailed results are presented by URS (2006).

8.2.3 Radon Gas Survey

Radon gas is not included in the scope of our investigation. URS (2006) conducted a limited radon gas survey. Four tests were conducted, one in each of the four buildings. Radon gas concentrations in each sample were below the U.S. EPA recommended action level of 4.0 picoCuries per liter (pCi/L). Detailed results are presented by URS (2006).

We do note, without comment on the data quality or applicability, that the referenced EDR (2011a) report indicates that there are 29 documented radon-tested sites in area code 95035 on a California Radon database, with all of the 29 sites less than 4 pCi/L radon. In addition, there is one reported radon test site in area code 95035 on a Federal Radon database; data are reported for the first floor living area only, with an average radon activity level of 0.400 pCi/L. According to the EDR report, Santa Clara County is in US EPA Radon Zone 2, with indoor average radon levels between 2 and 4 pCi/L.

9.0 CONCLUSIONS AND RECOMMENDATIONS

This Phase I Environmental Site Assessment was conducted to evaluate whether past or current usage of the site or of near-vicinity sites may have adversely impacted the soil or ground water quality of the property located at McCarthy Ranch retail center, Milpitas, California. At this time, to our knowledge, there are no pending environmental (soil or ground water contamination or hazardous materials-related) actions placed by a regulatory agency upon the site.

We have performed this assessment in conformance with the scope and limitations of ASTM Practice E 1527 (2005). Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- An underground “vault” is present behind David’s Bridal, 217 Ranch Drive. Based on our observations and the identification by a specialty contractor, this feature appears to be a grease trap, most probably associated with a former tenant, Discovery Zone, a children’s amusement center. Based on the use of the adjacent building as a children’s’ amusement center and subsequently as a retail bridal shop, use of the vault for other purposes is remote. In our opinion, it is thus unlikely that this feature would have stored or released hazardous materials to the adjacent soil and ground water. The historical use of this feature is therefore a de minimis condition. Further evaluation or action is not recommended.
- Chlorinated pesticides, particularly DDT and its daughter products, DDE and DDD, have been detected in shallow soils (less than 1 foot depth) from the former McCarthy Ranch (which includes a much larger area than the subject site). These chemicals are ubiquitous on former agricultural lands in the Santa Clara Valley. Previous sampling of the vicinity which may include samples from the subject site suggests that the detected concentrations are generally below levels of concern, and that the soil could be off-hauled without special handling or expense. Furthermore, it is likely that possibly impacted shallow soils remain as a discrete stratum, and thus, it is unlikely that they could be feasibly segregated. However, site specific soil sampling would be required to form a definitive and reliable conclusion. In our opinion, it is unlikely that residual agricultural chemicals would pose a risk to the environment or to future activities such as excavation and off-haul. The historical use of agricultural chemicals is therefore a de minimis condition. Further evaluation or action is not recommended.

10.0 ADDITIONAL REPORT ELEMENTS

10.1 Data Gaps

Data gaps occur, but as discussed below, it is our opinion that they are relatively minor and do not significantly impact this report's conclusions and recommendations.

There were two locations within currently vacant units which were not accessible (locked doors); there were also localized areas within occupied units which were covered with various stored items or by rugs, linoleum etc.. Thus, we were not able to view all floor surfaces. However, in our opinion these locations are unlikely to be of concern.

Representatives of the property owners declined to complete a standard ASTM questionnaire pertaining to the site environmental history. We understand that they have asserted that there are no known environmental impairments to the property.

There are no definitive data of agricultural chemical soil testing of the subject site. However, as discussed in Sections 7.0, 8.1.3, and 9.0, it is unlikely that agricultural chemicals are present at concentrations of concern.

The "vault" located behind David's Bridal, 217 Ranch Drive, has been identified as a grease trap. Although we have not been able to definitively confirm its installation and use history, it is unlikely that this feature was used for hazardous materials storage or disposal, and thus it is not considered as a data gap.

10.2 Environmental Liens

There are no indications of environmental liens against the property. This conclusion is based on the Preliminary Title Report (First American Title Company, 2011); the EDR Environmental Lien Search Report (2011e); and on our review of available regulatory agency documents.

10.3 Purchase Price

10.3.1 General Considerations

ASTM E1527-05 Section 6.5 requires the User (in this case, the property purchaser) to "consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products". Therefore, the User should evaluate this price in light of the former and current land use and risk of environmental degradation and possible future associated costs.

10.3.2 Purchase Price Conclusion

We discussed the proposed sale price with Mike Zylstra, Vice President, Cornish & Carey Commercial / Newmark Knight Frank. Mr. Zylstra is broker for the potential property purchasers. Mr. Zylstra stated that the sale price was reasonable for the current land use, particularly in light of the availability of similar properties in the general Milpitas vicinity, and for current economic conditions.

10.4 User Provided Information and Interview

The user (Torgan Group) provided a copy of the previous Ph. I ESA (URS Corporation, 2006), as well as available plans and documents related to the current property use. We discussed the Torgan Group's knowledge of both previous and of their planned site use.

10.5 Environmental Professional Statement

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

11.0 LIMITATIONS

This report has been conducted for the express use only of Jensen VanLienden Associates, The Torgan Group, and its consultants. The conclusions and recommendations herein may not be valid for other (third) parties unless reviewed and verified in writing by Hoexter Consulting, Inc.

Our services have been performed in accordance with generally accepted engineering geologic and environmental consulting principles and practices within the area at the time of our investigation. No other warranty, either expressed or implied as to the professional advice provided, is made.

The scope of work for this investigation is designed to evaluate the potential for environmental problems at the site. It should be recognized that some limitations are inherent in the evaluation of subsurface conditions, particularly without direct subsurface investigation, and that certain conditions may not be detected. The analysis and conclusions contained in this report are based on the site conditions as they existed and were observed at the time of our reconnaissance, discussions with governmental agents, owners or others familiar with the site or vicinity, review of documents, and our review and interpretation of readily available maps and reports prepared by others. Changes in the information or the data gained from these sources or in the proposed land use or development plans could result in changes in our conclusions and recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes. In addition, site conditions can change rapidly due to natural occurrences or human intervention. Thus, this investigation cannot provide a guarantee that all possible on-site contamination will be discovered.

ENCLOSURES

REFERENCES

REFERENCES

Aerial Photographs

Description	Date	Scale	Comment
EDR/F	1939	1:6,660	Single, b/w
EDR/USGS	1948	1:7,860	Single, b/w
EDR/A	1956	1:6,600	Single, b/w
EDR/C	1965	1:3,996	Single, b/w
EDR/N	1972	1:6,600	Single, b/w
EDR/USGS	1982	1:8,280	Single, b/w
EDR/EDR	1993	1:6,000	Single, b/w
EDR/USGS	1998	1:7,992	Single, b/w
EDR/EDR	2005	1:6,000	Single, b/w
EDR/EDR	2006	1:6,000	Single, b/w

Air photo notes:

A	Aero
b/w	Black and white
col	Color
Cart	Cartwright
CS	Clyde Sunderland
EDR	Photo supplied by EDR Inc.
E	Exxon
F	Fairchild Aerial Photography Collection, Whittier College, Whittier, CA
JA	Jack Ammann
N	NASA
PAS	Pacific Aerial Surveys, Oakland, California
SC	Air Photo and Map Library, University of California, Santa Cruz, CA
TS	TerraServer (Microsoft) web site.
USGS	United States Geological Survey, unknown location
USGS-MP	United States Geological Survey Library, Menlo Park, CA
WAC	WAC Corporation, Eugene, OR
WSA	(unknown source)

Topographic and Other Maps

	Date	Scale
Thompson & West	1876	Unknown
USGS San Jose 15' Quadrangle	1899	1:62,500
USGS Milpitas 7.5' Quadrangle	1953	1:24,000
USGS Milpitas 7.5' Quadrangle	1961	1:24,000
USGS San Jose 15' Quadrangle	1961	1:62,500
USGS Milpitas 7.5' Quadrangle	1961/68 (photorevised)	1:24,000
USGS Milpitas 7.5' Quadrangle	1961/73 (photorevised)	1:24,000
USGS Milpitas 7.5' Quadrangle	1961/80 (photorevised)	1:24,000

Note: no Sanborn coverage for the site vicinity.

Directories (EDR)

Year	Source	Year	Source	Year	Source	Year	Source
1922	P	1945	P	1965	P	1985	PB
1925	P	1946	P	1966	P	1986	PT
1926	P	1950	P	1968	P	1991	PT
1930	P	1955	P	1970	P	1996	PB
1931	P	1957	PT	1974	P	2000	H
1935	P	1960	P	1975	PT	2001	H
1936	P	1962	P	1978	P	2006	H
1940	P	1963	PT	1980	PT		
1942	P	1964	P	1982	PT		

Directories (Library, San Jose, California, California History Room)

Year	Source	Year	Source	Year	Source	Year	Source
1995/6	H	1999/2000	H	2002/03	H	2009	H
1997/8	H	2000/01	H	2005	H		
1998/9	H	2001/02	H	2007	H		

Directory notes:

AT: AT&T Yellow Pages
C: Coast Directory Company
Ha: Willis Hall Directory, Burlingame Publishing Co.
H: Haines Criss-Cross Directory
P: R. L. Polk & Co. Publishers (City Directory)
PB: Pacific Bell
PT: Pacific Telephone

Personal Communication and Contacts

ARS Rescue Rooter, Tom Schiess, Commercial Account Representative
Banfield Pet Hospital, Jaswinder Goraya, DVM, Veterinarian
California History Room, San Jose, California Library
Cornish & Carey Commercial, Newmark Knight Frank Investment Services, Mike Zylstra, VP
Crosspoint Realty Services, Courtney Jones
David's Bridal, Sheryl Clark, Store Manager
Decon Environmental Services, Chris Pacis, Project Manager/Estimator
Jensen VanLienden Associates, Curt Jensen
McCarthy Ranch (pre-development property owners), Joey McCarthy, Project Manager
Milpitas Building & Safety Department: Cindy Ingram, Office Assistant II
Milpitas Fire Department: Alfred Zamora, Division Chief / Fire Marshal
Torgan Group, The, Maor Cohen and Sam Cohen
Universal Maintenance, Luis Murillo, on-site maintenance worker

Plans and Maps (unpublished)

Mark Thomas & Co, Inc, 1994, Site Plan Ph. I McCarthy Ranch Marketplace, Plate A-1.0, March 7, 1994 (source: City of Milpitas, microfiche file, print copy not available).

Public Agency Contacts and File Reviews

California, Envirostor Web Site
California, GeoTracker Web Site
Milpitas, City, Building and Safety Department
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TABLES

Table 1 – Summary of Business Directory Search (1)

Address	Year	Business
Subject Site and Adjacent or Nearby Properties		
15, 15A Ranch Drive	1996, 2006	Borders (Books, Music, Café)
27 Ranch Drive	1996	Tandy Service Center / Computer City
	2006	C & K United Furniture
63 Ranch Drive	1996	Service Merchandise
	2006	Best Buy / Magnolia Home Theatre
111 Ranch Drive	1996, 2006	Sportmart Inc.
125 Ranch Drive	1996, 2006	Sees Candies
127 Ranch Drive	1996, 2006	Starbucks Coffee
131 Ranch Drive	1996	2001 Flavors Plus Potatoes Cafe
133 Ranch Drive	1996, 2006	Happi House Restaurants
135 Ranch Drive	1996, 2006	Jamba Juice; Happy Juice Fruit Smoothies
137 Ranch Drive	2006	Togos Eatery
139 Ranch Drive	2006	Wells Fargo
153 Ranch Drive	1996, 2006	Office Max, Good Guys

175 Ranch Drive	1996, 2006	Vetsmart Pet Hospital & Health Ctr, Grooming Salon, Banfield, the Pet Hospital
179 Ranch Drive	2006	Yan Can
181 Ranch Drive	2006	Cingular Wireless Store; Pasta Pomodoro
217 Ranch Drive (see Note 2 below for additional information)	1996	E7 Discovery Zone Inc
	2006	David's Bridal; Alterations
239 Ranch Drive	1996, 2006	Ross Stores
251 Ranch Drive	1996, 2006	Western Warehouse

- Notes: (1) Based on business and telephone directories dated 1922 – 2006. Source: EDR (2011i).
 (2) Supplemental business and telephone directory research of 217 Ranch Drive at City of San Jose Library, California History Room: 1995 – 2000: Discovery Zone; 2000 – 2009 David's Bridal (current tenant).

Table 2 – Nearby Sites / EDR Database Search

Database ID (1)	Business/Residence (2)	Site Address; Location Relative to Subject Site (3)	Database Listings (5)	A: Information on Site B: Conclusions of Impact to Subject Site
A1	McCarthy Ranch	McCarthy Blvd & Ranch Dr. Note: located by EDR as subject site, but in actuality is located immediately west of McCarthy Blvd.	VCP, Envirostor	A: Pesticides were identified in shallow soils; a PEA investigation concluded and California DTSC confirmed that concentrations were below residential standards. B: No Further Action by DTSC; no impact to site (see discussion in text).
A2	McCarthy Ranch	See A1 above	FINDS	Listing only; see A1 above.
3	JDS Uniphase	400 N. McCarthy Blvd, 425' N downgradient (actual location is further north).	EMI	A: Regulated air emissions. B: No specific impact to site.
B4	Pearle Vision Store	172 Ranch Drive (opposite side of road from subject site), 475' ESE.	HAZNET	A: Wastestream consists of “off-specification, common aged or surplus organics”. B: Regulated small quantities waste, no reported citations, no impact to site.
B5	(unknown)	136 Ranch Drive (opposite side of road from subject site), 475' SE.	CHMIRS	A: Accidental 2005 release of diesel from vehicle fuel tank. B: Cleaned up by contractor; no impact to site.
B6	Andrus Transport	132 Ranch Road (sic), 475' SSE Note: unable to locate this address.	HAZNET	A: Wastestream (in year 2005) consists of “other organic solids”. B: Regulated small quantities waste, no reported citations, no impact to site.
C7	McCarthy Ranch Dental	76 Ranch Drive, 625' SSE.	HAZNET	A: Wastestream (in years 1988-2005) consists of “unspecified organic liquid mixture”. B: Regulated small quantities waste, no reported citations, no impact to site.
C8	Milpitas Gas Terminal	66 Ranch Drive, 675' S	RCRA-SQG,	A: Stores/produces regulated small quantities of

	(Pacific Gas & Electric Co.)	(up-gradient)	FINDS, HAZMAT	hazardous wastes; stores and disposes of aqueous organic solutions to regulated site; no reported violations. B: Regulated small (and large quantity) generator waste, no reported citations, no impact to site.
C9	PG&E Facility	66 Ranch Drive, 675' S (up-gradient)	LUST, HIST LUST	A: Gasoline impacted groundwater from leaking UST. B: Case closed, no impact to subject site.
C10	Milpitas Gas Terminal	66 Ranch Drive, 675' S (up-gradient)	AST	A: 4,200 gallon AST (presumably gasoline or diesel content). B: Permitted tank, no identified impact to subject site.
C11	Pacific Gas & Electric Co.	66 Ranch Drive, 675' S (up-gradient)	UST	A: UST, unknown contents, presumably gasoline or diesel. B: Permitted tank, no identified impact to subject site.
D12	McCarthy Ranch	McCarthy & Magnolia St/Blvd, 900' ENE, down to lateral gradient. Note: this location likely in error per Joey McCarthy interview; likely location downgradient NW of site at former office/sheds.	LUST, HIST LUST	A: Apparent release, probably gasoline or diesel. B: Case closed 1996, no impact to subject site.
D13	McCarthy Ranch	783 Milpitas-Alviso Rd, 900' ENE, down to lateral gradient; see comment for listing D12.	CA FID UST, SWEEPS UST	A: Two - motor vehicle fuel USTs, included leaded gasoline, suggesting this is entry no longer applicable. B: Unlikely impact to subject site.
D14	McCarthy Ranch at Bellew	Coyote Creek Reach 3, 900' ENE, down to lateral gradient; see comment for listing D12.	HIST LUST	A: Unknown, listed 1994, closed 1996. B: Unlikely impact to subject site.
D15	McCarthy Ranch at Bellew	Coyote Creek Reach 3, 900' ENE, down to lateral gradient; see	LUST	A: Unknown, listed 1994, closed 1996. B: Unlikely impact to subject site.

		comment for listing D12.		
D16	McCarthy Ranch	McCarthy & Magnolia St/Blvd, 900' ENE, down to lateral gradient; see comment for listing D12.	LUST	A: LUST cleanup site, no further information. B: Case closed 1996, no impact to subject site.
E17	Walmart No. 2119	301 Ranch Drive, 1250' NE	RCRA-SQG	A: Small quantity waste generator, no reported violations. B: No impact to subject site.
E18	Walmart	320 Ranch Road (sic), 1450' NNE	SWEEPS UST	A: 1,000 gallon waste oil UST B: regulated UST, based on distance and down-gradient location, no impact to subject site.
E19	Milpitas Gas Terminal	Hwy 237 @ Hwy 17, SSE 1475' SSE	CA FID UST, SWEEPS UST	A: 1 – 550 gal. gasoline UST, most likely no longer active. B: no impact to subject site.
Additional listings and “Orphan Sites”	Various	Various	Various	A: N/A. B: Distance and nature of occurrences preclude impact to subject site.

Notes

- 1 - Per EDR report.
- 2 - All locations in Milpitas, California, unless otherwise noted.
- 3 - Distances approximate and rounded off to nearest 25 foot increment; up/lateral/down ground water gradient based on regional gradient.
- 4 - CA FID UST list last updated 12/28/98, and is therefore out of date. Many “active” files are no longer active, i.e. USTs removed although listed on the database.
- 5 - See following page.

5 - Abbreviations/database information (not an all-inclusive listing of data base sources; see Appendix C for complete listing of databases):

Active UST: Active underground storage tank listing
AB UST: Above ground storage tank listing
AST: above-ground petroleum storage tanks
BAAQMD: San Francisco Bay Area Air Quality Management District
CAFID UST: SWRCB listing of active and inactive UST locations
CAWDS: Sites which have been issued waste discharge requirements
CERCLIS: potential NPL sites
CERCLIS-NFRAP: sites removed from CERCLIS
CHMIRS: CA Office of Emergency Services listing of accidental hazardous materials release incidents
Chlorinated solvents: e.g. TCE, PCE, vinyl chloride
CDL: Clandestine drug labs
CLEANER: database of cleaners maintained by EDR; includes both “wet” and “dry” cleaners
CORRACTS: hazardous waste handlers with RCRA corrective action activity
Cortese: listing of various sites by SWRCB (LUST), Integrated Waste Board, and DTSC; no longer updated
DEED: DTSC deed restriction listing
CLEANER: database of drycleaners maintained by EDR
DTSC: California Department of Toxic Substances Control
EMI: Air emissions inventory data listing, maintained by the California Air Resources Board
ENVIROSTOR: California DTSC Site Mitigation and Brownfields Reuse Program database
ERNS: Emergency response listing (Emergency Response Notification System)
FINDS: other pertinent environmental activities listing (US EPA Facility Index System)
FTTS: US EPA tracking of pesticide enforcement actions and compliance activities
FTTS Inspect: inspection of FTTS listed site
HAZNET: Listing of hazardous waste shipping manifests
Hist AUTO STA: database of historic auto service stations maintained by EDR
Hist CLEANER: database of historic drycleaners maintained by EDR; includes both “wet” and “dry” cleaners
Hist FTTS: More complete listing of FTTS, although maintained only through 10/06.
Hist UST: Listing of USTs formerly at site
HMIRS: US DOT listing of hazardous materials release incidents
HVOC: halogenated volatile organic compounds
Hydrocarbon solvents: e.g. benzene, hexane, Stoddard
LIENS: California environmental liens listing
LUST: leaking underground fuel storage tank listing (RWQCB)
MANIFEST:

NPL: US EPA National Priority List (Superfund)

Oxygenated solvents: e.g. acetone, butanol.

PEA: Preliminary Endangerment Assessment (for DTSC sites)

RCRA: USEPA program documenting sites which generate, transport, store, treat and/or dispose of hazardous waste

RCRA LQG: RCRA Large Quantity Generator of hazardous materials/waste listing

RCRA NG: Former RCRA Generator

RCRA SQG: RCRA Small Quantity Generator of hazardous materials/waste listing

RCRA TSDF: EPA RCRA sites which transport, treat, dispose of hazardous waste

RESPONSE: California equivalent NPL sites (DTSC)

RWQCB: California Regional Water Quality Control Board

SLIC: RWQCB (specific to region) spills, leaks, investigations, cleanups listing

SMCoBI: San Mateo County Business Inventory listing: Haz. Mat. Business Plans, Haz. Waste Generator, USTs

SWEEPS: listing of USTs, no longer maintained

SWF/LF (SWIS): active, closed and inactive landfills

SWRCB: California State Water Resource Control Board

USEPA: U.S. Environmental Protection Agency

UST: underground storage tank

VCP: voluntary cleanup program

WRCB: California Water Resources Control Board

WMUDS/SWAT: CA WRCB Waste Management Unit database (solid waste)

Table 3 – Observations of Building Interiors / Adjacent Exterior

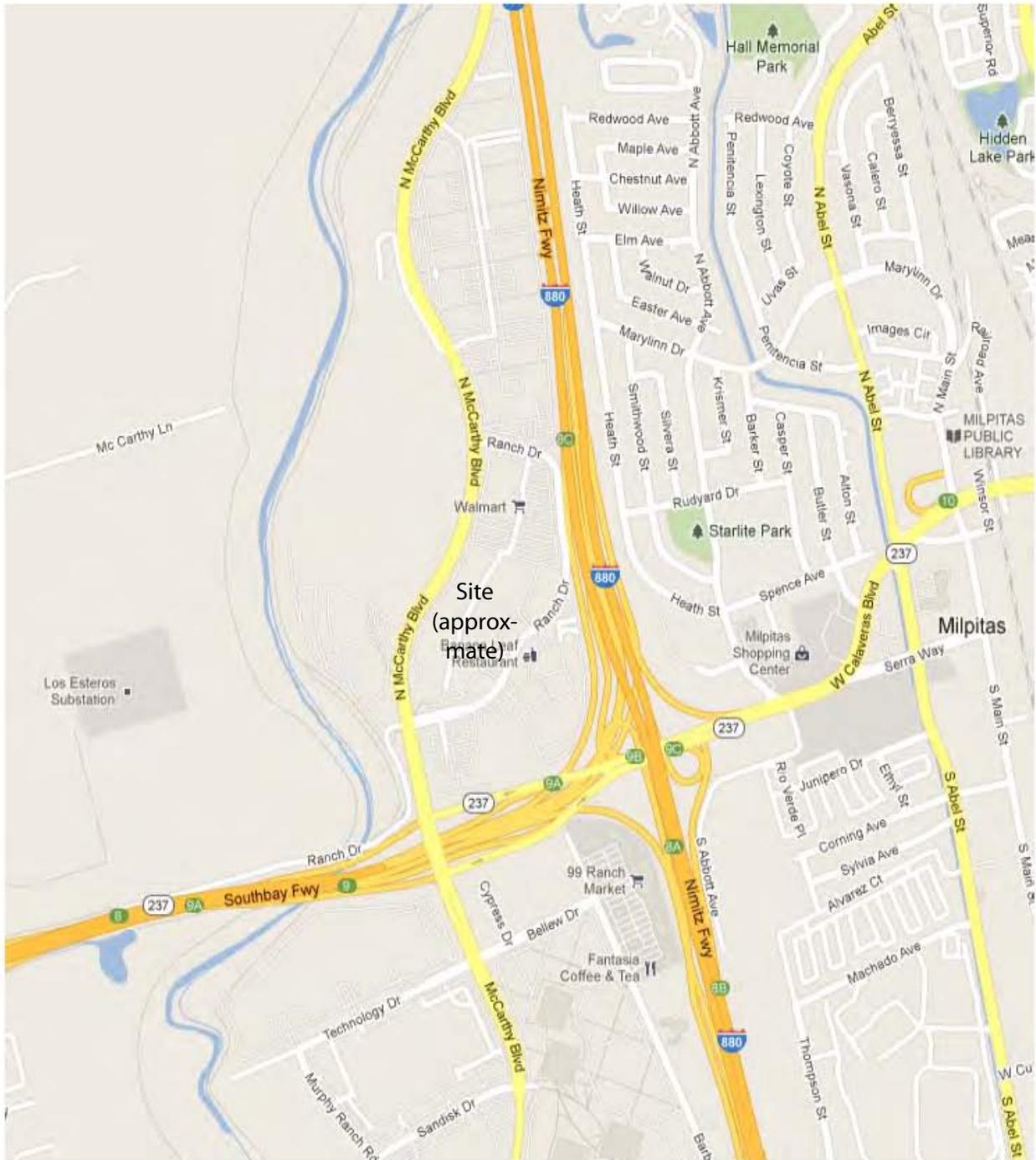
Building / Address	Tenant	Comments
A / 15	Vacant, recently Borders Books	25,000 ft sq vacant retail space. No indications of hazardous materials storage or past releases. “Portable transformer in office area, no indication of release. One locked door to small room adjacent to offices, no access.
- / 15A	Bank of America ATM	Small detached ATM in small structure located in approximate center of parking lot. Interior not accessible.
A / 27	Vacant, occasional seasonal tenants and former CK Furniture	21,000 ft sq vacant retail space. No indications of hazardous materials storage or past releases.
A / 63	Best Buy / Magnolia Home Theatre	51,250 ft. sq occupied retail space. Loading dock adjacent exterior. Operated at site since at least 1998; all wastes materials (e.g. batteries) clearly labeled and disposed of to recycler. No indications of hazardous materials storage or past releases except as noted above.
B / 111	Vacant, former Sports Authority	42,704 ft. sq vacant retail space. No indications of hazardous materials storage or past releases. Observed hydraulic cardboard compactor, no indication of release. Mezzanine offices. One locked door to small side room, no access,
C / 123	Roof access	Very small (closet-sized) room for access to roof by interior ladder. No indications of hazardous materials storage or past releases.
C / 125	Sprint (recently Site for Sore Eyes, former Sees Candy)	Occupied retail space, with restricted area for offices. No indications of hazardous materials storage or past releases. Paper waste and returned phones are recycled.
C / 127	Starbucks	Small retail food vendor. No indications of hazardous materials storage or past releases. No grease trap. Reverse osmosis water treatment. Bi-annual quality assurance inspection by

		Starbucks corporate.
C/129	Security/electrical	Small non-retail space housing security equipment and electrical panels, transformers, meters for Buildings C and D. No indications of hazardous materials storage or past releases.
C / 131	Red Brick Pizza	Small retail food vendor. No indications of hazardous materials storage or past releases. Grease trap within unit cleaned/pumped by contracted service. Natural gas oven.
C / 133	Happi House Restaurants	Small retail food vendor. No indications of hazardous materials storage or past releases. Grease trap within unit cleaned/pumped by contracted service twice monthly.
C / 135	Jamba Juice	Small retail food vendor. No indications of hazardous materials storage or past releases. No grease trap.
C / 137	Togos	Small retail food vendor. No indications of hazardous materials storage or past releases. Grease trap within unit cleaned/pumped by outside service.
C /139	Wells Fargo Bank	Small retail bank branch. No indications of hazardous materials storage or past releases.
A / 153	Vacant, recently Office Depot	23,700 ft. sq, vacant past ca. 2 yrs; open retail space. No indications of hazardous materials storage or past releases.
B / 175	Petsmart and Banfield Pet Hospital	25,416 ft. sq, occupied retail space. No indications of hazardous materials storage or past releases. Tropical fish tank water treatment does not use hazardous materials. X-ray equipment in Banfield Pet Hospital converted to digital, and thus no waste produced. PES (2005) evaluated the previous x-ray equipment, which produced various chemical wastes. PES concluded that the x-ray equipment and any other materials used or produced by Banfield did not result in environmental concerns. Current biohazard waste (spent needles, liquids etc) from veterinary care retained in marked containers and disposed of by Stericycle, and is not currently of environmental concern.
D / 179	Red Kwali	Small restaurant. No indications of hazardous materials storage or past releases. Grease trap reported observed in adjacent parking lot to north, cleaned/pumped by contracted service.

D / 181	Pasta Pomodoro	Small restaurant. No indications of hazardous materials storage or past releases. Grease trap reported by manager to be exterior, cleaned/pumped by outside service every two months by contracted service. Noted probable location of grease trap along east side of building.
D / 183	Sleep Train	Occupied retail space (furniture showroom), with small office. No storage area. No indications of hazardous materials storage or past releases.
D / 185	AT&T Wireless	Occupied retail space, with restricted area for offices, repair, training. No indications of hazardous materials storage or past releases. Paper waste and returned phones are recycled.
B / 217	David's Bridal	12,000 ft. sq. occupied retail space since approximately year 2000. No indications of hazardous materials storage or past releases. Small quantities of ethanol-based bio-degradable sprayed fabric cleaner, no waste. See discussion in Sections 6.2.2, 8.1.3, and 9.0 of observed underground feature ('vault') adjacent to NW exterior wall (outside of building).
B / 239	Ross Dress for Less	27,000 ft. sq. occupied retail space. No indications of hazardous materials storage or past releases.
B / 251	Dollar Tree	11,000 ft. sq. occupied retail space. No indications of hazardous materials storage or past releases. Noted helium cylinders (for balloon inflation), and hydraulic compactor (no indications of release).

Note: all units concrete slab floor. Small quantities paint, cleaners, etc. not noted.

FIGURES AND PHOTOGRAPHS



N

Source: Google Maps, No scale.



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Engineering Geology
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LOCATION MAP

McCarthy Ranch
Milpitas, California

Project No.
E-02-09-835

Date
JANUARY, 2012

Figure **1**



Note: site location is approximate.

Source: USGS Milpitas 7.5' Quadrangle, 1961 Photorevised 1980. No Scale.

N



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Environmental Studies

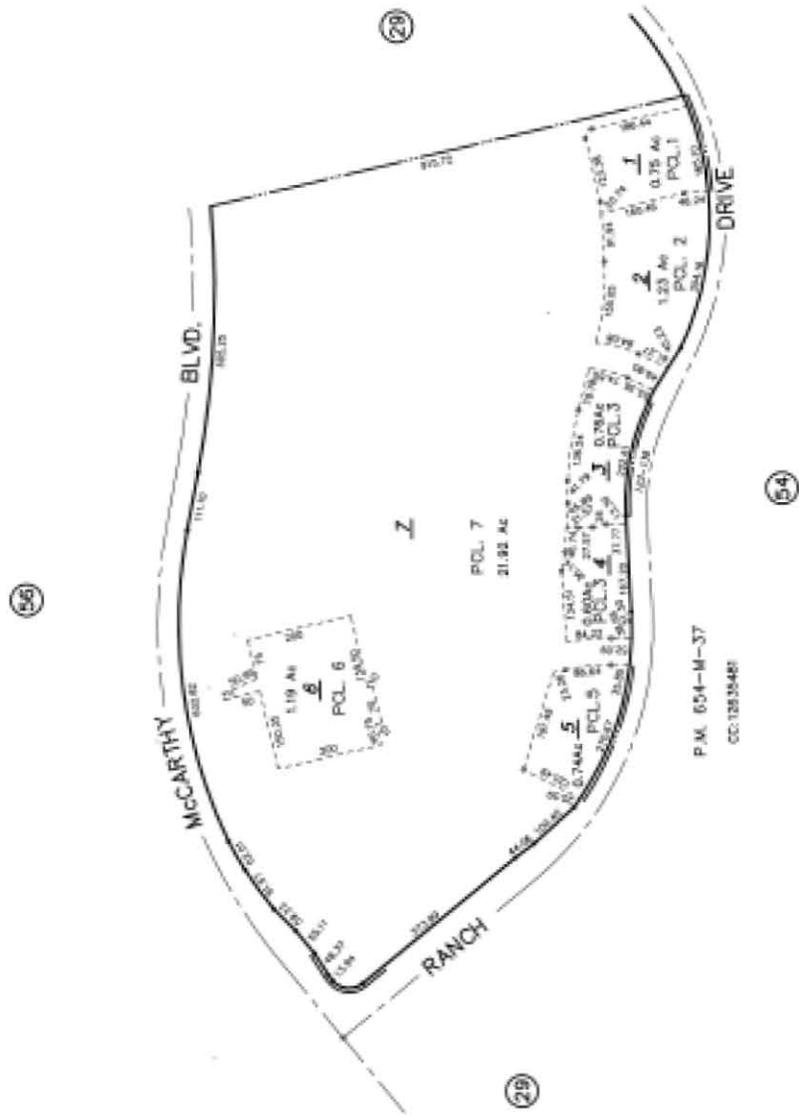
RE

McCarthy Ranch
Milpitas, California

Project No.
E-02-09-835

Date
JANUARY, 2012

Figure **2**



P.M. 604-M-37
CC: 12835481

N

Source: EDR (2011g); scale as indicated on plan (reduced from original).



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PARCEL MAP

McCarthy Ranch
Milpitas, California

Project No.
E-02-09-835

Date
JANUARY, 2012

Figure **3**



Site delineated by red dashed line.

Notes:

- Loc. 1: vault behind David's Bridal.
- Loc. 2: PGE transformer (oil leak stain).
- Borders Books currently vacant.

N

No Scale

FIGURE TITLE

SITE LOCATION
CITY STATE

Project No.
xxx

Date
xxx

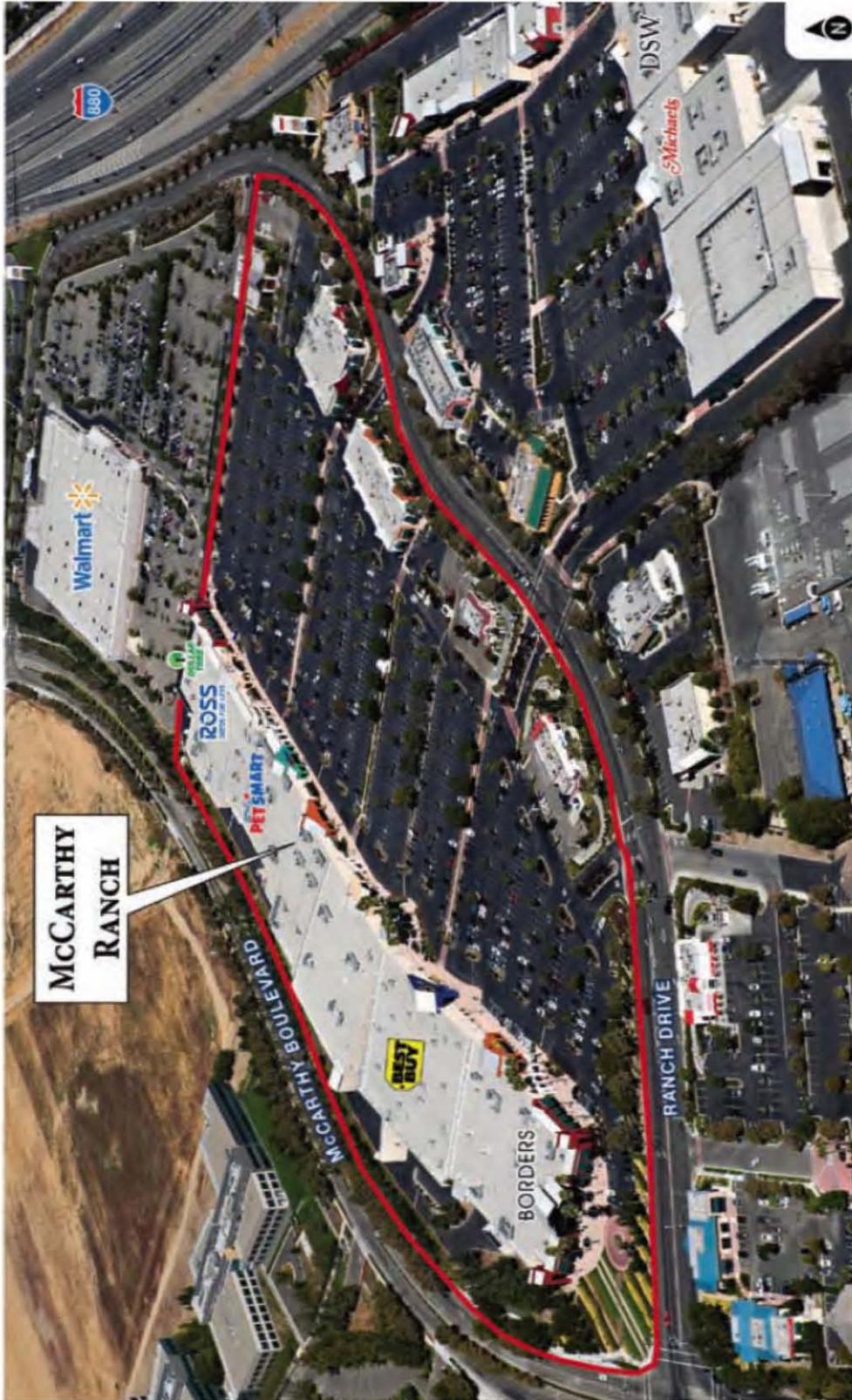
Figure X

Source: Eastdill Secured (2011?)



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SITE VICINITY PHOTO - LARGE SCALE VIEW

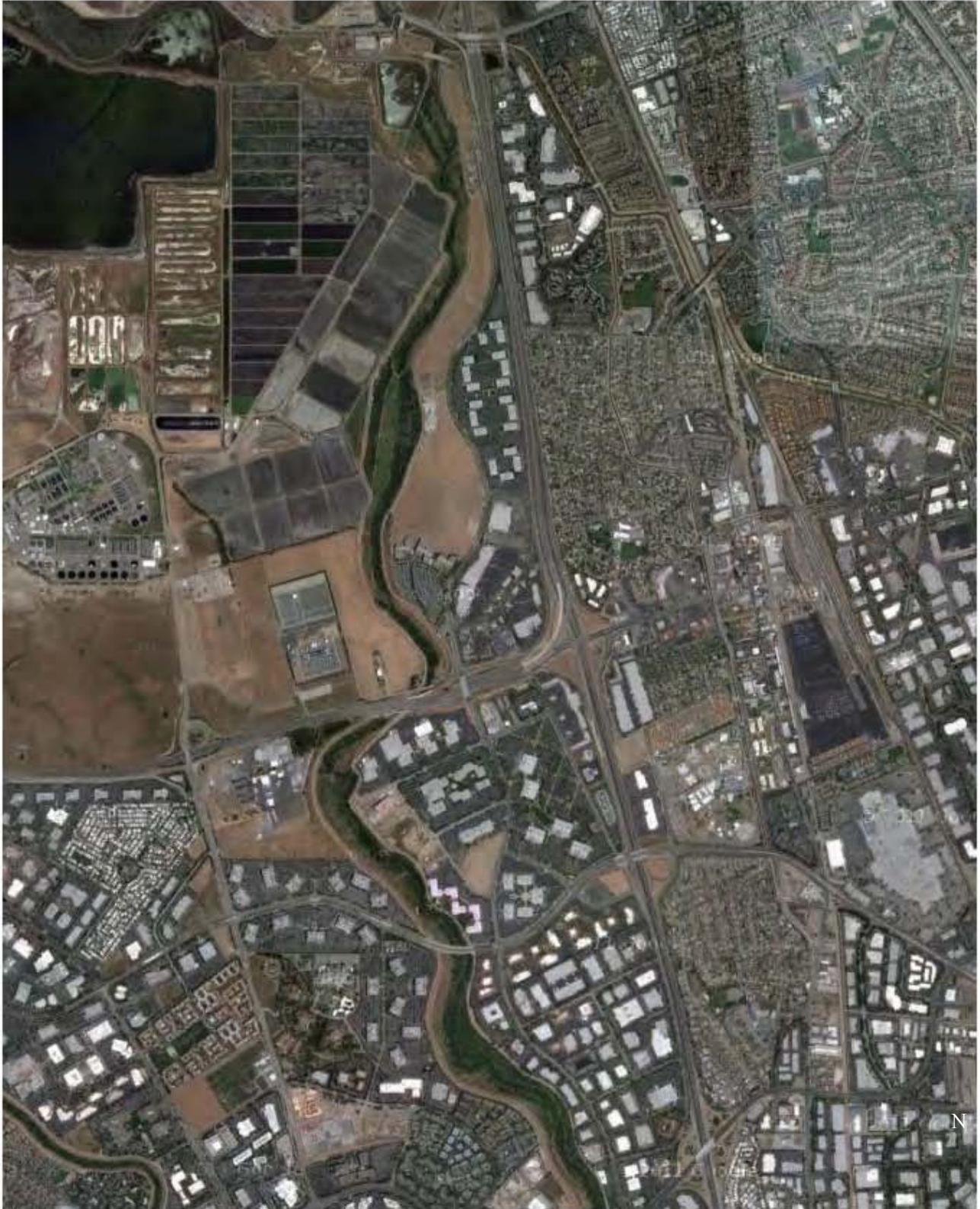
McCarthy Ranch
 Milpitas, California

Project No.
 E-02-09-835

Date
 JANUARY, 2012

Figure **5A**





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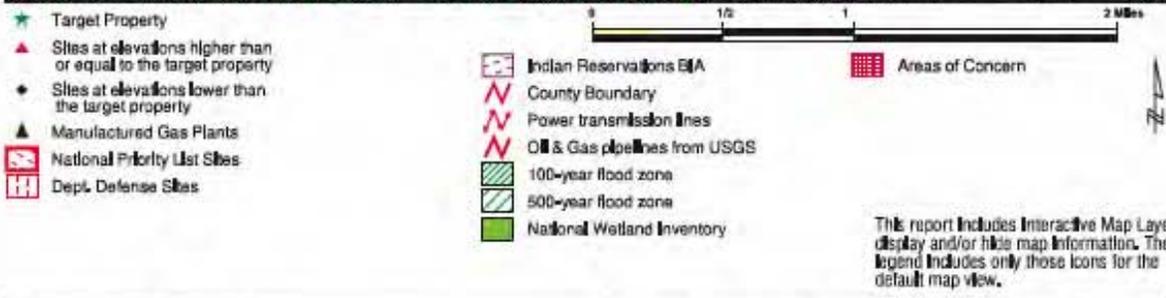
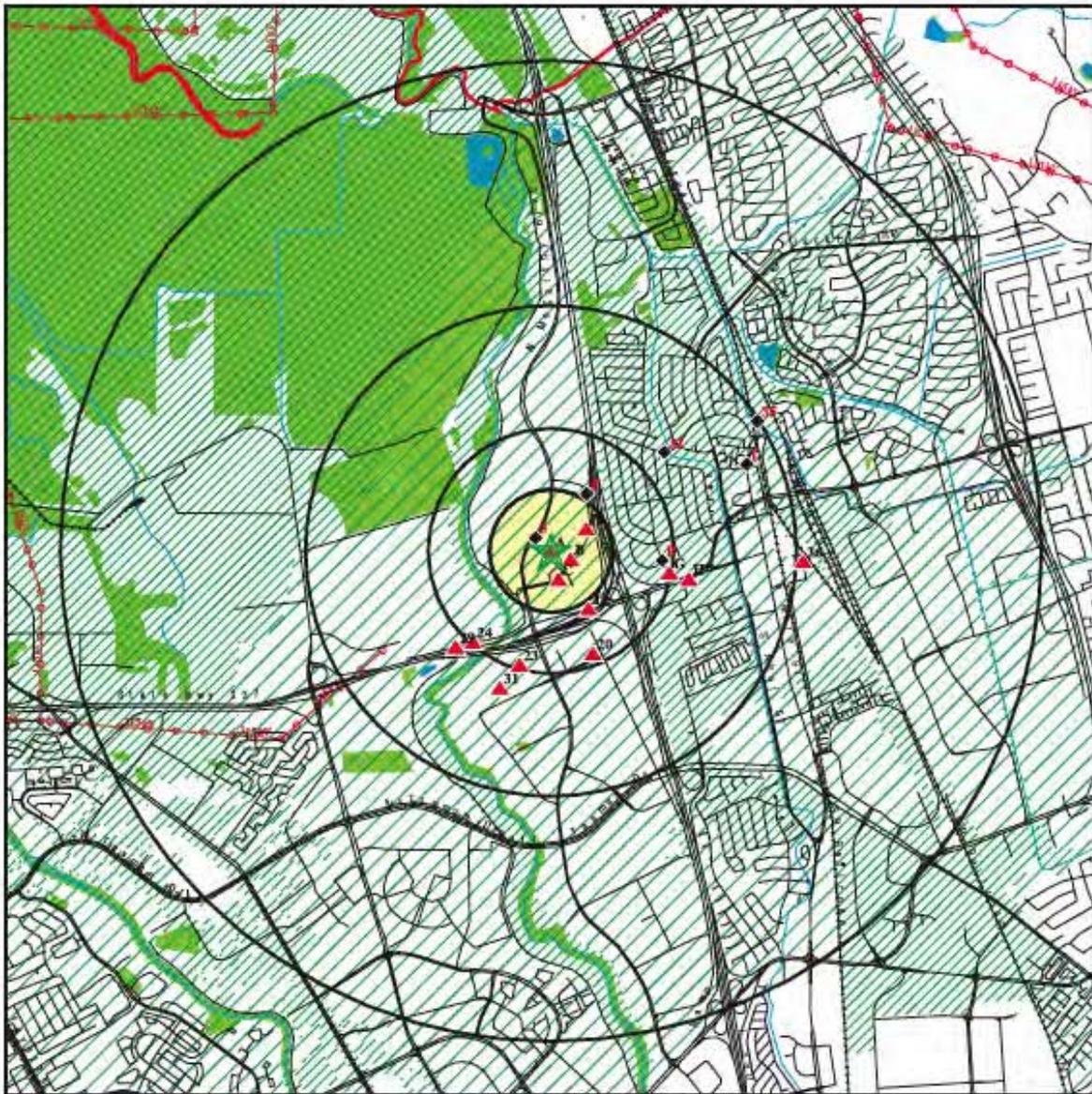
SITE VICINITY PHOTO - SMALL SCALE VIEW

McCarthy Ranch
Milpitas, California

Project No.
E-02-09-835

Date
JANUARY, 2012

Figure **5B**



SITE NAME: McCarthy Ranch ADDRESS: 11 Ranch Drive Milpitas CA 95035 LAT/LONG: 37.4285 / 121.9221	CLIENT: Hoexter Consulting CONTACT: David F. Hoexter INQUIRY #: 3215056.2s DATE: November 29, 2011 3:05 pm
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Source: EDR (2011a)



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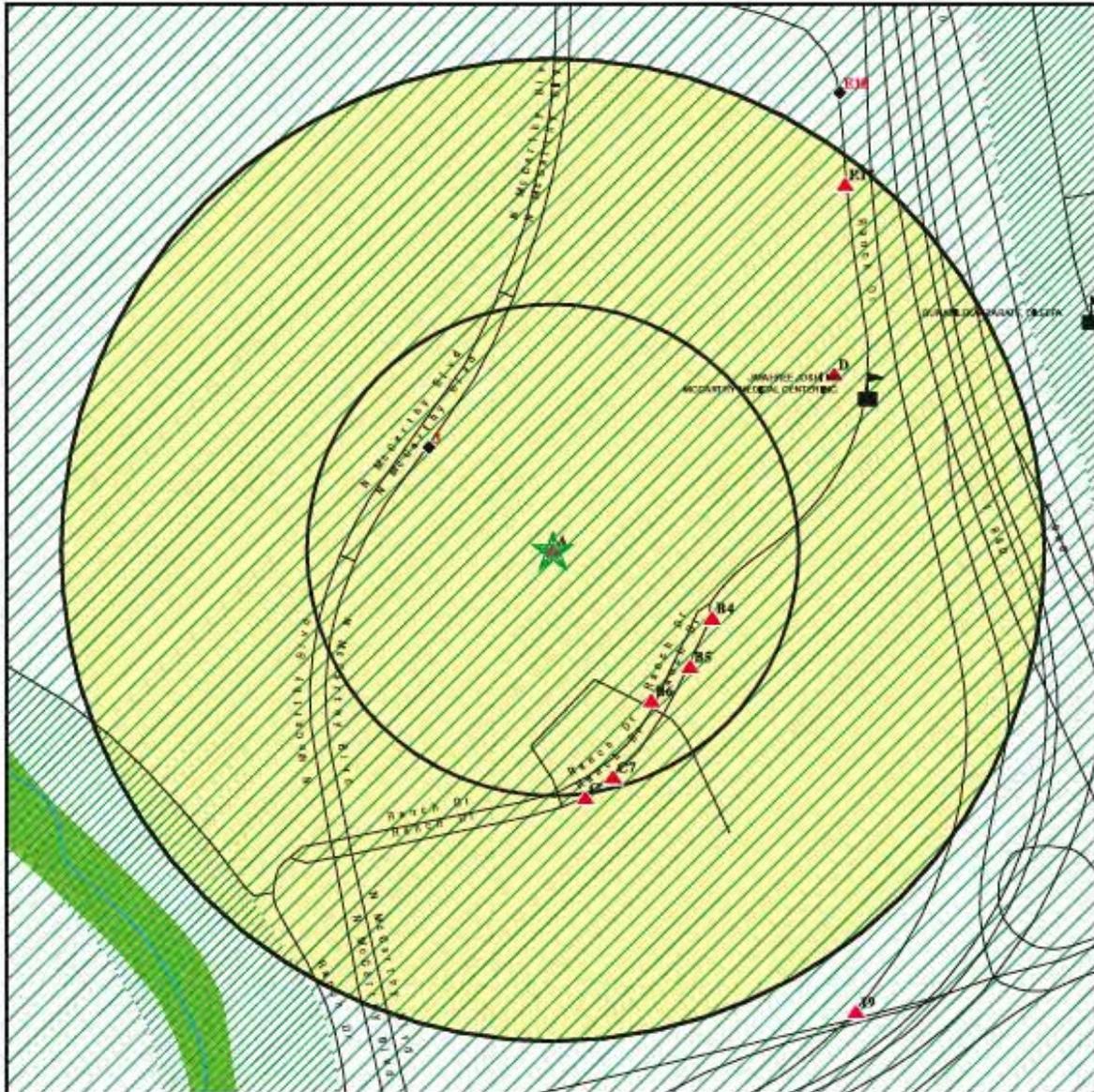
EDR OVERVIEW MAP

McCarthy Ranch
 Milpitas, California

Project No.
 E-02-09-835

Date
 JANUARY, 2012

Figure **6**



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations EIA
- Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Areas of Concern
- National Wetland Inventory

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

SITE NAME: McCarthy Ranch ADDRESS: 11 Ranch Drive Milpitas CA 95035 LAT/LONG: 37.4285 / 121.9221	CLIENT: Hoexter Consulting CONTACT: David F. Hoexter INQUIRY #: 3215056.2s DATE: November 29, 2011 3:06 pm
--	---

Source: EDR (2011a)



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 Environmental Studies

EDR DETAIL MAP

McCarthy Ranch
 Milpitas, California

Project No.
 E-02-09-835

Date
 JANUARY, 2012

Figure **7**



Photograph A: McCarthy Ranch sign.



Photograph B: Typical view, units at northwest corner of property.



Photograph C: Typical interior view (vacant unit, #153).



Photograph D: Typical electrical and telephone utility view (unit #153).



Photograph E: Typical janitor's closet.



Photograph F: Typical electrical units (transformer, circuit breaker).



Photograph G: Typical building interior (Best Buy).



Photograph H: Typical receiving area (Best Buy).



Photograph I: View south of west side (loading) area (McCarthy Blvd. to right of view).



Photograph J: Typical PG&E transformer installation.



Photograph K: Typical Trash Compactor.



Photograph L: Typical electrical equipment (non-PGE).



Photograph M: Building "D" exterior.



Photograph N: Typical building interior restaurant grease trap.



Photograph O: PG&E transformer, showing oil leak stain.



Photograph P: Typical restaurant interior/kitchen (Red Kwali).



Photograph Q: Restaurant exterior grease trap.



Photograph R: "Vault" adjacent to NW wall of 217 Ranch Drive (David's Bridal).



Photograph S: 217 Ranch Drive "vault", top removed.



Photograph T: 217 Ranch Drive "vault" contents view south (fluid level approximately half of vault depth).



Photograph U: Additional “vault” interior, view north (PVC pipe not part of “vault”).



Photograph V: “Vault” following removal of fluid, view south.



Photograph W: "Vault", fluid removed, view north.

APPENDICES

**"PHASE I"
PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT
MC CARTHY RANCH RETAIL CENTER
APN 022-53-002,003,006,007
11, 63, 125 AND 179 RANCH DRIVE
MILPITAS, CALIFORNIA 95035**

E-02-09-835

January 11, 2012

APPENDIX A
QUALIFICATIONS
David F. Hoexter

DAVID F. HOEXTER

ENVIRONMENTAL QUALIFICATIONS

BACKGROUND SUMMARY

David F. Hoexter is an engineering geologist with 36 years of varied geoscience consulting experience. His career has included both engineering geology and environmental consultations, including soil and ground water remediation studies, property transfer assessments, and geologic input to environmental impact reports. He has particular experience within Northern California, as well as throughout the United States, and abroad. Mr. Hoexter founded Hoexter Consulting, Inc., in October, 1991.

PROFESSIONAL EDUCATION

M.S. Engineering Geology, 1975, Stanford University.

B.A. Geology and Political Science, 1972, University of California, Santa Barbara.

REGISTRATION

Professional (Registered) Geologist, PG 3536, 1981.

Certified Engineering Geologist, CEG 1158, 1983.

Registered Environmental Assessor, REA 762, 1988.

GENERAL EXPERIENCE

- Property transfer/environmental assessments, including initial Phase I and Phase II soil and ground water quality studies; studies conducted for developers, financial institutions, engineers.
- Soil and ground water remediation from industrial, commercial, underground tank sites.
- Engineering geologic studies for site development, including subdivisions, residences, office and commercial structures; dam sites; slope stability studies; fault rupture hazard; seismicity; stream erosion; environmental impact reports.
- Expert witness testimony.
- Damage causation evaluations for insurance companies, attorneys, homeowners.
- Health and Safety Training for Hazardous Waste Workers [OSHA 29CFR 1910.120(e)]: 40 hour basic, 8 hour update, and 8 hour supervisor's training.
- Former corporate Health and Safety Manager for 60 person firm.
- Publications in engineering geology and environmental studies.
- Chairman and additional officer positions (1989-94) of 400 member San Francisco Section of the Association of Engineering Geologists.

REPRESENTATIVE EXPERIENCE

Chemetal Corporation Site Closure, Menlo Park, California: extensive subsurface investigation of solvent and metals releases resulting from cleaning of high tech manufacturing equipment. Both concrete slab and underlying soils were impacted. Negotiated cleanup requirements with regulatory agencies, and assisted client in contracting with environmental contractor. Observed, sampled, and documented cleanup. Prepared detailed closure report, approved by agencies.

Hospital Site, Monterey, California: conducted Phase I and II investigations of an active fire station to be dismantled and replaced with hospital structures. Investigation determined that there were three significant potential environmental hazards on the site, including active underground storage tanks. Conducted a follow-up subsurface investigation of the site, identifying a significant release of petroleum fuels. Prepared contractor bid documents, and assisted client in contractor selection. Directed and observed contractor during UST removal and site remediation. Documented remediation and prepared closure report.

Herbicide Spray Causation Study, San Lorenzo, California: Hoexter Consulting was retained by State Farm Insurance Company to evaluate a claim for damages resulting from spraying of herbicides from one residential property to another. Claimant observed his neighbor spray an unknown chemical onto plants which demarcated the common property line. The spray killed the plants, as well as vegetation and koi fish within the claimant's property. Hoexter Consulting was retained to document the loss, as well as to recommend remedial measures, if required. We initially researched the probable herbicides used by the neighbor, who did not cooperate in the investigation. Vegetation and soil were then tested for several possible classes of herbicides. The long term impact of the herbicides was evaluated, and recommendations presented for remediation. A detailed report of our research, sampling and analysis, findings, conclusions and recommendations was then prepared.

Parcel Distribution Facility, Richmond, California: conducted preliminary environmental assessment ("Phase I") and follow-up subsurface investigations ("Phase II") and remediation of 63 acre former industrial site; initial studies resulted in delineation of 12 areas of possible contamination and consequent soil and ground water quality investigation. Delineated contaminated areas. Contaminants consisted of TCE, petroleum hydrocarbons, oils, and heavy metals. Conducted hydrogeologic parameter and beneficial use studies. Negotiated cleanup standards with regulatory agencies. Developed work plan for mitigation and remediation of contaminated soils and ground water. Initiated site remediation.

TCA Release, Industrial Facility, Union City, California: principal investigator of a TCA release from a paint dip tank. Conducted subsurface investigations, consisting of delineating extent of soil and ground water contamination, and supervised remediation of contaminated soil and ground water. Remedial alternatives for continued remediation are currently being negotiated. Conducted extensive negotiations among property owner, responsible party, and regulatory agencies.

Homeowner, Hillsborough, California: homeowner noted odor and "soap suds" were observed in creek adjacent to residence. Hoexter Consulting in conjunction with Michelucci Associates obtained water samples from the creek to supplement soil and water samples previously obtained by the homeowner. The samples were analyzed for E-Coli, Fecal Coliforms and trihalomethanes, with positive detections of E Coli and Fecal Coliforms. Concluded that the creek had been impacted by an upstream sewage source.

Former Service Station, Oakland, California: Hoexter Consulting has conducted extensive investigations of gasoline, waste oil and chlorinated solvent contamination at the site, which dates from the 1930's and is located in a residential neighborhood. ASTM RBCA analysis of the site indicates that remediation is necessary to reduce

further off-site contaminant migration. Remedial alternatives, including soil vapor extraction and in-situ bio-treatments are currently being evaluated.

Clement Street Building, Alameda, California: project manager of cyanide remediation project. Soils contaminated with cyanide and metals from a photoetching company were identified, and the extent of contamination evaluated. The site was located in the basement of a building in use as offices. An innovative combination of soil removal and in-situ encapsulation was developed and implemented. A health-risk evaluation, and extensive regulatory agency negotiations were conducted. Ground water testing indicated minimal risk to drinking water or marine resources.

Auto Dealership, Palo Alto, California: Hoexter Consulting has provided investigation and remediation services related to former gasoline and waste oil tanks. Contaminated soil has been excavated and treated, and ground water successfully treated by activated carbon adsorption. The final planned ground water monitoring event has been completed, and an application for closure to the Santa Clara Valley Water District will be submitted, with closure anticipated.

Pesticide Contamination, Residential Subdivision, Mountain View, California: expert witness for homeowners association. The site was originally a plant nursery. Prior to development of the subdivision, pesticide-contaminated soils were excavated and placed under streets prior to paving. Subsequently, the asphalt has failed, necessitating repairs which may necessitate contact with the encapsulated soils. This will result in significantly increased construction costs. Hoexter Consulting reviewed extensive regulatory agency and consultants' files, and has provided consultations related to the history of activities on the site and options to mitigate the problem. Negotiations are currently being held with the project developer and state agencies.

Proposed San Pablo Shopping Center, San Pablo, California: conducted preliminary environmental assessment of approximate 25 acre property, and delineated potential environmental concerns. Performed soil sampling and analytical testing of a former service station on the site, to determine the extent of soils contaminated by gasoline release from USTs. Confirmed that there was no contamination of ground water to a depth of 50 feet. Recommended contaminated soil mitigation by removal and encapsulation under pavement areas. Negotiated clean-up levels with agencies, and observed and documented the soil remediation.

Paradox Basin Nuclear Waste Repository, Moab, Utah: as member of hydrogeologic team assessing 3,000 foot deep proposed nuclear waste repository for Battelle Memorial Institute and the U.S. Department of Energy; supervised drilling and testing of 5,000 foot deep hydrogeologic test borings and wells. Study involved a multi-million dollar budget to determine primary non-military nuclear waste for entire United States.

Waste Chemical Disposal Wells, Tennessee, Louisiana, Ohio, Alabama: responsible for permitting, installation, and rehabilitation of 3-4,000 foot deep waste chemical by-product brine injection wells.

Insurance Company Causation Studies, Northern California: evaluated soil and erosion problems at numerous sites for insurance company claims; studies included extensive evaluation of the flooding at Alviso, Santa Clara County, during winter of 1982-83; landslides; settlement; expansive soil; stream erosion.

Tallahalla Creek Oil Field, Mississippi: evaluated the production potential of an operating oil field. Study included correlation and interpretation of geophysical well logs and structural sections, and determination of remaining recoverable oil.

PUBLICATIONS

"A Method of Evaluating the Relative Stability of Ground for Hillside Development" (with G. Holzhausen and A.E. Soto); Engineering Geology (Elsevier), 12:319-336, 1978.

"The Structure of a Monocline in the Syrian Arc System, Middle East - Surface and Subsurface Analysis" (with Z. Reches and F. Hirsch), Journal Petroleum Geology, 3.4:413-425, April, 1981.

"Holocene Seismic and Tectonic Activity in the Dead Sea Area" (with Z. Reches), in Dead Sea Rift, R. Freund and Z. Garfunkel, eds., Tectonophysics 80:235-254, 1981.

"Hydrogeologic Testing of the E.J. Kubat Borehole, San Juan County, Utah: Utilization of a High Pressure Instrumented Flow Control System", in Proceedings 1982 Symposium on Instrumentation and Control of Fossil Energy Processes, Argonne National Laboratory, prepared for U.S. Department of Energy, 540-547, 1982.

"Deformation Along the Hayward Fault Zone, North Berkeley: Fault Creep and Landsliding" (with C. Levine, B. Hecht, and G. Collier", in Hart, E.W, et al, Proceedings: Conference on Earthquake Hazards of the Eastern San Francisco Bay Area: C.D.M.G. S.P. 62:217-226, 1982.

"Results of Hydrologic Tests at Gibson Dome No. 1, Elk Ridge No. 1, and E.J. Kubat Boreholes, Paradox Basin, Utah" (with J.W. Thackston, L.M. Preslo and N. Donnelly); Battelle Memorial Institute, Report 491, 1984.

"Pre-Purchase Site Characterization of Soil and Ground Water Quality from the Perspective of California's Silicon Valley" (with D.M. Laduzinsky), Association of Engineering Geologists, Abstracts and Program, 29th Annual Meeting, 1986.

"Pre-Purchase Site Characterization of Soil and Ground Water Quality", Association of South Bay Brokers, Newsletter, Summer, 1986.

"Creep and Downslope Movements in the Hayward Fault Zone in North Berkeley: Ten Years Later", with K. Knudsen, B. Hecht, D. Laduzinsky, and G. Fiedler, in Borchardt, G, et al, Proceedings of the Second Conference on Earthquake Hazards in the eastern San Francisco Bay Area, California Division of Mines and Geology, Special Publication 113, 1992.

"Potential for Triggered Slip on Secondary Faults in the East Bay: Implications for the Planning Process", in Borchardt, G, et al, Proceedings of the Second Conference on Earthquake Hazards in the eastern San Francisco Bay Area, California Division of Mines and Geology, Special Publication 113, 1992.

"The Monta Vista Fault, Foothill Community College, Los Altos Hills, California", 2004, with J. Michael Cleary, in Kennedy, D.G. and Hitchcock, C. S, Seismic Hazard of the Range Front Thrust Faults, Northeastern Santa Cruz Mountains/Southwestern Santa Clara Valley, Field Trip Guidebook, March 27, 2004.

APPENDIX B

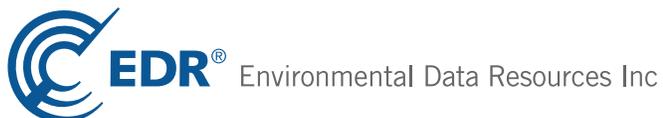
EDR SUMMARY RADIUS MAP REPORT

Summary Sheets and Maps

McCarthy Ranch
11 Ranch Drive
Milpitas, CA 95035

Inquiry Number: 3215056.2s
November 29, 2011

EDR Summary Radius Map Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

11 RANCH DRIVE
MILPITAS, CA 95035

COORDINATES

Latitude (North): 37.428500 - 37° 25' 42.6"
Longitude (West): 121.922100 - 121° 55' 19.6"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 595370.2
UTM Y (Meters): 4142750.0
Elevation: 18 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2009, 2010
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 11 RANCH DRIVE
 MILPITAS, CA 95035

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1	MCCARTHY RANCH	MCCARTHY BLVD. AND R	VCP, ENVIROSTOR		TP
A2	MCCARTHY RANCH	MCCARTHY BLVD. AND R	FINDS		TP
3	JDS UNIPHASE	400 N MCCARTHY BLVD	EMI	Lower	430, NW
B4	PEARLE VISION STORE	172 RANCH DR	HAZNET	Higher	466, ESE
B5		136 RANCH DR	CHMIRS	Higher	484, SE
B6	ANDRUS TRANSPORT	132 RANCH ROAD	HAZNET	Higher	484, SSE
C7	MC CARTHY RANCH DENT	76 RANCH DR	HAZNET	Equal	631, SSE
C8	MILPITAS GAS TERMINA	66 RANCH DR.	RCRA-SQG, FINDS, HAZNET	Equal	671, South
C9	PG&E FACILITY	66 RANCH RD	LUST, HIST LUST	Equal	671, South
C10	MILPITAS GAS TERMINA	66 RANCH RD.	AST	Equal	671, South
C11	PACIFIC GAS & ELECTR	66 RANCH DR	UST	Equal	671, South
D12	MCCARTHY RANCH	MCCARTHY & MAGNOLIA	LUST, HIST LUST	Equal	891, ENE
D13	THE MCCARTHY RANCH	783 MILPITAS ALVISO	CA FID UST, SWEEPS UST	Equal	891, ENE
D14	MCCARTHY RANCH AT BE	COYOTE CREEK REACH 3	HIST LUST	Equal	891, ENE
D15	MCCARTHY RANCH AT BE	COYOTE CREEK REACH 3	LUST	Equal	891, ENE
D16	MCCARTHY RANCH	MCCARTHY & MAGNOLIA	LUST	Equal	891, ENE
E17	WALMART NO 2119	301 RANCH DR	RCRA-SQG	Equal	1260, NE
E18	WAL-MART	320 RANCH ROAD	SWEEPS UST	Lower	1452, NNE
19	MILPITAS GAS TERMINA	HWY 237 AT HWY 17	CA FID UST, SWEEPS UST	Higher	1484, SSE
20	MCCARTHY RANCH	1400 BELLEW DR	HIST CORTESE, LUST	Higher	2383, SSE
F21	ARCO #2121	43 S ABBOTT AVE	LUST, HIST LUST, HAZNET	Lower	2403, East
F22	ARCO	43 ABBOTT	HIST CORTESE	Lower	2412, East
23	MCCARTHY RANCH AT BE	UNKNOWN COYOTE CREEK	HIST CORTESE, LUST	Higher	2544, SSW
24	CILKER ORCHARD #3	1595 MILPITAS ALVISO	HIST CORTESE, HIST UST	Higher	2584, SW
G25	MOBIL	97 ABBOTT	NPDES, HIST CORTESE	Equal	2600, East
G26	TOSCO NORTHWEST CO #	97 S ABBOTT AVE	WDS, LUST, CA FID UST, HIST LUST, SWEEPS UST,...	Equal	2600, East
G27	MOBIL #10-JQP (BP 11	97 S. ABBOTT AVENUE	LUST	Equal	2600, East
H28	ARCO SERVICE STATION	43 SOUTH ABBOTT	Notify 65	Higher	2873, ESE
29	SHELL	1310 ALVISO-MILPITAS	LUST, HIST LUST	Higher	2912, SW
H30	92435	342 W CALAVERAS BLVD	LUST, HIST LUST, HIST UST, HAZNET	Equal	3032, ESE
31	QUANTUM CORPORATION	500 MCCARTHY	SLIC	Higher	3147, SSW
32	MARYLYNN WELL	350 MARYLINN DR	LUST, HIST LUST, HIST UST	Lower	3238, NE
I33	THE APTON	230 NORTH MAIN STREE	ENVIROSTOR	Lower	4608, ENE
I34	CHEVRON SERVICE STAT	198 WINSOR AVENUE	ENVIROSTOR	Lower	4795, ENE
35	ADVANCED ELECTROPOLI	398 RAILROAD CT	HAZNET, ENVIROSTOR	Lower	5249, ENE
36	PRESTON PIPELINES IN	151 BOTHELO AVE	LUST, HIST LUST, HAZNET, ENVIROSTOR	Equal	5428, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
MCCARTHY RANCH MCCARTHY BLVD. AND R MILPITAS, CA 95035	VCP ENVIROSTOR Status: No Further Action	N/A
MCCARTHY RANCH MCCARTHY BLVD. AND R MILPITAS, CA 95035	FINDS	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 06/15/2011 has revealed that there are 2 RCRA-SQG sites within approximately 0.375 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MILPITAS GAS TERMINA</i> WALMART NO 2119	<i>66 RANCH DR.</i> 301 RANCH DR	<i>S 1/8 - 1/4 (0.127 mi.)</i> <i>NE 1/8 - 1/4 (0.239 mi.)</i>	<i>C8</i> E17	<i>9</i> 11

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 09/13/2011 has revealed that there are 4 ENVIROSTOR sites within approximately 1.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>PRESTON PIPELINES IN</i> Status: Refer: Other Agency	<i>151 BOTHELO AVE</i>	<i>E 1 - 2 (1.028 mi.)</i>	<i>36</i>	<i>14</i>

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE APTON Status: Refer: 1248 Local Agency	230 NORTH MAIN STREE	ENE 1/2 - 1 (0.873 mi.)	I33	14
CHEVRON SERVICE STAT Status: Refer: 1248 Local Agency	198 WINSOR AVENUE	ENE 1/2 - 1 (0.908 mi.)	I34	14
ADVANCED ELECTROPOLI Status: Inactive - Needs Evaluation	398 RAILROAD CT	ENE 1/2 - 1 (0.994 mi.)	35	14

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 09/19/2011 has revealed that there are 12 LUST sites within approximately 0.625 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PG&E FACILITY Status: Completed - Case Closed	66 RANCH RD	S 1/8 - 1/4 (0.127 mi.)	C9	9
MCCARTHY RANCH MCCARTHY RANCH AT BE MCCARTHY RANCH Status: Completed - Case Closed	MCCARTHY & MAGNOLIA COYOTE CREEK REACH 3 MCCARTHY & MAGNOLIA	ENE 1/8 - 1/4 (0.169 mi.) ENE 1/8 - 1/4 (0.169 mi.) ENE 1/8 - 1/4 (0.169 mi.)	D12 D15 D16	10 10 10
MCCARTHY RANCH Status: Completed - Case Closed	1400 BELLEW DR	SSE 1/4 - 1/2 (0.451 mi.)	20	11
MCCARTHY RANCH AT BE Status: Completed - Case Closed	UNKNOWN COYOTE CREEK	SSW 1/4 - 1/2 (0.482 mi.)	23	12
TOSCO NORTHWEST CO # MOBIL #10-JQP (BP 11) Status: Open - Remediation	97 S ABBOTT AVE 97 S. ABBOTT AVENUE	E 1/4 - 1/2 (0.492 mi.) E 1/4 - 1/2 (0.492 mi.)	G26 G27	12 13
SHELL Status: Completed - Case Closed	1310 AL VISO-MILPITAS	SW 1/2 - 1 (0.551 mi.)	29	13
92435 Status: Completed - Case Closed	342 W CALAVERAS BLVD	ESE 1/2 - 1 (0.574 mi.)	H30	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO #2121 Status: Completed - Case Closed Status: Completed - Case Closed	43 S ABBOTT AVE	E 1/4 - 1/2 (0.455 mi.)	F21	11
MARYLYNN WELL Status: Completed - Case Closed	350 MARYLINN DR	NE 1/2 - 1 (0.613 mi.)	32	14

EXECUTIVE SUMMARY

SLIC: A review of the SLIC list, as provided by EDR, and dated 09/19/2011 has revealed that there is 1 SLIC site within approximately 0.625 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
QUANTUM CORPORATION Facility Status: Completed - Case Closed	500 MCCARTHY	SSW 1/2 - 1 (0.596 mi.)	31	13

HIST LUST: A review of the HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there are 8 HIST LUST sites within approximately 0.625 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>PG&E FACILITY</i>	<i>66 RANCH RD</i>	<i>S 1/8 - 1/4 (0.127 mi.)</i>	<i>C9</i>	<i>9</i>
<i>MCCARTHY RANCH</i>	<i>MCCARTHY & MAGNOLIA</i>	<i>ENE 1/8 - 1/4 (0.169 mi.)</i>	<i>D12</i>	<i>10</i>
MCCARTHY RANCH AT BE	COYOTE CREEK REACH 3	ENE 1/8 - 1/4 (0.169 mi.)	D14	10
<i>TOSCO NORTHWEST CO #</i>	<i>97 S ABBOTT AVE</i>	<i>E 1/4 - 1/2 (0.492 mi.)</i>	<i>G26</i>	<i>12</i>
<i>SHELL</i>	<i>1310 ALVISO-MILPITAS</i>	<i>SW 1/2 - 1 (0.551 mi.)</i>	<i>29</i>	<i>13</i>
<i>92435</i>	<i>342 W CALAVERAS BLVD</i>	<i>ESE 1/2 - 1 (0.574 mi.)</i>	<i>H30</i>	<i>13</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>ARCO #2121</i>	<i>43 S ABBOTT AVE</i>	<i>E 1/4 - 1/2 (0.455 mi.)</i>	<i>F21</i>	<i>11</i>
<i>MARYLYNN WELL</i>	<i>350 MARYLINN DR</i>	<i>NE 1/2 - 1 (0.613 mi.)</i>	<i>32</i>	<i>14</i>

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 09/19/2011 has revealed that there is 1 UST site within approximately 0.375 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC GAS & ELECTR	66 RANCH DR	S 1/8 - 1/4 (0.127 mi.)	C11	9

AST: A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there is 1 AST site within approximately 0.375 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MILPITAS GAS TERMINA	66 RANCH RD.	S 1/8 - 1/4 (0.127 mi.)	C10	9

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

CA FID UST: A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed

EXECUTIVE SUMMARY

that there are 2 CA FID UST sites within approximately 0.375 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>THE MCCARTHY RANCH</i>	<i>783 MILPITAS ALVISO</i>	<i>ENE 1/8 - 1/4 (0.169 mi.)</i>	<i>D13</i>	<i>10</i>
<i>MILPITAS GAS TERMINA</i>	<i>HWY 237 AT HWY 17</i>	<i>SSE 1/4 - 1/2 (0.281 mi.)</i>	<i>19</i>	<i>11</i>

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 3 SWEEPS UST sites within approximately 0.375 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>THE MCCARTHY RANCH</i>	<i>783 MILPITAS ALVISO</i>	<i>ENE 1/8 - 1/4 (0.169 mi.)</i>	<i>D13</i>	<i>10</i>
<i>MILPITAS GAS TERMINA</i>	<i>HWY 237 AT HWY 17</i>	<i>SSE 1/4 - 1/2 (0.281 mi.)</i>	<i>19</i>	<i>11</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WAL-MART	320 RANCH ROAD	NNE 1/4 - 1/2 (0.275 mi.)	E18	11

Records of Emergency Release Reports

CHMIRS: A review of the CHMIRS list, as provided by EDR, and dated 12/31/2010 has revealed that there is 1 CHMIRS site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	136 RANCH DR	SE 0 - 1/8 (0.092 mi.)	B5	8

Other Ascertainable Records

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MCCARTHY RANCH</i>	<i>1400 BELLEW DR</i>	<i>SSE 1/4 - 1/2 (0.451 mi.)</i>	<i>20</i>	<i>11</i>
<i>MCCARTHY RANCH AT BE</i>	<i>UNKNOWN COYOTE CREEK</i>	<i>SSW 1/4 - 1/2 (0.482 mi.)</i>	<i>23</i>	<i>12</i>
<i>CILKER ORCHARD #3</i>	<i>1595 MILPITAS ALVISO</i>	<i>SW 1/4 - 1/2 (0.489 mi.)</i>	<i>24</i>	<i>12</i>
<i>MOBIL</i>	<i>97 ABBOTT</i>	<i>E 1/4 - 1/2 (0.492 mi.)</i>	<i>G25</i>	<i>12</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO	43 ABBOTT	E 1/4 - 1/2 (0.457 mi.)	F22	12

EXECUTIVE SUMMARY

Notify 65: A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 Notify 65 site within approximately 1.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO SERVICE STATION	43 SOUTH ABBOTT	ESE 1/2 - 1 (0.544 mi.)	H28	13

HAZNET: A review of the HAZNET list, as provided by EDR, and dated 12/31/2010 has revealed that there are 3 HAZNET sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEARLE VISION STORE	172 RANCH DR	ESE 0 - 1/8 (0.088 mi.)	B4	8
ANDRUS TRANSPORT	132 RANCH ROAD	SSE 0 - 1/8 (0.092 mi.)	B6	8
MC CARTHY RANCH DENT	76 RANCH DR	SSE 0 - 1/8 (0.119 mi.)	C7	9

EMI: A review of the EMI list, as provided by EDR, and dated 12/31/2008 has revealed that there is 1 EMI site within approximately 0.125 miles of the target property.

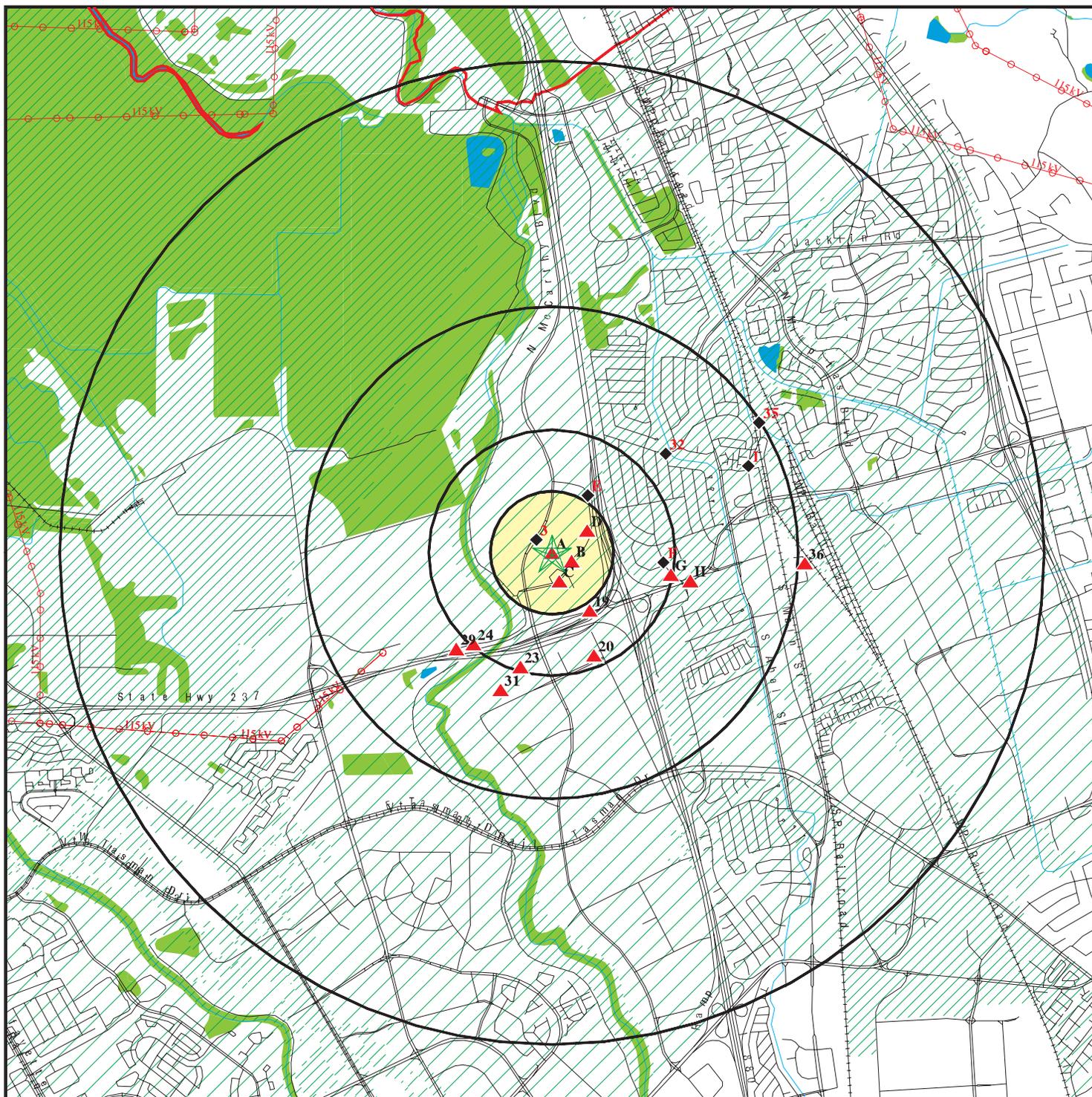
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JDS UNIPHASE	400 N MCCARTHY BLVD	NW 0 - 1/8 (0.082 mi.)	3	8

Count: 24 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MILPITAS	S100183097	MILPITAS GARBAGE DUMP	1ST & 2 MILE SO OF MILPITAS	95035	ENVIROSTOR
MILPITAS	S103981707	PG & E	237TH MCCARTHY & BARBARA LN	95035	HAZNET
MILPITAS	S107140609	CALTRANS DIST 4/CONSTR	HWY 880	95035	HAZNET
MILPITAS	S110060311	SHELL	1310 ALVISO MILPITAS	95035	HIST CORTESE
MILPITAS	1000288651	SHELL	1310 ALVISO/MILPITAS RD	95035	RCRA-NonGen, FINDS, CA FID UST, HIST UST, SWEEPS UST
MILPITAS	1001486938	V T A TASMAN BLOCK C520	880 TO AUTUMVALE DR	95035	RCRA-SQG, FINDS, HAZNET
MILPITAS	U004049688	SPRING VALLEY GOLF COURSE	3441 E CALAVERAS BLVD	95035	UST
MILPITAS	S107995737	DAHART RESIDENCE	1533 CALAVERAS RD		LUST
MILPITAS	S103678594	TRIDENT TRUCK LINES	DIXON LANDING OFF RAM HWY		HAZNET
MILPITAS	S101641418	QUANTIC INDUSTRIES	MARSH RD & CALAVERAS CRK		SLIC
MILPITAS	1000297606	GARMENT CARE SUNNY HILLS SHOPPING	N MILPITAS BLVD	95035	RCRA-SQG, FINDS
MILPITAS	S104570303	AMERICAN STEAM	1010 S MILPITAS BLVD	95035	HAZNET
MILPITAS	S107149865	SOLELECTRON-CALIFORNIA	260 S MILPITAS BLVD	95035	HAZNET
MILPITAS	S103946545	MILPITAS SUB STATION	MILPITAS RD N		HAZNET
MILPITAS	S108223497	UNI-FAB INDUSTRIES	1465 MILPITAS AVE	95035	HAZNET
MILPITAS	S108749851	KRAGEN AUTO PARTS STORE #223	46 MILPITAS CTR	95035	HAZNET
MILPITAS	S106930418	PACIFIC GAS AND ELECTRIC	801 MILPITAS-ALVISO RD	95035	SWEEPS UST
MILPITAS	U001601461	HONG WO YUEN, INC.	783 MILPITAS/ALVISO RD.	95035	HIST UST
MILPITAS	S110733435	GALE RANCH PH III	100 N MIPITAS BLVD	95035	NPDES
SAN JOSE	S105083570	CAL TRANS DISTRICT 04	NW QUAD OF N 1ST ST & RT 237	95134	HAZNET
SANTA CLARA	S110733434	GALE RANCH PH II	100 N MIPITAS BLVD	95035	NPDES
SANTA CLARA	S110737551	WRIGLEY CREEK IMPROVEMENTS	E UN WRIGLEY CREEK OF CALAVERA	95035	NPDES
SANTA CLARA COUNTY	S107541060		VEHICLE STOPPED ON HWY 101	0	CDL
UNINCORPORATED	U001601477	MILPITAS GAS TERMINAL	HIGHWAY 237 @ HIGHWAY 17	95035	HIST CORTESE, HIST UST

OVERVIEW MAP - 3215056.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- ▲ County Boundary
- ▲ Power transmission lines
- ▲ Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

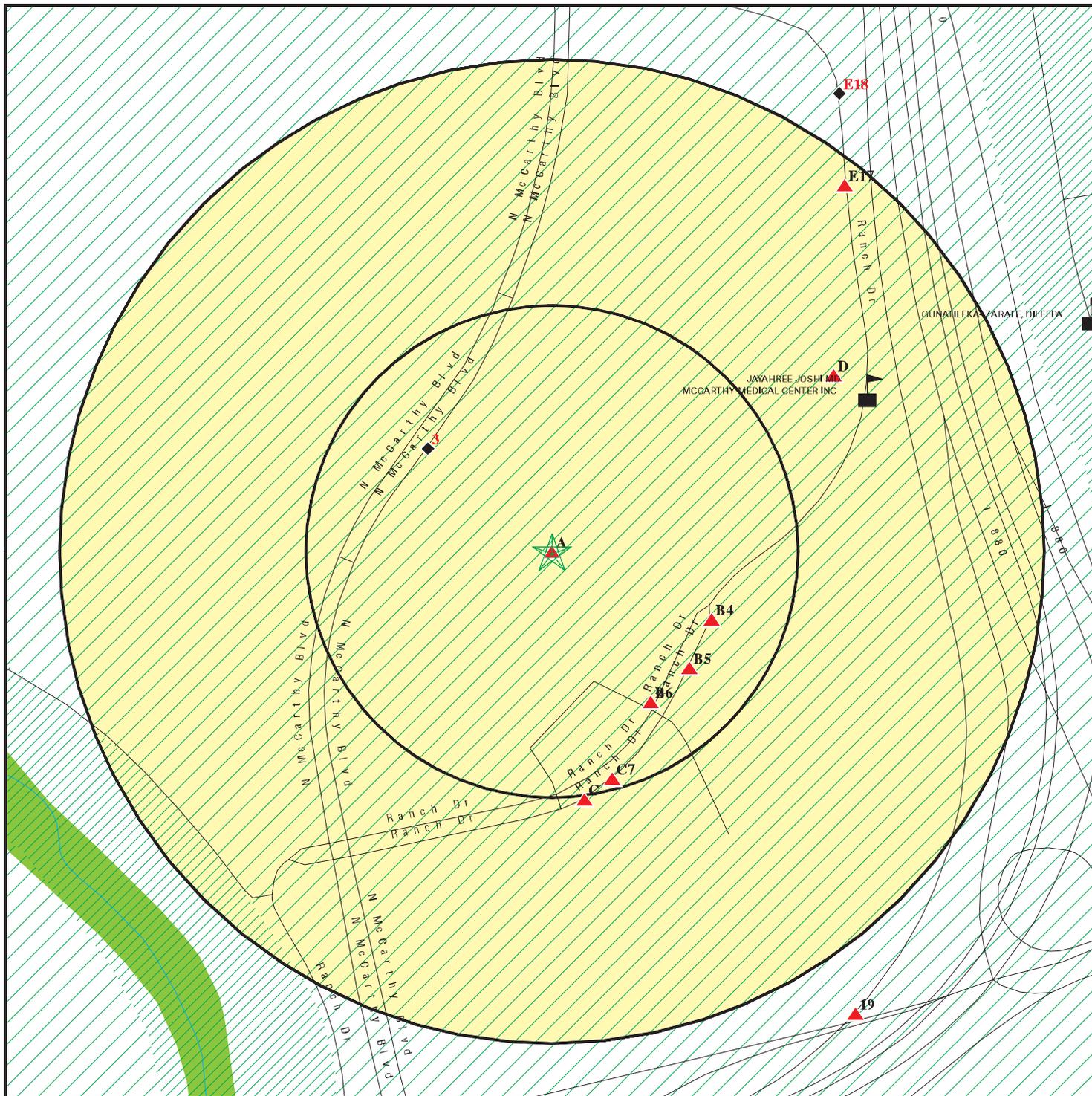


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: McCarthy Ranch
 ADDRESS: 11 Ranch Drive
 Milpitas CA 95035
 LAT/LONG: 37.4285 / 121.9221

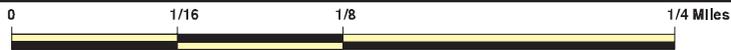
CLIENT: Hoexter Consulting
 CONTACT: David F. Hoexter
 INQUIRY #: 3215056.2s
 DATE: November 29, 2011 3:05 pm

DETAIL MAP - 3215056.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- ▲ Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern



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

SITE NAME: McCarthy Ranch
 ADDRESS: 11 Ranch Drive
 Milpitas CA 95035
 LAT/LONG: 37.4285 / 121.9221

CLIENT: Hoexter Consulting
 CONTACT: David F. Hoexter
 INQUIRY #: 3215056.2s
 DATE: November 29, 2011 3:06 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL		1.125	0	0	0	0	0	0
Proposed NPL		1.125	0	0	0	0	0	0
NPL LIENS		0.125	0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL		1.125	0	0	0	0	0	0
<i>Federal CERCLIS list</i>								
CERCLIS		0.625	0	0	0	0	NR	0
FEDERAL FACILITY		1.125	0	0	0	0	0	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP		0.625	0	0	0	0	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS		1.125	0	0	0	0	0	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF		0.625	0	0	0	0	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG		0.375	0	0	0	NR	NR	0
RCRA-SQG		0.375	0	2	0	NR	NR	2
RCRA-CESQG		0.375	0	0	0	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS		0.625	0	0	0	0	NR	0
US INST CONTROL		0.625	0	0	0	0	NR	0
<i>Federal ERNS list</i>								
ERNS		0.125	0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE		1.125	0	0	0	0	0	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	X	1.125	0	0	0	3	1	4
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF		0.625	0	0	0	0	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST		0.625	0	4	5	3	NR	12
SLIC		0.625	0	0	0	1	NR	1

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HIST LUST		0.625	0	3	2	3	NR	8
INDIAN LUST		0.625	0	0	0	0	NR	0
State and tribal registered storage tank lists								
UST		0.375	0	1	0	NR	NR	1
AST		0.375	0	1	0	NR	NR	1
INDIAN UST		0.375	0	0	0	NR	NR	0
FEMA UST		0.375	0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	X	0.625	0	0	0	0	NR	0
INDIAN VCP		0.625	0	0	0	0	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.625	0	0	0	0	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9		0.625	0	0	0	0	NR	0
ODI		0.625	0	0	0	0	NR	0
WMUDS/SWAT		0.625	0	0	0	0	NR	0
SWRCY		0.625	0	0	0	0	NR	0
HAULERS		0.125	0	NR	NR	NR	NR	0
INDIAN ODI		0.625	0	0	0	0	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		0.125	0	NR	NR	NR	NR	0
HIST Cal-Sites		1.125	0	0	0	0	0	0
SCH		0.375	0	0	0	NR	NR	0
Toxic Pits		1.125	0	0	0	0	0	0
CDL		0.125	0	NR	NR	NR	NR	0
US HIST CDL		0.125	0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST		0.375	0	1	1	NR	NR	2
HIST UST		0.375	0	0	0	NR	NR	0
SWEEPS UST		0.375	0	1	2	NR	NR	3
Local Land Records								
LIENS 2		0.125	0	NR	NR	NR	NR	0
LUCIS		0.625	0	0	0	0	NR	0
LIENS		0.125	0	NR	NR	NR	NR	0
DEED		0.625	0	0	0	0	NR	0
Records of Emergency Release Reports								
HMIRS		0.125	0	NR	NR	NR	NR	0
CHMIRS		0.125	1	NR	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS		0.125	0	NR	NR	NR	NR	0
MCS		0.125	0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen		0.375	0	0	0	NR	NR	0
DOT OPS		0.125	0	NR	NR	NR	NR	0
DOD		1.125	0	0	0	0	0	0
FUDS		1.125	0	0	0	0	0	0
CONSENT		1.125	0	0	0	0	0	0
ROD		1.125	0	0	0	0	0	0
UMTRA		0.625	0	0	0	0	NR	0
MINES		0.375	0	0	0	NR	NR	0
TRIS		0.125	0	NR	NR	NR	NR	0
TSCA		0.125	0	NR	NR	NR	NR	0
FTTS		0.125	0	NR	NR	NR	NR	0
HIST FTTS		0.125	0	NR	NR	NR	NR	0
SSTS		0.125	0	NR	NR	NR	NR	0
ICIS		0.125	0	NR	NR	NR	NR	0
PADS		0.125	0	NR	NR	NR	NR	0
MLTS		0.125	0	NR	NR	NR	NR	0
RADINFO		0.125	0	NR	NR	NR	NR	0
FINDS	X	0.125	0	NR	NR	NR	NR	0
RAATS		0.125	0	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.125	0	0	0	0	0	0
WDS		0.125	0	NR	NR	NR	NR	0
NPDES		0.125	0	NR	NR	NR	NR	0
Cortese		0.625	0	0	0	0	NR	0
HIST CORTESE		0.500	0	0	5	NR	NR	5
SAN JOSE HAZMAT		0.375	0	0	0	NR	NR	0
Notify 65		1.125	0	0	0	1	0	1
DRYCLEANERS		0.375	0	0	0	NR	NR	0
WIP		0.375	0	0	0	NR	NR	0
ENF		0.125	0	NR	NR	NR	NR	0
HAZNET		0.125	3	NR	NR	NR	NR	3
EMI		0.125	1	NR	NR	NR	NR	1
INDIAN RESERV		1.125	0	0	0	0	0	0
SCRD DRYCLEANERS		0.625	0	0	0	0	NR	0
PROC		0.625	0	0	0	0	NR	0
FINANCIAL ASSURANCE		0.125	0	NR	NR	NR	NR	0
HWP		1.125	0	0	0	0	0	0
PCB TRANSFORMER		0.125	0	NR	NR	NR	NR	0
MWMP		0.375	0	0	0	NR	NR	0
COAL ASH DOE		0.125	0	NR	NR	NR	NR	0
COAL ASH EPA		0.625	0	0	0	0	NR	0
HWT		0.375	0	0	0	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.125	0	0	0	0	0	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
EDR Historical Auto Stations		0.375	0	0	0	NR	NR	0
EDR Historical Cleaners		0.375	0	0	0	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
C7 SSE < 1/8 0.119 mi. 631 ft. Relative: Equal	MC CARTHY RANCH DENTAL 76 RANCH DR MILPITAS, CA 95035 Click here for full text details	HAZNET	S103976810 N/A
C8 South 1/8-1/4 0.127 mi. 671 ft. Relative: Equal	MILPITAS GAS TERMINAL 66 RANCH DR. MILPITAS, CA 95035 Click here for full text details	RCRA-SQG FINDS HAZNET	1000137186 CAD981373004
C9 South 1/8-1/4 0.127 mi. 671 ft. Relative: Equal	PG&E FACILITY 66 RANCH RD MILPITAS, CA 95035 Click here for full text details	LUST HIST LUST	S106112771 N/A
	LUST Status: Completed - Case Closed Date Closed: 4/23/2004 Date Closed: 4/23/2004		
C10 South 1/8-1/4 0.127 mi. 671 ft. Relative: Equal	MILPITAS GAS TERMINAL 66 RANCH RD. MILPITAS, CA 95035 Click here for full text details	AST	A100324410 N/A
C11 South 1/8-1/4 0.127 mi. 671 ft. Relative: Equal	PACIFIC GAS & ELECTRIC CO. 66 RANCH DR MILPITAS, CA 95035 Click here for full text details	UST	U003941028 N/A

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D12 ENE 1/8-1/4 0.169 mi. 891 ft.	MCCARTHY RANCH MCCARTHY & MAGNOLIA ST BLVD MILPITAS, CA 95035	LUST HIST LUST	S105512828 N/A
Relative: Equal	Click here for full text details		
D13 ENE 1/8-1/4 0.169 mi. 891 ft.	THE MCCARTHY RANCH 783 MILPITAS ALVISO RD MILPITAS, CA 95035	CA FID UST SWEEPS UST	S101594672 N/A
Relative: Equal	Click here for full text details		
D14 ENE 1/8-1/4 0.169 mi. 891 ft.	MCCARTHY RANCH AT BELLEW COYOTE CREEK REACH 3 MILPITAS, CA	HIST LUST	S101308985 N/A
Relative: Equal	Click here for full text details		
D15 ENE 1/8-1/4 0.169 mi. 891 ft.	MCCARTHY RANCH AT BELLEW COYOTE CREEK REACH 3 MILPITAS, CA	LUST	S107996281 N/A
Relative: Equal	Click here for full text details		
	LUST Date Closed: 4/16/1996		
D16 ENE 1/8-1/4 0.169 mi. 891 ft.	MCCARTHY RANCH MCCARTHY & MAGNOLIA ST BLVD MILPITAS, CA 95035	LUST	S110655375 N/A
Relative: Equal	Click here for full text details		
	LUST Status: Completed - Case Closed Date Closed: 6/25/1996		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E17 NE 1/8-1/4 0.239 mi. 1260 ft.	WALMART NO 2119 301 RANCH DR MILPITAS, CA 95035	RCRA-SQG	1014387084 CAR000205195
Relative: Equal	Click here for full text details		
E18 NNE 1/4-1/2 0.275 mi. 1452 ft.	WAL-MART 320 RANCH ROAD MILPITAS, CA 95035	SWEEPS UST	S106934177 N/A
Relative: Lower	Click here for full text details		
19 SSE 1/4-1/2 0.281 mi. 1484 ft.	MILPITAS GAS TERMINAL HWY 237 AT HWY 17 MILPITAS, CA 95035	CA FID UST SWEEPS UST	S101625208 N/A
Relative: Higher	Click here for full text details		
20 SSE 1/4-1/2 0.451 mi. 2383 ft.	MCCARTHY RANCH 1400 BELLEW DR MILPITAS, CA 95035	HIST CORTESE LUST	S101308982 N/A
Relative: Higher	Click here for full text details		
	LUST Status: Completed - Case Closed		
F21 East 1/4-1/2 0.455 mi. 2403 ft.	ARCO #2121 43 S ABBOTT AVE MILPITAS, CA 95035	LUST HIST LUST HAZNET	S102424216 N/A
Relative: Lower	Click here for full text details		
	LUST Status: Completed - Case Closed Status: Completed - Case Closed Date Closed: 2/22/2005 Date Closed: 8/15/1996		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
F22 East 1/4-1/2 0.457 mi. 2412 ft. Relative: Lower	ARCO 43 ABBOTT MILPITAS, CA 95035 Click here for full text details	HIST CORTESE	S104396936 N/A
23 SSW 1/4-1/2 0.482 mi. 2544 ft. Relative: Higher	MCCARTHY RANCH AT BELLEW UNKNOWN COYOTE CREEK REAC MILPITAS, CA 95035 Click here for full text details LUST Status: Completed - Case Closed	HIST CORTESE LUST	S103723188 N/A
24 SW 1/4-1/2 0.489 mi. 2584 ft. Relative: Higher	CILKER ORCHARD #3 1595 MILPITAS ALVISO SAN JOSE, CA 95125 Click here for full text details	HIST CORTESE HIST UST	U001603123 N/A
G25 East 1/4-1/2 0.492 mi. 2600 ft. Relative: Equal	MOBIL 97 ABBOTT MILPITAS, CA 95035 Click here for full text details	NPDES HIST CORTESE	S104396937 N/A
G26 East 1/4-1/2 0.492 mi. 2600 ft. Relative: Equal	TOSCO NORTHWEST CO #11223 97 S ABBOTT AVE MILPITAS, CA 95035 Click here for full text details	WDS LUST CA FID UST HIST LUST SWEEPS UST HAZNET	S101594396 N/A

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G27 East 1/4-1/2 0.492 mi. 2600 ft.	MOBIL #10-JQP (BP 11223) 97 S. ABBOTT AVENUE MILPITAS, CA 95035 Click here for full text details	LUST	S109285890 N/A
Relative: Equal	LUST Status: Open - Remediation		
H28 ESE 1/2-1 0.544 mi. 2873 ft.	ARCO SERVICE STATION #2121 43 SOUTH ABBOTT MILPITAS, CA 93064 Click here for full text details	Notify 65	S100179205 N/A
Relative: Higher			
29 SW 1/2-1 0.551 mi. 2912 ft.	SHELL 1310 ALVISO-MILPITAS RD MILPITAS, CA 95035 Click here for full text details	LUST HIST LUST	S105194529 N/A
Relative: Higher	LUST Status: Completed - Case Closed Date Closed: 1/24/1995		
H30 ESE 1/2-1 0.574 mi. 3032 ft.	92435 342 W CALAVERAS BLVD MILPITAS, CA 95035 Click here for full text details	LUST HIST LUST HIST UST HAZNET	U001601433 N/A
Relative: Equal	LUST Status: Completed - Case Closed Date Closed: 10/10/1996		
31 SSW 1/2-1 0.596 mi. 3147 ft.	QUANTUM CORPORATION 500 MCCARTHY MILPITAS, CA Click here for full text details	SLIC	S108543255 N/A
Relative: Higher	SLIC Facility Status: Completed - Case Closed		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
32 NE 1/2-1 0.613 mi. 3238 ft.	MARYLYNN WELL 350 MARYLINN DR MILPITAS, CA 95035 Click here for full text details	LUST HIST LUST HIST UST	U001601471 N/A
Relative: Lower	LUST Status: Completed - Case Closed Date Closed: 8/24/1998		
I33 ENE 1/2-1 0.873 mi. 4608 ft.	THE APTON 230 NORTH MAIN STREET MILPITAS, CA 95035 Click here for full text details	ENVIROSTOR	S108054440 N/A
Relative: Lower	ENVIROSTOR Status: Refer: 1248 Local Agency		
I34 ENE 1/2-1 0.908 mi. 4795 ft.	CHEVRON SERVICE STATION/BULK PLANT (FORMER) 198 WINSOR AVENUE MILPITAS, CA 95035 Click here for full text details	ENVIROSTOR	S108054462 N/A
Relative: Lower	ENVIROSTOR Status: Refer: 1248 Local Agency		
35 ENE 1/2-1 0.994 mi. 5249 ft.	ADVANCED ELECTROPOLISHING TECHNOLOGIES 398 RAILROAD CT MILPITAS, CA 95035 Click here for full text details	HAZNET ENVIROSTOR	S108215221 N/A
Relative: Lower	ENVIROSTOR Status: Inactive - Needs Evaluation		
36 East > 1 1.028 mi. 5428 ft.	PRESTON PIPELINES INC 151 BOTHELO AVE MILPITAS, CA 95035 Click here for full text details	LUST HIST LUST HAZNET ENVIROSTOR	S101482391 N/A
Relative: Equal	LUST Status: Open - Remediation ENVIROSTOR Status: Refer: Other Agency		

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	State Water Resources Control Board	08/01/2009	09/10/2009	10/01/2009
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	06/30/2011	08/11/2011	09/09/2011
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	12/31/2010	05/03/2011	06/15/2011
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	10/03/2011	10/04/2011	10/25/2011
CA	DEED	Deed Restriction Listing	Department of Toxic Substances Control	09/12/2011	09/13/2011	10/07/2011
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	06/28/2011	07/21/2011	08/11/2011
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2008	09/29/2010	10/18/2010
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	08/15/2011	08/23/2011	10/03/2011
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	09/13/2011	09/15/2011	10/24/2011
CA	FINANCIAL ASSURANCE 1	Financial Assurance Information Listing	Department of Toxic Substances Control	03/01/2007	06/01/2007	06/29/2007
CA	FINANCIAL ASSURANCE 2	Financial Assurance Information Listing	California Integrated Waste Management Board	09/14/2011	09/16/2011	10/24/2011
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	09/14/2011	09/15/2011	10/24/2011
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2010	07/19/2011	08/16/2011
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	08/09/2010	08/11/2010	08/20/2010
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	10/20/2011	10/21/2011	11/08/2011
CA	LDS	Land Disposal Sites Listing	State Water Quality Control Board	09/19/2011	09/20/2011	10/24/2011
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	09/19/2011	09/20/2011	10/24/2011
CA	LUST	Geotracker's Leaking Underground Fuel Tank Report	State Water Resources Control Board	09/19/2011	09/20/2011	10/24/2011
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing	State Water Resources Control Board	09/19/2011	09/20/2011	10/24/2011
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	09/09/2011	09/13/2011	10/10/2011
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	10/21/1993	11/01/1993	11/19/1993
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	08/23/2011	08/24/2011	10/03/2011
CA	PROC	Certified Processors Database	Department of Conservation	09/08/2011	09/20/2011	10/24/2011
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	09/13/2011	09/15/2011	10/24/2011
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	09/13/2011	09/15/2011	10/24/2011
CA	SLIC	Statewide SLIC Cases	State Water Resources Control Board	09/19/2011	09/20/2011	10/24/2011
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	08/22/2011	08/24/2011	10/03/2011
CA	SWRCY	Recycler Database	Department of Conservation	09/08/2011	09/20/2011	10/24/2011
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UST	Active UST Facilities	SWRCB	09/19/2011	09/20/2011	10/19/2011
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	09/23/2009	09/23/2009	10/01/2009
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	09/13/2011	09/15/2011	10/24/2011
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2009	03/01/2011	05/02/2011
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	02/25/2011	03/01/2011	05/02/2011
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	02/25/2011	03/01/2011	05/02/2011
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/01/2011	08/19/2011	09/29/2011
US	CORRACTS	Corrective Action Report	EPA	03/09/2011	03/15/2011	06/14/2011
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	06/30/2011	07/12/2011	09/29/2011
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/29/2011	08/09/2011	11/11/2011
US	EDR Historical Auto Stations	EDR Proprietary Historic Gas Stations	EDR, Inc.			
US	EDR Historical Cleaners	EDR Proprietary Historic Dry Cleaners	EDR, Inc.			
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	10/03/2011	10/04/2011	11/11/2011
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/10/2010	01/11/2011	02/16/2011
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	04/14/2010	04/16/2010	05/27/2010
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2009	08/12/2010	12/02/2010
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	10/04/2011	10/04/2011	11/11/2011
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	01/07/2011	01/21/2011	03/21/2011
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/01/2011	11/01/2011	11/11/2011
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/02/2011	11/04/2011	11/11/2011
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	08/11/2011	08/12/2011	09/13/2011
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	02/16/2011	06/02/2011	09/13/2011
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	01/31/2011	02/01/2011	03/21/2011
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/01/2011	11/01/2011	11/11/2011
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	11/02/2011	11/04/2011	11/11/2011
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	08/11/2011	08/12/2011	09/13/2011
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	07/01/2011	08/26/2011	09/13/2011
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/10/2011	05/11/2011	06/14/2011
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/01/2011	06/01/2011	06/14/2011
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	08/04/2011	08/05/2011	09/13/2011
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	08/04/2011	10/04/2011	11/11/2011
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	09/09/2011	09/16/2011	09/29/2011
US	LUCIS	Land Use Control Information System	Department of the Navy	12/09/2005	12/11/2006	01/11/2007
US	MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2011	09/08/2011	09/29/2011
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/21/2011	07/15/2011	09/13/2011
US	Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	NPL	National Priority List	EPA	06/30/2011	07/12/2011	09/29/2011
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/01/2010	11/10/2010	02/16/2011
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	01/01/2008	02/18/2009	05/29/2009
US	Proposed NPL	Proposed National Priority List Sites	EPA	06/30/2011	07/12/2011	09/29/2011
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/11/2011	01/13/2011	02/16/2011
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	06/15/2011	07/07/2011	08/08/2011
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/15/2011	07/07/2011	08/08/2011
US	RCRA-NonGen	RCRA - Non Generators	Environmental Protection Agency	06/15/2011	07/07/2011	08/08/2011
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/15/2011	07/07/2011	08/08/2011
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/15/2011	07/07/2011	08/08/2011
US	ROD	Records Of Decision	EPA	07/31/2011	09/14/2011	09/29/2011
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2009	12/17/2010	03/21/2011
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/21/2010	01/28/2011
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/27/2011	06/27/2011	09/13/2011
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	06/08/2011	09/16/2011	09/29/2011
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	03/16/2011	03/25/2011	06/14/2011
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	03/16/2011	03/25/2011	06/14/2011

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Protection	12/31/2007	08/26/2009	09/11/2009
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2010	07/20/2011	08/11/2011
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	08/01/2011	08/09/2011	09/16/2011
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2008	12/01/2009	12/14/2009
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2010	06/24/2011	06/30/2011
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2010	08/19/2011	09/15/2011
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MCCARTHY RANCH
11 RANCH DRIVE
MILPITAS, CA 95035

TARGET PROPERTY COORDINATES

Latitude (North):	37.42850 - 37° 25' 42.6"
Longitude (West):	121.9221 - 121° 55' 19.5"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	595370.2
UTM Y (Meters):	4142750.0
Elevation:	18 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	37121-D8 MILPITAS, CA
Most Recent Revision:	1980

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

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

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

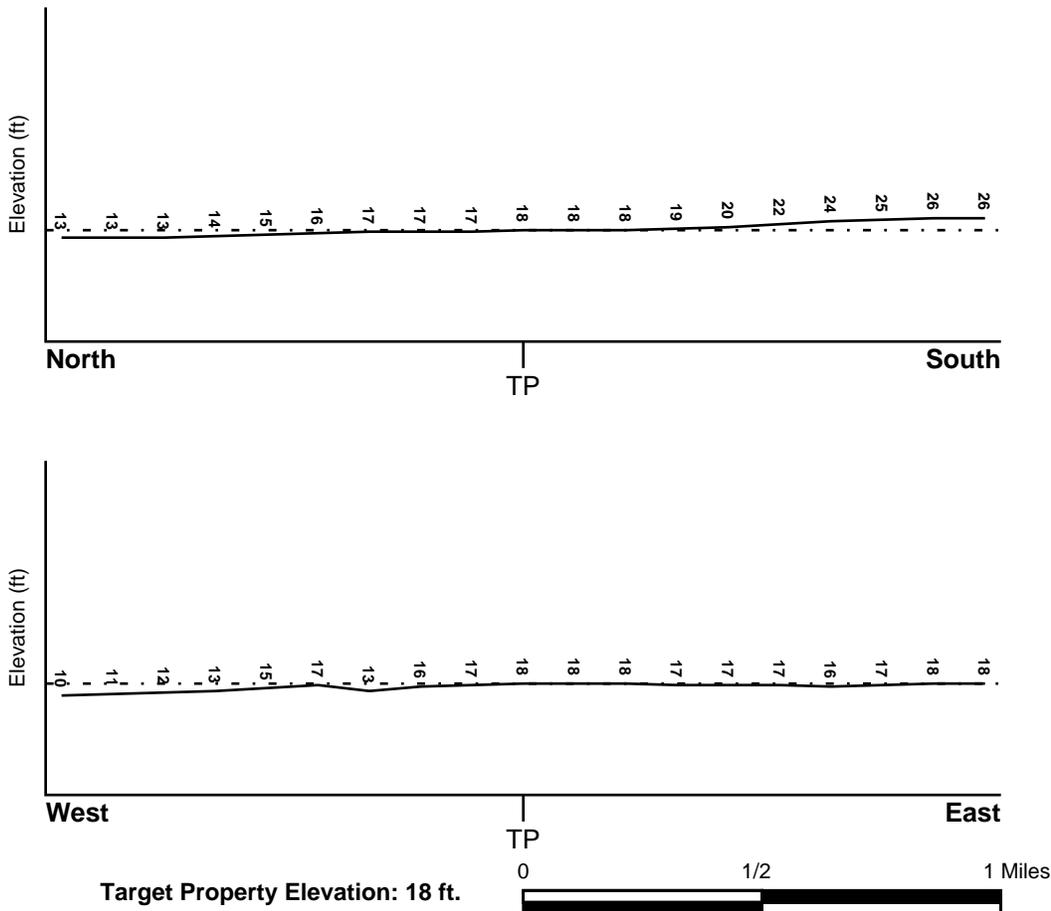
TOPOGRAPHIC INFORMATION

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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

<u>Target Property County</u> SANTA CLARA, CA	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	06085C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> MILPITAS	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data:*

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

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

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

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

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Component Name: CLEAR LAKE

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Not reported

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

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	13 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 8.40 Min: 6.10
2	13 inches	60 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 8.40 Min: 7.40

OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: silty clay loam
clay loam
loam
silt loam

Surficial Soil Types: silty clay loam
clay loam
loam
silt loam

Shallow Soil Types: clay
gravelly - sandy clay loam
clay loam
stratified

Deeper Soil Types: clay loam
stratified
silty clay loam
sandy clay loam
silty clay loam
weathered bedrock

LOCAL / REGIONAL WATER AGENCY RECORDS

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

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

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
3	CA4300964	1/2 - 1 Mile East

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

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	6841	1/8 - 1/4 Mile South
2	6821	1/4 - 1/2 Mile NE

PHYSICAL SETTING SOURCE MAP - 3215056.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: McCarthy Ranch
 ADDRESS: 11 Ranch Drive
 Milpitas CA 95035
 LAT/LONG: 37.4285 / 121.9221

CLIENT: Hoexter Consulting
 CONTACT: David F. Hoexter
 INQUIRY #: 3215056.2s
 DATE: November 29, 2011 3:06 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	South	1/8 - 1/4 Mile	Higher	CA WELLS	6841
		Click here for full text details			
2	NE	1/4 - 1/2 Mile	Lower	CA WELLS	6821
		Click here for full text details			
3	East	1/2 - 1 Mile	Higher	FRDS PWS	CA4300964
		Click here for full text details			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95035	29	0

Federal EPA Radon Zone for SANTA CLARA County: 2

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

Federal Area Radon Information for Zip Code: 95035

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.400 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

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

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

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

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

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

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

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

STREET AND ADDRESS INFORMATION

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APPENDIX C
AERIAL PHOTOGRAPHS

Source: EDR Report



INQUIRY #: 3215056.5

YEAR: 2006

= 500'





INQUIRY #: 3215056.5

YEAR: 2005

= 500'





INQUIRY #: 3215056.5

YEAR: 1998

= 666'





INQUIRY #: 3215056.5

YEAR: 1993

= 500'





INQUIRY #: 3215056.5

YEAR: 1982

= 690'





INQUIRY #: 3215056.5

YEAR: 1972

550'



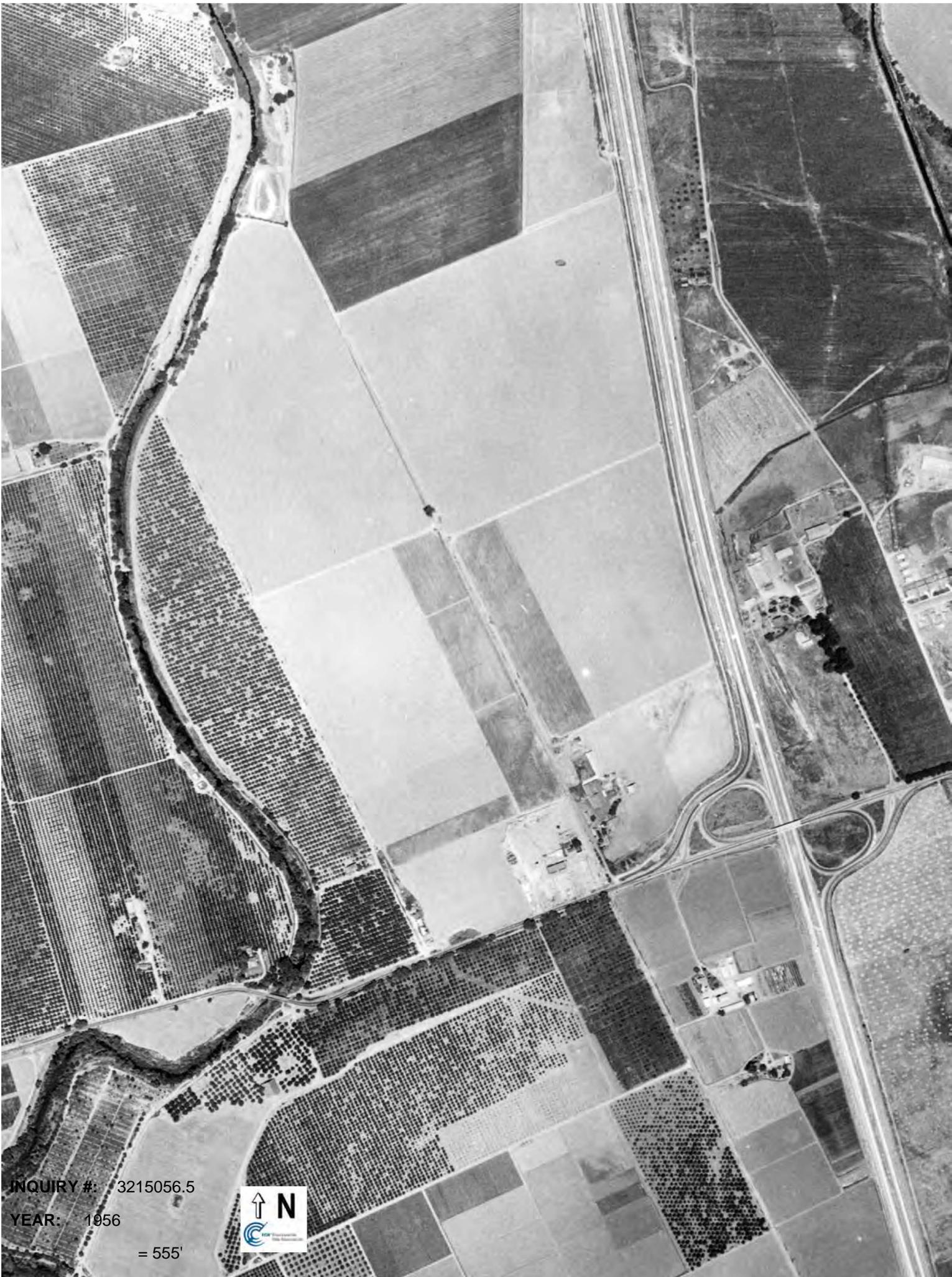


INQUIRY #: 3215056.5

YEAR: 1965

= 333'





INQUIRY #: 3215056.5

YEAR: 1956

= 555'





INQUIRY #: 3215056.5

YEAR: 1948

= 655'





INQUIRY #: 3215056.5

YEAR: 1939

= 555'

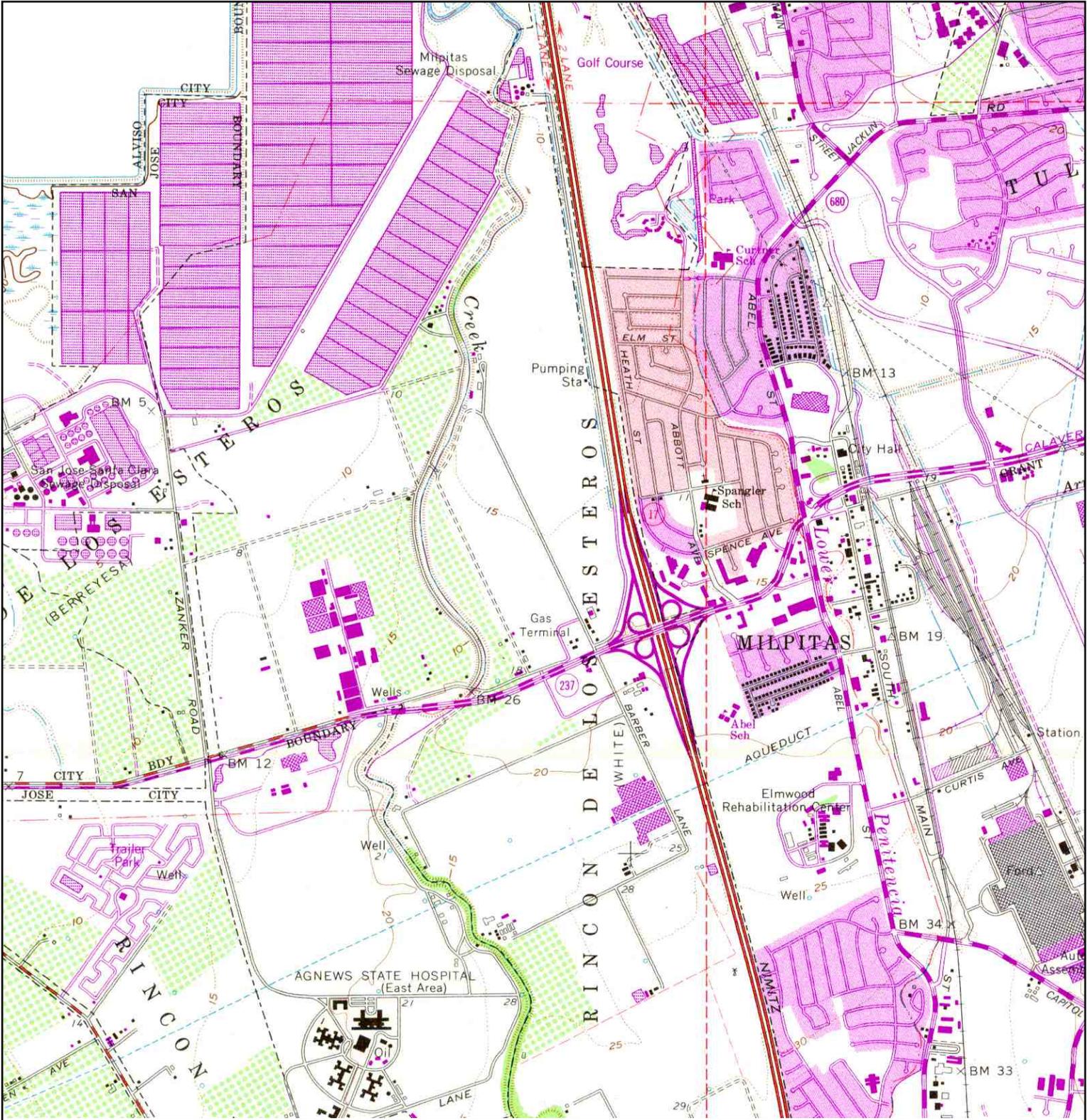


APPENDIX D

TOPOGRAPHIC AND SANBORN MAPS

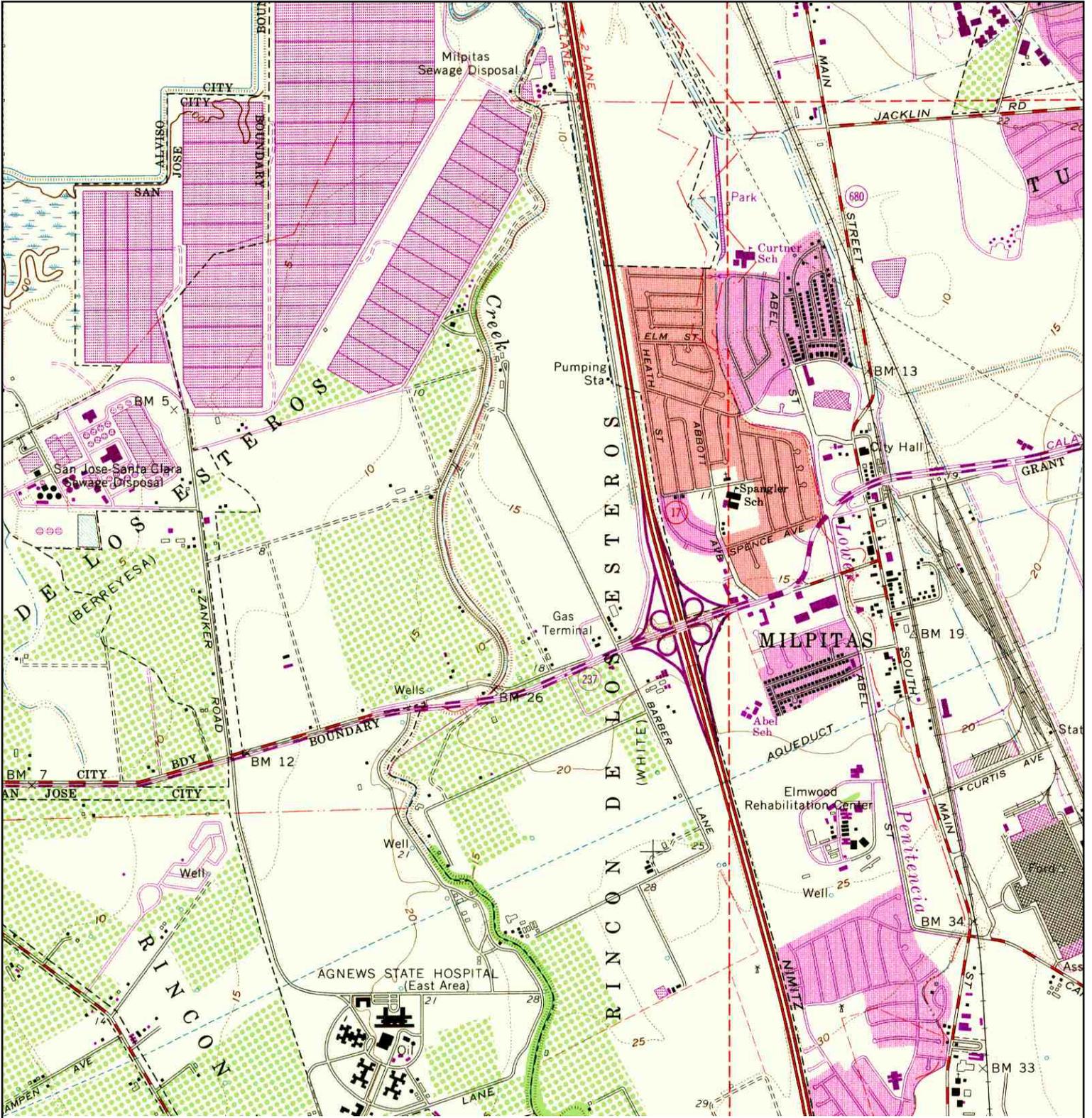
Source: EDR Report and Other

Historical Topographic Map



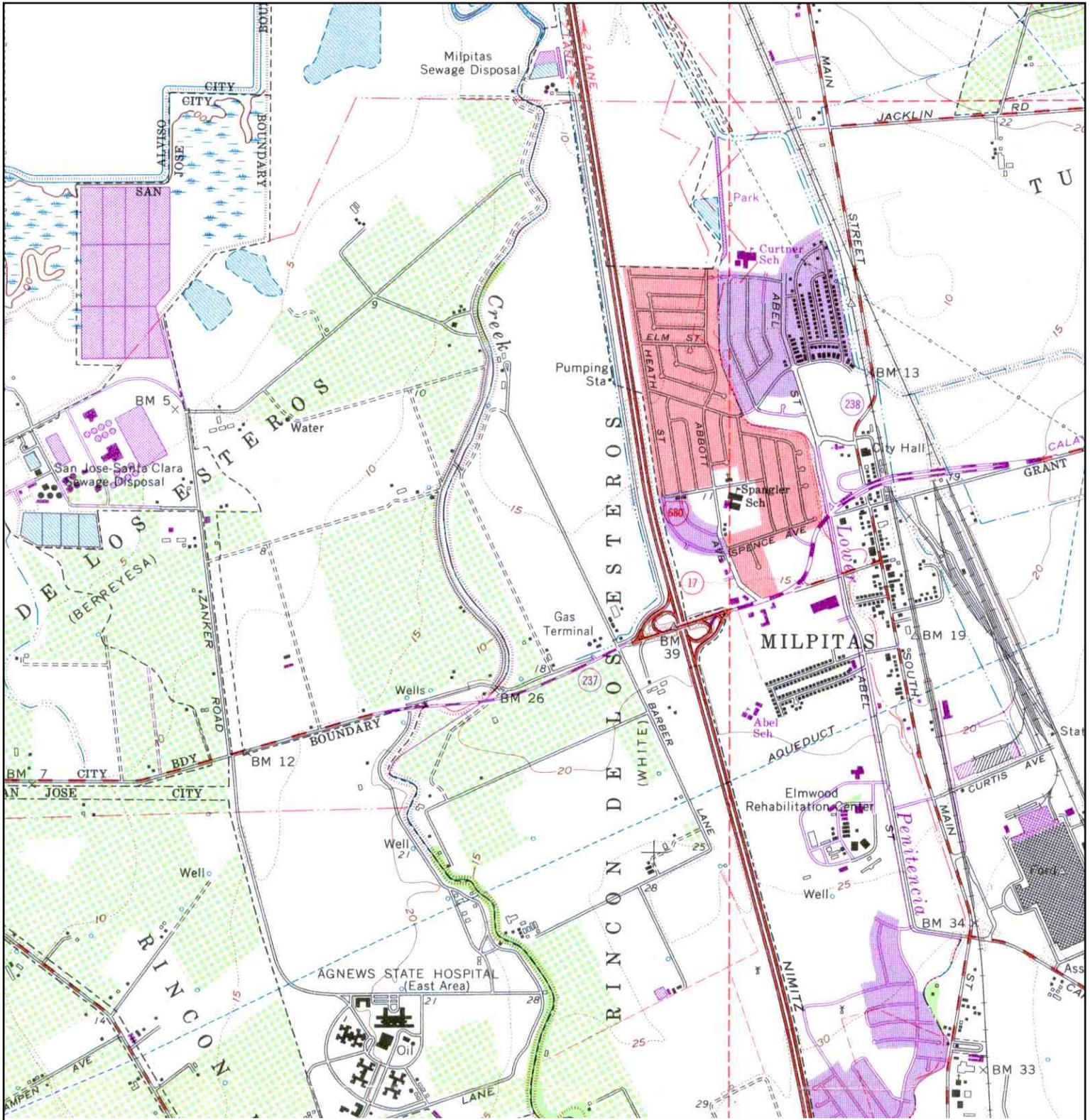
<p>N ↑</p>	TARGET QUAD	SITE NAME: McCarthy Ranch	CLIENT: Hoexter Consulting
	NAME: MILPITAS	ADDRESS: 11 Ranch Drive	CONTACT: David F. Hoexter
	MAP YEAR: 1980	Milpitas, CA 95035	INQUIRY#: 3215056.4
	PHOTOREVISED: 1961	LAT/LONG: 37.4285 / -121.9221	RESEARCH DATE: 11/29/2011
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



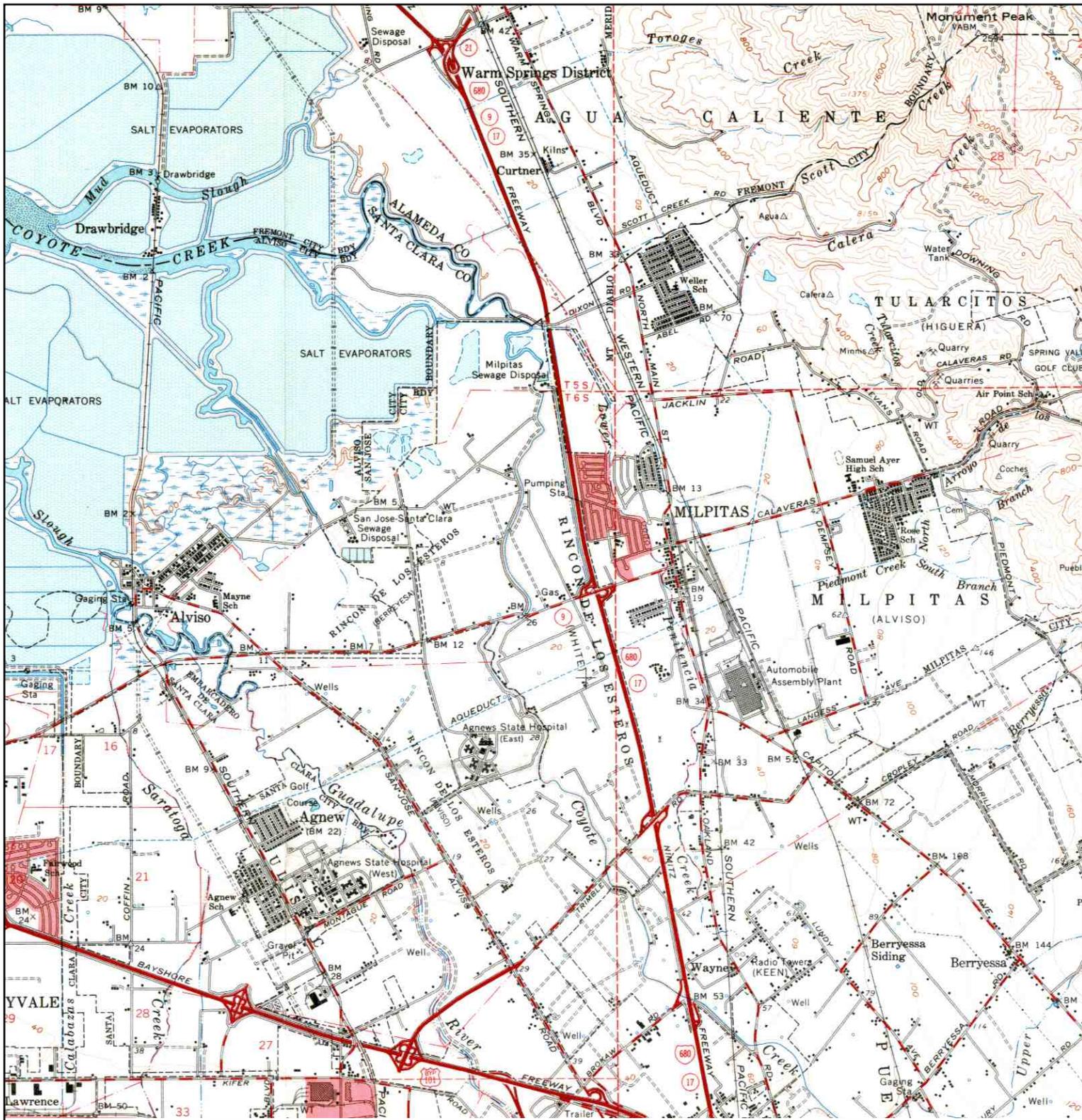
<p>N</p>	TARGET QUAD	SITE NAME: McCarthy Ranch	CLIENT: Hoexter Consulting
	NAME: MILPITAS	ADDRESS: 11 Ranch Drive	CONTACT: David F. Hoexter
	MAP YEAR: 1973	Milpitas, CA 95035	INQUIRY#: 3215056.4
	PHOTOREVISED: 1961	LAT/LONG: 37.4285 / -121.9221	RESEARCH DATE: 11/29/2011
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



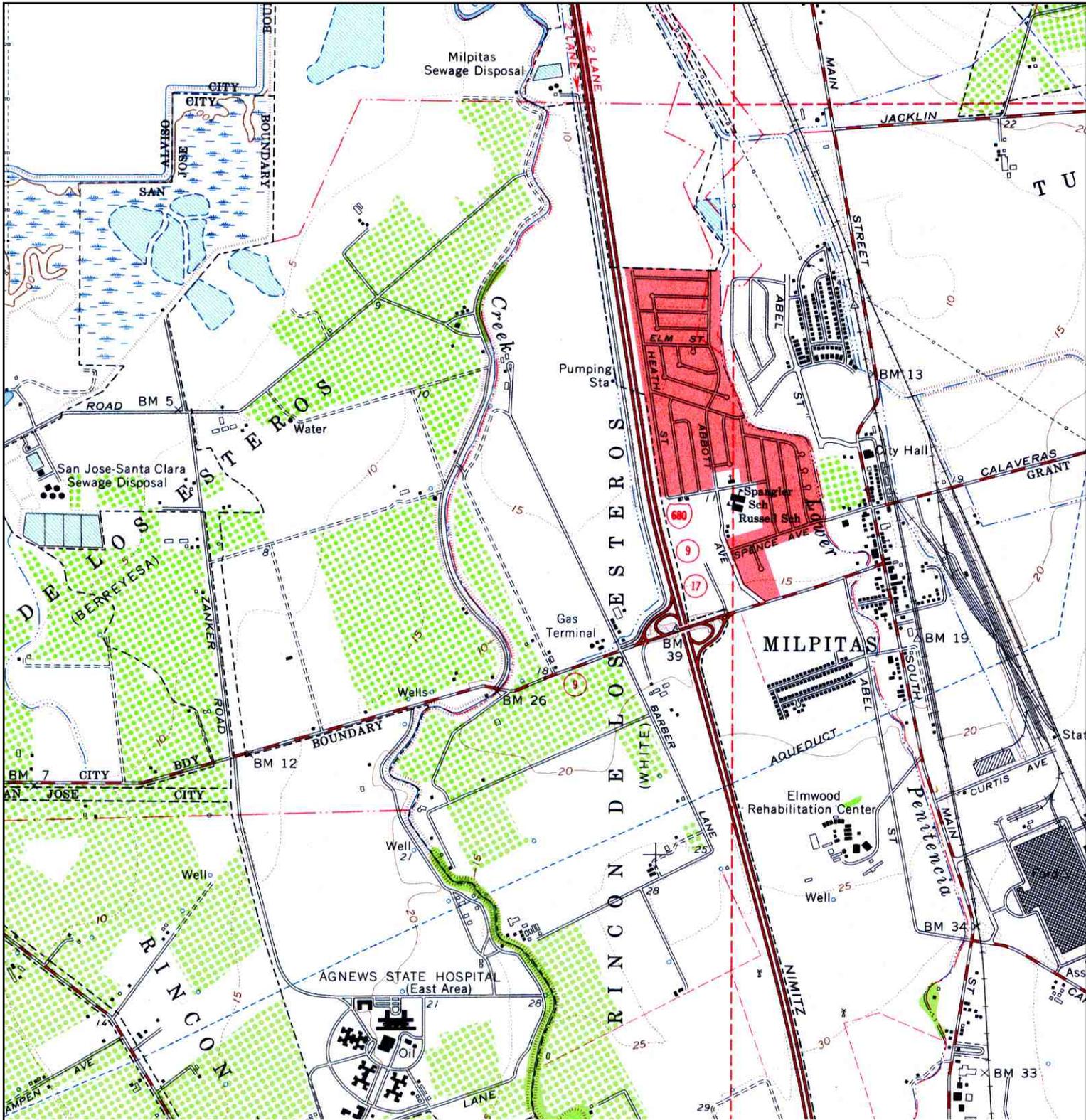
<p>N</p>	TARGET QUAD	SITE NAME: McCarthy Ranch	CLIENT: Hoexter Consulting
	NAME: MILPITAS	ADDRESS: 11 Ranch Drive	CONTACT: David F. Hoexter
	MAP YEAR: 1968	Milpitas, CA 95035	INQUIRY#: 3215056.4
	PHOTOREVISED: 1961	LAT/LONG: 37.4285 / -121.9221	RESEARCH DATE: 11/29/2011
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: SAN JOSE MAP YEAR: 1961</p>	<p>SITE NAME: McCarthy Ranch ADDRESS: 11 Ranch Drive Milpitas, CA 95035 LAT/LONG: 37.4285 / -121.9221</p>	<p>CLIENT: Hoexter Consulting CONTACT: David F. Hoexter INQUIRY#: 3215056.4 RESEARCH DATE: 11/29/2011</p>
	<p>SERIES: 15 SCALE: 1:62500</p>		

Historical Topographic Map



<p>N</p>	<p>TARGET QUAD</p> <p>NAME: MILPITAS</p> <p>MAP YEAR: 1961</p>	<p>SITE NAME: McCarthy Ranch</p> <p>ADDRESS: 11 Ranch Drive Milpitas, CA 95035</p> <p>LAT/LONG: 37.4285 / -121.9221</p>	<p>CLIENT: Hoexter Consulting</p> <p>CONTACT: David F. Hoexter</p> <p>INQUIRY#: 3215056.4</p> <p>RESEARCH DATE: 11/29/2011</p>
	<p>SERIES: 7.5</p> <p>SCALE: 1:24000</p>		

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: SAN JOSE MAP YEAR: 1899</p>	<p>SITE NAME: McCarthy Ranch ADDRESS: 11 Ranch Drive Milpitas, CA 95035 LAT/LONG: 37.4285 / -121.9221</p>	<p>CLIENT: Hoexter Consulting CONTACT: David F. Hoexter INQUIRY#: 3215056.4 RESEARCH DATE: 11/29/2011</p>
	<p>SERIES: 15 SCALE: 1:62500</p>		

APPENDIX E

REGULATORY AGENCY OR OTHER RECORDS AND DOCUMENTS



Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

Department of Toxic Substances Control

700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721



Arnold Schwarzenegger
Governor

Facsimile

To: <i>Burnie Yagmar</i>	From: <i>Virginia Lasky</i>
Fax:	Pages: <i>15</i>
Phone: <i>510-540-3829</i>	Date: <i>4/4/06</i>
Re:	CC:

Urgent For Review

Please Comment

Please Reply

Please Recycle

● **Comments:**

This fax came from Cal/EPA DTSC NCCCOB Berkeley Office, Fax Number (510) 540-3819. If you have any problems with this transmission, or if you have not received all the pages, please call (510) 540-3726.



A/EPA

Department of
Toxic Substances
Control

700 Heinz Avenue
Suite 200
Berkeley, CA
94710-2737

June 3, 1997

FILE COPY



Pete Wilson
Governor

James M. Strock
Secretary for
Environmental
Protection

Mr. Greg R. Neville
5510 Morehouse Drive, Suite 200
San Diego, California 92121

Dear Mr. Neville:

**MCCARTHY RANCH, MCCARTHY BLVD. AND RANCH DRIVE,
MILPITAS**

The Department of Toxic Substances Control (DTSC) has completed review of PES written correspondence to DTSC dated April 2 and May 19, 1997, on behalf of Fairfield McCarthy Ranch LLC. These were in response to DTSC's request for information and clarification to an assessment report dated July 3, 1996.

McCarthy Ranch for the last several decades have utilized the ranch for raising agricultural crops. Accordingly, pesticides such as DDT, DDE and DDT have been the primary chemicals of concern. Analysis of soil samples have shown low concentrations of these organochlorine pesticide and below the Federal EPA Region IX Preliminary Remediation Goals (PRGs). In addition, the tilling of soil, as it is actively being farmed without the use of the above pesticides in the last several years may also be promoting degradation of the said chemicals in soil.

Based on the above information, the property does not appear to pose a threat to human health or the environment under the proposed use, construction of an apartment complex. DTSC determines that no further action is necessary with respect to investigation and remediation of hazardous substances at this property. As with any real property, if previously unidentified contamination is discovered, additional assessment, investigation, and/or cleanup may be required.

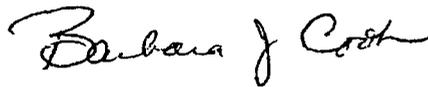


Mr. Neville
June 3, 1997
Page Two

As you probably already know, proper closure of agricultural well(s) should be conducted according to the Santa Clara Valley Water District requirements. Although you may not be currently be impacted, we also recommend that you kept abreast of the status of a groundwater investigation and remediation at a Mobile Station located at 97 Abbot Avenue (about 0.3 miles east and crossgradient to the subject site).

Lastly, DTSC would like to thank Mr. Neville and the Fairfield McCarthy Ranch LLC, and the consultant, PES, for their cooperation on this matter. If you have any questions, please contact Virginia Lasky at (510) 540-3817.

Sincerely,



Barbara J. Cook, P.E., Chief
North Coast California -
Cleanup Operations Branch

cc: Mr. William F. Frizzell
PES Environmental, Inc.
1682 Novato Blvd., Ste. 100
Novato, California 94947

APPENDIX F

**ANALYTICAL TEST RESULTS OF WATER
FROM "VAULT" ADJACENT TO UNIT 217**



Analytical Report

Hoexter Consulting Eng. Geology 734 Torrey Court Palo Alto, CA 94303-4160	Client Project ID: #E-02-09-835; McCarthy Ranch Milpitas - (Vault Con	Date Sampled: 12/12/11
		Date Received: 12/12/11
	Client Contact: David Hoexter	Date Reported: 12/14/11
	Client P.O.:	Date Completed: 12/14/11

WorkOrder: 1112354

December 14, 2011

Dear David:

Enclosed within are:

- 1) The results of the **1** analyzed sample from your project: **#E-02-09-835; McCarthy Ranch Milpitas - (Vault**
- 2) QC data for the above sample, and
- 3) A copy of the chain of custody.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions or concerns, please feel free to give me a call. Thank you for choosing

McC Campbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
 Laboratory Manager
 McC Campbell Analytical, Inc.

The analytical results relate only to the items tested.

RUSH

Per DH-
SP-110

1112354

CHAIN-OF-CUSTODY RECORD

Project Number E-02-09-835 per email				Project Name/Location MCCARTHY RANCA MILPITAS- (VAULT CONTENTS)				Number of Containers	Analytical Tests CAM 17 * 8015- ^{6AS} PI TPAL 04G 8260+BTGA TMTBE	Sample Containers Preserved	Remarks	
Sampler's Name (Printed) John Schultz												
Boring/Well Number	Date	Time	Soil	Water	Sample Location or Depth	Type of Containers						
1	12-12-11	12:05		X	VAULT	A TAPER	2				1	
1	12-12-11	12:05		X	VAULT	40ML VIALS	3			X	ACL	2
												3
												4
												5
												6
												7
												8
												9
												10
									ICE / GOOD CONDITION	✓	APPROPRIATE	11
									HEADSPACE ABSENT		CONTAINERS	12
									DECHLORINATED IN LAB		PRESERVED IN LAB	13
									PRESERVATION	✓	VOCS (O & S) METALS OTHER	14
												15

Relinquished by: (Signature) <i>John Schultz</i>	Date/Time 12/12/11 12:50	Received by: (Signature) <i>D. White</i>
Relinquished by: (Signature) <i>D. White</i>	Date/Time 12/12/11 1425	Received by: (Signature) <i>D. White</i>
Relinquished by: (Signature) <i>D. White</i>	Date/Time 12/12/11 1673	Received for Laboratory by: (Signature) <i>Me Vall</i>

Ship To: McC Campbell Anal.
Pittsburg CA

Attention: _____

Phone No: _____

Requested Turnaround **RUSH 24hr** Contact: David F. Hoexter
Time: **ASAP**
Remarks: * run filtered + unfiltered

Hoexter Consulting Inc.
Engineering and Environmental Geology
734 Torrey Court • Palo Alto, CA 94303
Phone: 650.494.2505 Fax: 650.494.2515
Email: david@hoexterconsulting.com

McC Campbell Analytical, Inc.

1534 Willow Pass Rd
 Pittsburg, CA 94565-1701
 (925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1112354

ClientCode: HCEP

WaterTrax WriteOn EDF Excel Fax Email HardCopy ThirdParty J-flag

Report to:
 David Hoexter
 Hoexter Consulting Eng. Geology
 734 Torrey Court
 Palo Alto, CA 94303-4160
 (650) 494-2505 FAX: (650) 494-2515

Email: david@hoexterconsulting.com

cc:

PO:

ProjectNo: #E-02-09-835; McCarthy Ranch Milpitas - (Vault Contents)

Bill to:
 Accounts Payable
 Hoexter Consulting Eng. Geology
 734 Torrey Court
 Palo Alto, CA 94303-4160

Requested TAT: 1 day

Date Received: 12/12/2011
Date Printed: 12/13/2011

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)												
					1	2	3	4	5	6	7	8	9	10	11	12	
1112354-001	1	Water	12/12/2011 12:05	<input type="checkbox"/>	C	B	A	A	A	A							

Test Legend:

1	5520B_SG_W	2	8260B_W	3	CAM17(T)MS_W	4	CAM17MS DISS	5	G-MBTX_W
6	PRDISSOLVED	7		8		9		10	
11		12							

The following SampID: 001A contains testgroup.

Prepared by: Melissa Valles

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
 Hazardous samples will be returned to client or disposed of at client expense.



Sample Receipt Checklist

Client Name: **Hoexter Consulting Eng. Geology** Date and Time Received: **12/12/2011 6:11:28 PM**
 Project Name: **#E-02-09-835; McCarthy Ranch Milpitas - (Vault Contents)** Checklist completed and reviewed by: **Melissa Valles**
 WorkOrder N°: **1112354** Matrix: Water Carrier: Derik Cartan (MAI Courier)

Chain of Custody (COC) Information

Chain of custody present? Yes No
 Chain of custody signed when relinquished and received? Yes No
 Chain of custody agrees with sample labels? Yes No
 Sample IDs noted by Client on COC? Yes No
 Date and Time of collection noted by Client on COC? Yes No
 Sampler's name noted on COC? Yes No

Sample Receipt Information

Custody seals intact on shipping container/cooler? Yes No NA
 Shipping container/cooler in good condition? Yes No
 Samples in proper containers/bottles? Yes No
 Sample containers intact? Yes No
 Sufficient sample volume for indicated test? Yes No

Sample Preservation and Hold Time (HT) Information

All samples received within holding time? Yes No
 Container/Temp Blank temperature Cooler Temp: 5.8°C NA
 Water - VOA vials have zero headspace / no bubbles? Yes No No VOA vials submitted
 Sample labels checked for correct preservation? Yes No
 Metal - pH acceptable upon receipt (pH<2)? Yes No NA
 Samples Received on Ice? Yes No

(Ice Type: WET ICE)

* NOTE: If the "No" box is checked, see comments below.

Comments: If O&G is unpreserved it has a 4hr hold time. All VOAs had headspace present. Total Metals pH had to be adjusted to <2. After preservation sample had to sit for 24hrs prior to extracting and analyzing.



Table with client information: Hoexter Consulting Eng. Geology, Client Project ID: #E-02-09-835; Date Sampled: 12/12/11, Date Received: 12/12/11, Date Extracted: 12/13/11, Date Analyzed: 12/13/11.

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 1112354

Summary table with Lab ID: 1112354-001B, Client ID: 1, Matrix: Water.

Main data table with columns: Compound, Concentration, DF, Reporting Limit, Compound, Concentration, DF, Reporting Limit. Lists various organic compounds and their detection results.

Surrogate Recoveries (%)

Table showing surrogate recoveries: %SS1: 116, %SS2: 110, %SS3: 97.

Comments: b6,b1

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit/method detection limit; N/A means analyte not applicable to this analysis; %SS = Percent Recovery of Surrogate Standard; DF = Dilution Factor

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

b1) aqueous sample that contains greater than ~1 vol. % sediment

b6) lighter than water immiscible sheen/product is present



Hoexter Consulting Eng. Geology 734 Torreya Court Palo Alto, CA 94303-4160	Client Project ID: #E-02-09-835; McCarthy Ranch Milpitas - (Vault Con	Date Sampled: 12/12/11
	Client Contact: David Hoexter	Date Received 12/12/11
	Client P.O.:	Date Extracted 12/12/11
		Date Analyzed 12/14/11

CAM / CCR 17 Metals*

Lab ID	1112354-001A				Reporting Limit for DF =1; ND means not detected above the reporting limit
Client ID	1				
Matrix	W				S W
Extraction Type	TOTAL				mg/kg µg/L

ICP-MS Metals, Concentration*

Analytical Method: E200.8

Extraction Method: E200.8

Work Order: 1112354

Dilution Factor	20				1	1
Antimony	ND<10				NA	0.5
Arsenic	ND<10				NA	0.5
Barium	120				NA	5.0
Beryllium	ND<10				NA	0.5
Cadmium	ND<5.0				NA	0.25
Chromium	ND<10				NA	0.5
Cobalt	11				NA	0.5
Copper	290				NA	0.5
Lead	ND<10				NA	0.5
Mercury	ND<0.50				NA	0.025
Molybdenum	ND<10				NA	0.5
Nickel	30				NA	0.5
Selenium	ND<10				NA	0.5
Silver	ND<3.8				NA	0.19
Thallium	ND<10				NA	0.5
Vanadium	ND<10				NA	0.5
Zinc	1400				NA	5.0
%SS:	96					

Comments	a16,a14,b1			
-----------------	------------	--	--	--

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit/method detection limit; N/A means not applicable to this sample or instrument; %SS = Percent Recovery of Surrogate Standard; DF = Dilution Factor

TOTAL = Hot acid digestion of a representative sample aliquot.

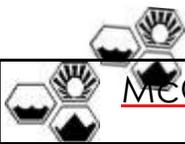
TRM = Total recoverable metals is the "direct analysis" of a sample aliquot taken from its acid-preserved container.

DISS = Dissolved metals by direct analysis of 0.45 µm filtered and acidified sample.

a14) reporting limit raised due to the physical nature of the sample

a16) reporting limit raised due to high metals content

b1) aqueous sample that contains greater than ~1 vol. % sediment



QC SUMMARY REPORT FOR SM5520B/F

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 63314

WorkOrder: 1112354

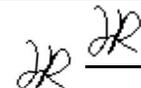
EPA Method: SM5520B/F		Extraction: SM5520B/F					Spiked Sample ID: N/A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	Acceptance Criteria (%)			
	mg/L	mg/L	% Rec.	% Rec.	% RPD	% Rec.	MS / MSD	RPD	LCS	
POG	N/A	10.42	N/A	N/A	N/A	96.9	N/A	N/A	70 - 130	

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
 NONE

BATCH 63314 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1112354-001C	12/12/11 12:05 PM	12/12/11	12/13/11 10:58 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 $\% \text{ Recovery} = 100 * (\text{MS-Sample}) / (\text{Amount Spiked}); \text{RPD} = 100 * (\text{MS} - \text{MSD}) / ((\text{MS} + \text{MSD}) / 2).$
 MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
 N/A = not enough sample to perform matrix spike and matrix spike duplicate.
 NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

 QA/QC Officer



QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 63359

WorkOrder: 1112354

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	Acceptance Criteria (%)		
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	MS / MSD	RPD	LCS
tert-Amyl methyl ether (TAME)	ND	10	91.5	86.5	5.62	97.3	70 - 130	30	70 - 130
Benzene	ND	10	98.6	93.5	5.30	90.9	70 - 130	30	70 - 130
t-Butyl alcohol (TBA)	ND	40	83.6	85	1.65	74.2	70 - 130	30	70 - 130
Chlorobenzene	ND	10	102	97.4	4.41	95.8	70 - 130	30	70 - 130
1,2-Dibromoethane (EDB)	ND	10	110	103	6.17	91	70 - 130	30	70 - 130
1,2-Dichloroethane (1,2-DCA)	ND	10	98.4	93.9	4.61	90	70 - 130	30	70 - 130
1,1-Dichloroethene	ND	10	94	86.9	7.83	85.4	70 - 130	30	70 - 130
Diisopropyl ether (DIPE)	ND	10	94.1	89.5	5.03	84.9	70 - 130	30	70 - 130
Ethyl tert-butyl ether (ETBE)	ND	10	92.8	88.6	4.64	81	70 - 130	30	70 - 130
Methyl-t-butyl ether (MTBE)	ND	10	97.9	93.8	4.21	84.6	70 - 130	30	70 - 130
Toluene	ND	10	98.4	93.4	5.18	87.7	70 - 130	30	70 - 130
Trichloroethene	ND	10	108	102	5.04	96	70 - 130	30	70 - 130
%SS1:	109	25	112	109	2.41	110	70 - 130	30	70 - 130
%SS2:	98	25	98	99	0.392	96	70 - 130	30	70 - 130
%SS3:	91	2.5	95	94	1.08	85	70 - 130	30	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
 NONE

BATCH 63359 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1112354-001B	12/12/11 12:05 PM	12/13/11	12/13/11 11:00 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 $\% \text{ Recovery} = 100 * (\text{MS-Sample}) / (\text{Amount Spiked}); \text{RPD} = 100 * (\text{MS} - \text{MSD}) / ((\text{MS} + \text{MSD}) / 2).$
 MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
 N/A = not enough sample to perform matrix spike and matrix spike duplicate.
 NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.
 # surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.
 Laboratory extraction solvents such as methylene chloride and acetone may occasionally appear in the method blank at low levels.

 QA/QC Officer



QC SUMMARY REPORT FOR E200.8

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 63348

WorkOrder: 1112354

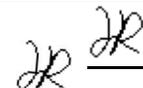
EPA Method: E200.8		Extraction: E200.8					Spiked Sample ID: 1112092-006A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	MS / MSD	RPD	LCS	
Antimony	ND	50	109	108	0.940	103	70 - 130	20	85 - 115	
Arsenic	2.1	50	113	112	0.378	106	70 - 130	20	85 - 115	
Barium	36	500	99.9	95.4	4.35	92.2	70 - 130	20	85 - 115	
Beryllium	ND	50	106	106	0	108	70 - 130	20	85 - 115	
Cadmium	ND	50	108	108	0	106	70 - 130	20	85 - 115	
Chromium	0.60	50	105	103	1.44	104	70 - 130	20	85 - 115	
Cobalt	ND	50	96.1	94.7	1.47	98.5	70 - 130	20	85 - 115	
Copper	39	50	104	101	1.41	108	70 - 130	20	85 - 115	
Lead	ND	50	110	108	1.26	106	70 - 130	20	85 - 115	
Mercury	ND	1.25	102	102	0	101	70 - 130	20	85 - 115	
Molybdenum	4.0	50	107	106	0.697	100	70 - 130	20	85 - 115	
Nickel	0.62	50	105	103	1.56	104	70 - 130	20	85 - 115	
Selenium	0.80	50	112	108	3.27	109	70 - 130	20	85 - 115	
Silver	ND	50	105	103	2.04	103	70 - 130	20	85 - 115	
Thallium	ND	50	109	108	1.20	105	70 - 130	20	85 - 115	
Vanadium	2.9	50	107	106	0.893	104	70 - 130	20	85 - 115	
Zinc	10	500	108	106	1.83	107	70 - 130	20	85 - 115	
%SS:	107	750	110	110	0	103	70 - 130	20	70 - 130	

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
 NONE

BATCH 63348 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1112354-001A	12/12/11 12:05 PM	12/12/11	12/13/11 1:23 PM	1112354-001A	12/12/11 12:05 PM	12/12/11	12/14/11 12:36 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 % Recovery = $100 * (MS - Sample) / (Amount Spiked)$; $RPD = 100 * (MS - MSD) / ((MS + MSD) / 2)$.
 MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
 N/A = not applicable to this method.
 NR = matrix interference and/or analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

 QA/QC Officer



QC SUMMARY REPORT FOR SW8021B/8015Bm

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 63389

WorkOrder: 1112354

EPA Method: SW8021B/8015Bm		Extraction: SW5030B					Spiked Sample ID: N/A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	MS / MSD	RPD	LCS	
TPH(btex) [£]	N/A	60	N/A	N/A	N/A	98.6	N/A	N/A	70 - 130	
MTBE	N/A	10	N/A	N/A	N/A	115	N/A	N/A	70 - 130	
Benzene	N/A	10	N/A	N/A	N/A	112	N/A	N/A	70 - 130	
Toluene	N/A	10	N/A	N/A	N/A	107	N/A	N/A	70 - 130	
Ethylbenzene	N/A	10	N/A	N/A	N/A	104	N/A	N/A	70 - 130	
Xylenes	N/A	30	N/A	N/A	N/A	119	N/A	N/A	70 - 130	
%SS:	N/A	10	N/A	N/A	N/A	114	N/A	N/A	70 - 130	

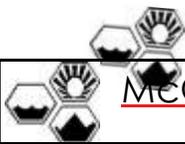
All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
 NONE

BATCH 63389 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1112354-001A	12/12/11 12:05 PM	12/13/11	12/13/11 12:03 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 % Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).
 MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
 £ TPH(btex) = sum of BTEX areas from the FID.
 # cluttered chromatogram; sample peak coelutes with surrogate peak.
 N/A = not enough sample to perform matrix spike and matrix spike duplicate.
 NR = matrix interference and/or analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content, or inconsistency in sample containers.

 QA/QC Officer



QC SUMMARY REPORT FOR SW8015B

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 63388

WorkOrder: 1112354

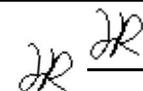
EPA Method: SW8015B		Extraction: SW3510C					Spiked Sample ID: N/A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	MS / MSD	RPD	LCS	
TPH-Diesel (C10-C23)	N/A	1000	N/A	N/A	N/A	125	N/A	N/A	70 - 130	
%SS:	N/A	625	N/A	N/A	N/A	109	N/A	N/A	70 - 130	

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
 NONE

BATCH 63388 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1112354-001A	12/12/11 12:05 PM	12/12/11	12/13/11 6:53 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 $\% \text{ Recovery} = 100 * (\text{MS} - \text{Sample}) / (\text{Amount Spiked})$; $\text{RPD} = 100 * (\text{MS} - \text{MSD}) / ((\text{MS} + \text{MSD}) / 2)$.
 MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
 N/A = not enough sample to perform matrix spike and matrix spike duplicate.
 NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

 QA/QC Officer

Geology / Engineering Geology / Environmental Studies

HOEXTER CONSULTING, INC.

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david@hoexterconsulting.com

January 30, 2012

E-02-09-835

HCEntPhI:McCarthyRanchSupplLtr

Curt Jensen

Jensen-VanLienden Associates

1840 Alcatraz Ave., Suite C

Berkeley, California 94703

**RE: SUPPLEMENTAL RESEARCH – GREASE TRAP FORMER DISCOVERY ZONE
MC CARTHY RANCH RETAIL CENTER
APN 022-53-002,003,006,007
11, 63, 125 AND 179 RANCH DRIVE
MILPITAS, CALIFORNIA 95035**

Ladies and Gentlemen:

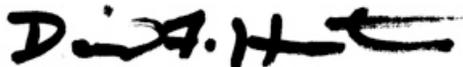
This letter supplements our January 11, 2012 Phase I PEA for the above referenced site. The supplemental research was requested by Peter Duchesneau of Manatt, Phelps & Phillips, LLP.

There are no listings relevant to the site on the Santa Clara County Health Department Food Safety Program web site. We contacted the program and talked with Linda Kealey, Senior Office Specialist, who confirmed that Discovery Zone is listed as a permitted food facility which became inactive July 28, 1999. There are no detailed records (apparently the older paper records are no longer stored, and were not digitized); the site was inspected when active, and there are no indications of violations or complaints. There is no specific mention in available records of a grease trap, but Ms Keeley stated that one would be required for a facility such as this.

We appreciate the opportunity to provide services to you on this project and trust this report meets your needs at this time. If you have any questions, or require additional information, please do not hesitate to call.

Very truly yours,

HOEXTER CONSULTING, INC.



David F. Hoexter, Principal Geologist (California PG/CEG/REA)