VIA ELECTRONIC MAIL

February 16, 2022

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Subject: Corrective Action Plan (CAP) Plan, SHP Quito Village
18764-18850 Cox Avenue, Saratoga, CA
Site Cleanup Program Case #2021-01s
GeoTracker ID No. T10000016861

Dear Mr. Flora,

On behalf of SHP Quito Village, LLC, WSP USA, Inc. (WSP) is pleased to submit this Corrective Action Plan for the SHP Quito Village Site located at 18764-18850 Cox Avenue, Saratoga, CA in response to Santa Clara County Department of Environmental Health (DEH) comments.

As a legally authorized representative of the Responsible Party, I declare, under penalty of perjury, that the information and/or recommendations contained in the attached proposal or report is true and correct to the best of my knowledge.

Kind regards,

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SHP QUITO VILLAGE, LLC

CORRECTIVE ACTION WORK PLAN

QUITO VILLAGE, 18764 - 18850 COX AVENUE, SARATOGA, CALIFORNIA

February 16, 2022

4878-1389-1332.1

CORRECTIVE ACTION WORK PLAN

QUITO VILLAGE, 18764 - 18850 COX AVENUE, SARATOGA, CALIFORNIA

SHP QUITO VILLAGE, LLC

PROJECT NO.: 31402712.003
DATE: FEBRUARY 16, 2022

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1 INTRODUCTION

On behalf of SHP Quito Village, LLC (SHP), WSP USA Inc. (WSP) has prepared this *Corrective Action Work Plan* (CAP) for the Quito Village site (Site) located at 18764-18850 Cox Avenue in Saratoga, California (Figure 1). The Site is listed as County of Santa Clara Department of Environmental Health (SCCDEH) site cleanup program case #2021-01s, GeoTracker ID #T10000016861.

This CAP addresses the onsite areas of the Site potentially impacted by elevated concentrations of volatile organic compounds (VOCs), namely tetrachloroethene (PCE), in soil gas as a result of historical dry cleaner operations unaffiliated with SHP (see Section 2 of this CAP). Soil gas remediation via soil vapor extraction (SVE) is proposed in anticipation of and in conjunction with residential redevelopment of the Site (see Sections 4-7 of this CAP). This CAP provides a description of the technical approach to the design of a full-scale SVE system, including equipment and materials specifications, the number and distribution of SVE extraction points and monitoring points in relation to land use redevelopment at the Site, and the SVE system installation process.

In combination with the SVE system, a vapor intrusion mitigation system (VIMS) will be installed within the residential units to further reduce the potential for vapor intrusion into the buildings (see Section 3 of this CAP). Design details for the VIMS will be submitted under separate cover. This approach is intended to both reduce the source and mitigate potential risk to occupants of the redevelopment. Furthermore, to reduce the source of PCE detected in soil gas concentrations prior to redevelopment, SHP proposes to install and operate an interim SVE system in the area of the Site exhibiting the highest PCE soil gas concentrations. An installation and monitoring report for the interim SVE system will be submitted under separate cover once that system is installed and operating.

1.1 BACKGROUND

The Site consists of a retail shopping center located on a 6.2-acre parcel within a mixed residential and commercial area. Dry cleaner operations were conducted at the Site from at least 1962 (Clayton 2004) to 2020, although use of PCE as part of the dry-cleaning operations ceased on or before 2009. The dry cleaner operations did business as Elite Cleaners, Quito Dry Cleaners, and Quito Park Dry Cleaners, each under the control or ownership of Mr. Jin Ho Yi, from 1977 until 2020. Prior to 1977, the dry cleaner operations were owned by Alfred T. Fichera and Virginia M. Fichera. Quito Village Associates, LLC, an affiliate of SHP and unrelated to the dry cleaner operations, purchased the Site in 2007. Historical soil and groundwater investigations conducted between 1991 and 2004 preliminarily determined the extent of VOC impacts beneath the Site did not affect soil or groundwater (E_2C 2000 and Clayton 2004), serving the basis that there was no recognized environmental condition (REC), defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment, associated with the Site (ATC 2007).

However, in association with the redevelopment, voluntary soil gas sampling conducted in 2020 by Roux Associates and WSP (WSP 2021a) identified elevated PCE concentrations from approximately 5 to 45 feet below grade (fbg) at the Site, beneath the western portion of the building and adjacent parking area to the south, with PCE concentrations ranging up to 13,000 micrograms per cubic meter ($\mu g/m^3$, Figure 2). Self-notification, followed by a request for oversight under the voluntary cleanup program, was promptly submitted by SHP in December 2020. In January 2021, SHP received local regulatory oversight by SCCDEH.

In January 2021, SHP engaged WSP to proactively conduct a SVE pilot test to determine the feasibility of removing VOCs from soil gas at the Site via vacuum extraction. The pilot test was conducted in a paved parking area adjacent to the south side of the western portion of the building, where elevated VOC concentrations have been detected in soil gas to a depth of at least 45 fbg. Based on variability of soil types encountered during

investigation activities in 2020, the pilot test focused on extracting soil vapors from three separate zones; a shallow zone from approximately 5 to 15 fbg, a medium zone from 20 to 30 fbg, and a deep zone from 36 to 46 fbg. As described in the *Soil Vapor Extraction Pilot Test Report* (WSP 2021b), the results of the SVE pilot test indicated that SVE is an effective in-situ remedial technology for treatment of vadose zone soils containing VOCs based on mass removal rates and vertical and horizontal vacuum influence.

To further characterize the degree of PCE impacts to soil gas at the Site, WSP submitted the *On-site Data Gap & Off-site Soil Gas Investigation Workplan* (WSP 2021c) to the SCCDEH in April 2021. The SCCDEH approved the Workplan with comments in a letter dated June 29, 2021, and the investigation activities were conducted in September 2021. The results of the investigation were reported to the SCCDEH in the *Quito Village Site Characterization Report* (WSP 2021d), submitted concurrently with this CAP. The onsite data gap investigation results were used to inform the recommendations presented in this CAP.

1.2 PLANNED REDEVELOPMENT

SHP has planned and received approval to redevelop Quito Village (https://www.quitovillage.com/), consisting of 17 multi-family residential buildings (90-townhomes), a 5,000 square-foot commercial building, paved surfaces, and landscaping, under Senate Bill 35 (SB35), a 2018 law intended to streamline the development of certain housing projects. Quito Village builds housing that includes not only the 10 percent affordable component, but also affordable homes for people with very low incomes (VLI), a deeper level of affordability. The development also allows the current commercial tenants of the Quito Village Shopping Center to maintain their customer base, moving to a new building in the north-east corner of the Site. Large open, green spaces and ample parking is also included, to serve residents and the public.

1.3 WORK PLAN ORGANIZATION

The remainder of this CAP consists of seven sections. Section 2 summarizes previous investigations conducted at the Site. Section 3 briefly describes the proposed VIMS for the residential development. Section 4 includes the rationale, objectives, and general technical approach for the SVE system design. Section 5 details the SVE system layout, including the well network, piping, equipment, and controls. Section 6 includes the SVE system installation procedures. Section 7 contains the SVE system startup, monitoring, and sampling procedures. Section 8 documents the proposed operation and maintenance strategy. The closure strategy for the SVE system is summarized in Section 9.

2 SUMMARY OF PREVIOUS INVESTIGATIONS

A summary of previous investigations of the Site is presented below.

2.1 SITE INVESTIGATIONS

2.1.1 SUBSURFACE INVESTIGATION – SOIL AND GROUNDWATER (2000)

In October 2000, Environmental Engineering Consultants (E2C) of Santa Clara, California, conducted a subsurface (soil and groundwater) investigation beneath and downgradient from the dry cleaner facility on behalf of Terracommercial Real Estate Corp. (E2C 2000). E2C collected one soil sample from 3 fbg in the northern portion of the floor inside Quito Cleaners. Two exploratory borings were advanced; one downgradient from the dry cleaners and one along the alignment of the sanitary sewer line upgradient of the dry cleaners. Groundwater grab samples were collected from the two exploratory borings at depths of 59 and 64 fbg, respectively. No VOCs were detected in any soil and groundwater samples. The only contaminant identified was dichlorodifluoromethane at 100 parts per billion (ppb) in the upgradient sample, which E2C concluded "does not represent an environmental hazard to the Site, as there are not Maximum Contaminant Levels for this compound." It should be noted that the sampling method employed was US EPA Method 8010, rather than US EPA Method 8260(b).

2.1.2 PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT (2004)

A Phase I Environmental Site Assessment was conducted by Clayton Group Services, Inc. (Clayton) in 2003 on behalf of GE Real Estate, which identified the dry cleaning facility as a recognized environmental condition (Clayton 2004). Clayton acknowledged the results of the subsurface investigation conducted by E2C in 2000, but noted that dry cleaning operations had continued since that investigation occurred. Based on findings contained in the Phase I investigation, Clayton conducted an additional subsurface investigation of soil and groundwater for presence of VOCs beneath and downgradient from the dry cleaning facility. One deep soil boring was advanced downgradient from the dry cleaning facility to a depth of 60 fbg, and three shallow soil borings were advanced to a depth of 5 fbg inside the dry cleaning building. One groundwater sample was collected from the deep boring, and soil grab samples were collected from each shallow boring. PCE was not detected above the laboratory detection limit of 5 ppb.

2.1.3 PHASE I ENVIRONMENTAL SITE ASSESSMENT (2007) AND FOCUSED PHASE II ENVIRONMENTAL SITE ASSESSMENT (2020)

A Phase I Environmental Site Assessment was prepared by ATC Associates, Inc. (ATC) dated March 23, 2007 (Appendix A). Historically, the Site was developed with orchards from at least 1939 to at least 1948. From about 1956 to 1980, the Site was redeveloped with the northern two buildings and a gasoline service station located on the northeastern corner of the Site. Further construction occurred in 1980 to 1981 and tenant improvements occurred in 1984, 1993, and 2000. The gas station operated from about 1956 or 1958 until the late 1960s. A geophysical survey in 2004 did not yield any evidence of any remaining underground storage tanks associated with the former gas station. No chemicals of concern were identified in soil samples or a groundwater sample at 55 feet fbg. Onsite dry cleaners operated on the Site beginning in 1962. Soil samples collected in 1991 and 1996 and soil and groundwater samples collected in 2000 and 2003 did not yield any results that indicated releases of PCE from the dry cleaning operations. The report concluded that the onsite dry cleaning operations did not appear

to have impacted subsurface soil or groundwater, and that no further investigation was warranted.

A Focused Phase II Environmental Site Assessment was conducted by Roux Associates, Inc. (Roux) in June 2020 for Trumark Homes to address the lack of historical soil vapor data, and to collect additional soil samples within the area beneath the dry cleaning facility, which utilized PCE until 2009. Roux advanced one soil boring to a depth of 5 fbg from which a soil sample was collected, then the boring was converted to a temporary soil gas sampling point. Two additional temporary sub-slab sampling points were also installed within the former dry cleaner suite. The soil sample did not contain detectable PCE; however, soil gas samples collected from the two temporary sub-slab samples contained PCE concentrations that exceeded the San Francisco Bay Regional Water Quality Control Board (SFRWQCB) Environmental Screening Level (ESL) for residential soil vapor. Following the Focused Phase II, Roux recommended additional soil vapor sampling to delineate the vertical and lateral extent of PCE impacts to soil vapor at the Site.

Roux conducted additional soil gas sampling at the Site in August 2020 for Trumark Homes consisting of nine additional temporary soil gas sampling probes across the Site to a depth of 15 fbg (Figure 2). Elevated PCE concentrations were detected in soil gas at 5 fbg and 15 fbg to the south and east of the dry cleaners, with the highest concentrations detected beneath the parking lot south of the building at 15 fbg. Benzene was also detected at low concentrations exceeding the ESL in soil gas at 5 fbg and 15 fbg in the northern and central portions of the Site surrounding the strip mall building. Roux never finalized their report.

In November 2020, for the benefit of SHP, WSP conducted a supplemental data gap investigation to further delineate the vertical and horizontal extent of VOCs and total petroleum hydrocarbons (TPH) in shallow soil, soil gas, and groundwater throughout the Site. As part of the investigation, two grab groundwater samples and two discrete-depth soil samples were collected, as well as installation of seven multi-depth soil gas sampling probes ranging in depth between 5 and 45 fbg. Groundwater and soil samples were analyzed for VOCs and TPH, which were not detected in any samples above laboratory reporting limits. The combined soil gas analytical results from both 2020 investigations were used to create an isoconcentration map for PCE, which depicts the PCE soil gas plume extending from the former dry cleaners to the eastern property boundary and from the former dry cleaners to the southern property boundary (making a crescent shape) (Figure 2). The highest PCE concentrations in soil gas were detected in the parking lot south of the building at 15 fbg and 25 fbg, with concentrations decreasing with depth, but still exceeding the ESL at 45 fbg. PCE was also detected in soil gas exceeding the ESL in one boring (RB-15) along the southern property boundary and one boring (RB-17) along the eastern property boundary. It is suspected that the soil vapor plume migrated to the eastern and southern property boundaries via utility trenches, primarily thought to be along the sanitary sewer line (WSP 2021a). Benzene was also detected in soil gas above the ESL at two locations (RB-14 and RB-19) near the southwest corner of the strip mall building, along the eastern property boundary (RB-17), and along the southern property boundary (RB-15).

2.1.4 SUPPLEMENTAL SOIL VAPOR INVESTIGATION (2021)

Additional onsite data gap soil gas sampling conducted in September 2021 identified that the PCE soil gas plume does not extend to the southern property boundary (WSP 2021d). As shown on Figure 2, the investigation also indicated that the onsite soil gas plume extends to the northeast corner of the property (SGP-3), further southwest of the main building (SGP-16) and to a depth of 65 fbg (SGP-9, SGP-11, and SGP-15). The benzene soil gas plume extends to the southeast corner of the property (SGP-23 and SGP-24), where concentrations slightly exceed the ESL at depths below 25 fbg.

2.2 SITE GEOLOGIC CONDITIONS

Exploratory borings drilled at the Site encountered interbedded clays, clayey sands, well-graded sands and gravel to a depth of 100 fbg. Clayey intervals were encountered in all borings at depths of approximately 30 fbg and 80 fbg. The clayey interval encountered at 30 fbg was approximately 15 feet thick in borings RB-16 and RB-22, located on the northern portion of the Site and 25 feet thick in boring RB-14, but interbedded with some sandier

layers at this location. The clayey unit was about 7 feet thick at boring RB-17, located on the east side of the building. The clayey interval encountered in borings RB-16, RB-17, and RB-22 at a depth of 80 fbg was approximately 10 feet thick and was partially interbedded with silt or clayey sand. With the exception of these clayey intervals, most of the sediments encountered were comprised of well-graded sands with gravel and course-grained clayey sand. These sediments are presumed to be unconsolidated stream deposits from the adjacent Santa Cruz mountains to the south.

During site investigations conducted by E2C (2000), Clayton (2000), and Roux (August 2020), groundwater was encountered between approximately 55 to 64 fbg. During WSP's investigations, groundwater was not encountered until approximately 90 fbg. According to the well inspector from Valley Water who observed the sealing of the borings, perched water can occur at the shallower depths, but groundwater in the area is more typically encountered at around 90 fbg, consistent with WSP's observations.

3 DESCRIPTION OF VIMS

The proposed sub-slab VIMS will be designed consistent with final residential building design. The VIMS is intended to prevent the migration of VOC vapors from soil gas beneath the buildings into each of the building's indoor air. The VIMS will encompass the footprint of the residential buildings including any elevator shafts, stairwells, and storage spaces. The VIMS will be designed as a sub-slab venting system (SSVS) which consists of a vapor barrier component and a sub-slab venting component. The vapor barrier will preclude potential vertical migration of VOC vapors through the floor slab. Vapors will be collected in porous media beneath the slab and the venting system will exhaust the vapors to a level above the highest section of the roof. It is anticipated that the VIMS will be designed as a passive venting system with the ability to be converted to an active system.

A design/planning document will be submitted to SCCDEH describing the VIMS design, installation, and construction quality assurance/quality control observations, and pre-occupancy testing.

The VIMS consists of three primary components: a porous sub-slab gravel media, a vapor transfer piping network, and a vapor barrier, as briefly described below.

3.1 POROUS SUB-SLAB MEDIA

To promote efficient removal of sub-slab vapor, the vapor barrier will be installed upon a highly permeable gravel layer. The gravel layer will provide a path of least resistance for sub-slab vapor to migrate to vapor transfer piping and will also serve as the concrete sub-base. Gravel thickness may vary, but shall maintain a minimum thickness of 6 inches across the entire building footprint.

3.2 VAPOR TRANSFER PIPING NETWORK

The vapor transfer piping network will consist of slotted below-grade piping installed within the gravel bedding and routed to manifolds that will collect vapor from the branch lines into a common header pipe leading to appropriately located riser vent locations.

3.3 VAPOR BARRIER

The vapor barrier will be installed above the gravel layer beneath the building slab to prevent potential vertical migration of VOC vapors from soil gas into the building located above. All building below-grade utilities will be stubbed up and temporarily capped and footings/foundations installed before vapor barrier installation can commence. Below-grade dry utilities will have conduit seals installed to mitigate potential vapor intrusion pathways.

4 SVE SYSTEM DESIGN PARAMETERS

4.1 REMEDIAL ACTION OBJECTIVES

Remedial action objectives consist of specific goals for protecting human health and the environment. The remedial action objective of the SVE system is to reduce the mass of PCE and benzene in the vadose zone to mitigate the potential for vapor intrusion into the proposed residential redevelopment buildings on the Site, to remove soil vapor mass from the subsurface, and to prevent the unlikely potential migration of PCE and benzene into groundwater. In combination with the SVE system, a VIMS will be installed within each residential building to further reduce the potential for vapor intrusion into the buildings. Design details for the VIMS will be submitted under separate cover.

WSP proposes to operate the SVE systems to attempt to reduce soil gas concentrations. To evaluate effectiveness of the system, soil gas concentrations will be compared to a remediation goal based on achievement of asymptotic concentration levels for PCE and benzene in extracted vapor plus accompanying low PCE and benzene mass removal. Closure may be achieved if PCE and benzene concentrations achieve ESLs or VI guidance applicable at the time of such evaluation.

In conjunction with evaluation of the adequacy of the VIMS, if either of the SVE systems reach asymptotic concentrations/low mass recovery for PCE and benzene or achieve the closure goal, a rebound assessment will be completed and the SCCDEH will be consulted regarding the need for additional SVE system operation/modification or evaluation for case closure and cessation of SVE system operations.

System performance will be periodically evaluated through collection and analysis of system vapor samples and soil gas samples from permanent soil gas monitoring points. Recognizing that achieving the closure goal may be difficult, in coordination with soil gas monitoring, the efficiency of the SVE systems will be evaluated continuously as described in Section 9, Closure Strategy, of this CAP.

4.2 NATURE OF CONTAMINANTS OF POTENTIAL CONCERN

The contaminants of concern (COCs) for the Site are PCE and benzene. The SVE system has been designed to address COCs in onsite soil gas in the subsurface of the Site in relation to the future residential redevelopment plan.

4.2.1 SOIL GAS

VOCs were detected in soil gas samples collected during the 2020 and 2021 soil gas investigations, with PCE concentrations ranging from 3.8 µg/m^3 to 13,000 µg/m^3 and varying with depth as shown in Table 4.2.1 and benzene concentrations ranging from 1.5 µg/m^3 to 66 µg/m^3, with concentrations varying with depth as shown in Table 4.2.2.

Table 4.2.1 PCE Soil Gas Sample Results (2020 and 2021)

SAMPLE DEPTH	CONCENTRATION RANGE (µg/m^3)	LOCATION OF MAXIMUM CONCENTRATION
0 – 5 fbg	3.8 – 13,000	RB-11
5 – 15 fbg	6.5 – 6,500	RB-14
15 – 25 fbg	130 – 9,400	RB-18
25 – 35 fbg	39 – 1,000	RB-14
35 – 45 fbg	7.2 – 4,300	SGP-14
45 – 55 fbg	6.6 – 100	SGP-9
55 – 65 fbg	12 – 380	SGP-11

Table 4.2.2 Benzene Soil Gas Sample Results (2020 and 2021)

SAMPLE DEPTH	CONCENTRATION RANGE (µg/m^3)	LOCATION OF MAXIMUM CONCENTRATION
0 – 5 fbg	1.5 – 62	SGP-11
5 – 15 fbg	1.5 – 22	SGP-11
15 – 25 fbg	2.6 – 30	SGP-17
25 – 35 fbg	3.0 – 66	RB-17
35 – 45 fbg	2.6 – 12	SGP-11
45 – 55 fbg	7.0 – 15	SGP-11
55 – 65 fbg	6.2 – 51	SGP-11

4.3 TECHNICAL RATIONALE

As documented in the *Soil Vapor Extraction Pilot Test Report*, the January 2021 pilot test focused on three separate depth zones: a shallow zone (5 to 15 fbg), represented by well SVE-1S, a medium zone (20 to 30 fbg), represented by SVE-1M, and a deep zone (36 to 46 fbg), represented by SVE-1D. The goal of the pilot test was to generate Site-specific data required for full-scale system design. The pilot test report concluded that vapor extraction from the SVE-1M depth zone (20 to 30 fbg) achieved successful vapor recovery from approximately 5 to 45 fbg at a moderate applied flow rate and vacuum level, with a vacuum radius of influence (ROI) of approximately 50 feet. Table 4.3.1 summarizes the design parameters that were obtained during the pilot test at extraction well SVE-1M, which will form the basis of the full-scale SVE system design specifications.

Table 4.3.1 Pilot Test Results

PARAMETER	PILOT TEST RESULT
Applied vacuum	103 inches of water column (wci)
Soil vapor extraction flow rate	97 standard cubic feet per minute (scfm)
Horizontal vapor extraction radius of influence	50 feet
Range of VOC mass removal rates	0.02 to 0.06 pounds per day (lbs/day)

The SVE pilot test indicated that SVE is an effective technology for removing residual VOCs from the vadose zone at the Site. The analyses of soil gas samples collected during the tests confirmed that VOCs in vadose zone soils can be removed efficiently by SVE. The pilot test VOC mass removal rates indicate that a multi-well SVE system should initially remove up to a pound of VOCs per day. High vapor extraction rates were achieved during the test at moderate applied vacuum levels. These results confirm that SVE is a feasible treatment approach at the Site.

4.4 AIR POLLUTION CONTROL REQUIREMENTS

Permits to construct and operate the SVE system will be obtained through the Bay Area Air Quality Management District (AQMD) prior to system installation.

5 DESCRIPTION OF SVE SYSTEM

The proposed SVE system design is detailed in Figures 3 through 7 and summarized below.

5.1 SVE WELL NETWORK

The SVE system well network consists of two components:

- vapor extraction wells to remove VOCs in soil gas from the subsurface;
- monitoring points to measure vacuum influence in the subsurface and collect soil gas samples to evaluate reductions in soil gas VOC concentrations due to vapor extraction.

All extraction wells are intended to remove VOCs from soil gas primarily from depths of 5 to 30 fbg based on the results of the medium-depth well in the SVE pilot test, although vertical vacuum influence is anticipated at depths ranging from 5 to 45 fbg, as described in Section 4.3.

5.1.1 EXTRACTION WELL LAYOUT

The areal layout of the extraction wells is shown on Figure 3. The SVE well network was designed in relation to the proposed redevelopment plan for the Site, which is also depicted on Figure 3. The extraction well layout includes 22 SVE wells targeting the approximate areas with concentrations of PCE in soil gas exceeding 100 $\mu g/m^3$ and the highest concentrations of benzene based on the 2020 and 2021 soil gas investigations. The extraction point spacing was based on an estimated horizontal ROI of 50 feet as determined from the SVE pilot test. In addition, the extraction point spacing was designed to achieve an approximate 20 percent ROI overlap between neighboring extraction points as allowed by the future Site development layout. The final SVE well layout may be adjusted slightly based on changes to the redevelopment plan, utilities, or accessibility constraints.

Because of the relatively large extent of the treatment area and the number of extraction points, the SVE system has been designed with two separate SVE well networks with dedicated SVE equipment: an East SVE system and a West SVE system. The two SVE well networks are separated in a general east-west orientation with the West system encompassing 11 SVE wells targeting areas containing elevated COC concentrations in the western and southern portions of the Site and the East system encompassing 11 SVE wells targeting elevated COC concentrations in the eastern and northern portions Site (Figure 3). Each extraction well will be installed to a depth of approximately 30 fbg and will be comprised of 4-inch inner diameter (ID) polyvinyl chloride (PVC) riser with 10 feet of 0.02-inch slotted PVC screen.

Table 5.1.1 summarizes the SVE well layout details for the West and East SVE systems.

Table 5.1.1 SVE Well Design Details

FEATURE	WEST AND EAST SVE SYSTEMS
Number of Extraction Wells	11
Screen Length	10
Screened Interval	20 – 30 fbg
Pilot Test Derived ROI	50 feet
Design Well Spacing	80 feet
Design Well Overlap based on Pilot Test Derived ROI	20 percent

5.1.2 MONITORING POINT LAYOUT

Eleven (11) multi-depth monitoring points will be utilized to evaluate horizontal and vertical vacuum influence and assess soil gas VOC concentrations within the SVE treatment area (Figures 3 and 4). As indicated on Figure 5, the proposed nested monitoring points will consist of five (5) 1-inch length stainless steel soil gas implants installed within a dedicated 1-foot sand pack at depths ranging from approximately 5 to 45 fbg. Eight (8) monitoring points are proposed to be installed within or along the 1,000 $\mu g/m^3$ PCE concentration soil gas contour located adjacent to and south of the former dry cleaner and along the alignment of the sanitary sewer toward the eastern property boundary. The three (3) remaining monitoring points are located adjacent to the areas with the highest benzene concentrations in soil gas and along the perimeter of the two SVE system treatment areas where soil gas COC concentrations are lower. The final monitoring point layout may be adjusted slightly based on changes to the redevelopment plan, utilities, or accessibility constraints. If the soil vapor concentrations in the perimeter probes exceed ESLs, then additional probes will be installed to evaluate the lateral extent of the plume.

5.2 SVE PIPING

5.2.1 CONVEYANCE PIPING

Dedicated underground conveyance piping will transfer soil gas under vacuum from each SVE well to the vapor extraction equipment. The proposed trenching routes are provided on Figure 4. The piping will be installed in common trenches to the extent possible at a minimum depth of approximately 18 inches below grade. The piping will be sloped toward the SVE wells to minimize the accumulation of condensate water within the piping network. Conveyance piping to all SVE wells will be comprised of 3-inch diameter schedule 40 PVC. The final trenching routes may be adjusted slightly based on changes to the redevelopment plan, utilities, or changes to the SVE well layout.

5.2.2 MANIFOLD, HEADER, AND DISCHARGE PIPING

The dedicated conveyance piping will penetrate the ground surface near the SVE equipment and will be manifolded as indicated on Figure 6. The piping manifolds will enable individual operation and performance monitoring of each extraction point. As detailed on Figure 6, each leg of the piping manifold will consist of the following:

- Ball valve for on/off control of the extraction point.

- Butterfly valve for throttling the vapor flow rate.
- Closed gate valve, which may be open to the atmosphere when serving as a passive air intake to introduce atmospheric air into the subsurface when the extraction point is not operating.
- Sample port for collection of vapor samples.
- Vacuum indicator for measurement of line vacuum.
- Temperature indicator for measurement of line temperature.
- In-line flow sensor with differential pressure gauge, which, in combination with line temperature and vacuum, is used to calculate the vapor flow rate.

The well manifold piping will combine into a single 8-inch diameter schedule 40 PVC header pipe that will route extracted vapor to the SVE system treatment equipment (Figure 7).

After passing through the treatment units, discussed below, treated vapor will be discharged to the atmosphere via a discharge stack comprised of 6-inch diameter steel pipe. The discharge stack will be secured to the equipment enclosure, described in Section 5.4, and will terminate approximately 12 feet above the ground surface. A rain cap will be installed at the discharge point to prevent precipitation from entering the discharge piping.

5.3 SVE EQUIPMENT

The SVE equipment for both the West and East systems will consist of a vapor/liquid separator (VLS) to remove and collect water entrained in the extracted vapor, two vapor-phase granular activated carbon (GAC) units installed in series to remove VOCs from extracted vapor, a heat exchanger to cool discharged vapor prior to GAC treatment, and a high-capacity blower to induce a vacuum on the SVE wells. The blower, VLS, and heat exchanger will be pre-assembled and delivered to the Site on steel skids for connection to vapor transfer piping and electrical service. A process and instrumentation diagram is provided in Figure 7.

5.3.1 VACUUM BLOWER

As indicated in Table 4.3.1, the pilot test yielded individual SVE point air flow/applied vacuum design criteria of 97 scfm at 103 wci. Based on the proposed number of extraction points (11 per system) and estimated head losses in the pipe network and equipment, the vacuum blowers selected for each system must be capable of producing a flow rate of approximately 1,100 scfm at a vacuum of approximately 150 wci. The actual model of the blower and electric motor size will be determined in consultation with the selected remediation equipment vendor. The vapor transfer piping at the blower inlet will be equipped with an air dilution valve to regulate the vacuum level at the blower.

5.3.2 GAC VAPOR TREATMENT UNITS

VOCs will be removed from the extracted vapor prior to discharge via vapor-phase GAC. GAC treatment was selected for vapor treatment based upon lower cost than other alternatives for the relatively low anticipated VOC mass loading. The GAC units will be installed in series on the discharge side of each blower to achieve maximum treatment efficiency. The GAC units will be sized based on the maximum VOC mass loading rate achieved during the pilot test and the designed vapor flow rate for the system. Based upon size and access considerations, the GAC units will be appropriately housed for security and safety within the equipment enclosure.

5.3.3 HEAT EXCHANGER

Vapor discharged from the SVE blower is anticipated to range in temperature between 150 to 225 degrees Fahrenheit (F). The treatment efficiency of the GAC decreases as the air temperature increases. An air-to-air heat exchanger will be installed on the blower discharge piping to reduce the temperature of vapor entering the GAC units

to preserve treatment efficiency of the GAC units. A high temperature switch will be installed on the discharge piping downstream of the heat exchanger to deactivate the system in the event that high temperature air is present at the GAC inlet.

5.3.4 VAPOR/LIQUID SEPARATOR

Both the West and East SVE systems will include a VLS plumbed within the header piping downstream of the manifolds and upstream of the blower. The purpose of the VLS is to remove water entrained in the vapor stream. The VLS will be equipped with a high-level float switch that will automatically deactivate the system in the event of a high water level in the VLS. Water accumulated in the VLS will be gravity-drained via a manually operated valve and hose to an appropriate storage vessel (i.e., steel drum or poly tank) for offsite disposal. Space within the equipment areas and necessary power and relay connections will be provided to allow for the future addition of a storage vessel and liquid transfer pump for each VLS, if deemed necessary.

5.4 EQUIPMENT ENCLOSURE

The SVE equipment (with the exception of the GAC units) and piping manifolds for both the West and East systems will be installed within a dedicated equipment enclosure. The size, type of construction, and location of the equipment enclosures will be coordinated with the design and layout of the site redevelopment planning. The proposed locations of the West and East system equipment enclosures are shown on Figure 4. The interior of the equipment enclosures will be equipped with sound attenuation materials to reduce the noise generated by the equipment. An in-line silencer may be plumbed into the discharge stack piping to further attenuate equipment noise, if deemed necessary.

5.5 ELECTRICAL SERVICE

The SVE equipment will have dedicated 480-volt/3-phase electrical feeds that will be metered to track electrical consumption. Electrical service for each system will be equipped with a primary shutoff switch at the meter to be mounted on the equipment building adjacent to the control panel.

5.6 PROGRAMMABLE LOGIC CONTROL

The SVE equipment will be controlled via a computerized programmable logic control (PLC) system, centralized in a master control panel dedicated to each SVE system. The control panel will be mounted on the wall of the equipment building. The PLC will be programmed to deactivate the system in the event of an alarm condition. A high level switch will be incorporated into the VLS, such that in the event that a VLS tank fills with condensate water, the alarm will activate and shut down the system. A high temperature switch on each heat exchanger discharge pipe will initiate an alarm and deactivate the system in the event of high air temperature entering the GAC units. Furthermore, the PLC will include programming to cycle the system on/off at a desired frequency, if necessary to improve mass recovery in the late stages of system operation.

5.7 REMOTE MONITORING

Both the East and West SVE systems will be equipped with a wireless remote monitoring package to enable monitoring of the systems via an internet connection. The remote monitoring system will allow real-time monitoring of system component operation, provide notification of shutdown conditions, and allow for remote shutdown and startup capabilities.

6 SYSTEM INSTALLATION

The SVE systems will be installed by a contractor that is separate from the contractor fabricating and supplying the equipment (equipment vendor). Equipment layout drawings and equipment specifications provided by the equipment vendor will be submitted to the installation contractor for review before system installation commences.

The SVE systems installation activities will be conducted in conjunction with construction activities during Site redevelopment. Sequencing of SVE systems installation will be coordinated with the redevelopment construction contractor to minimize disturbance of system components during construction.

All work will be conducted in accordance with a Health and Safety Plan (HASP) for the Site. The current version of the Site-specific HASP is included in Appendix B.

6.1 SVE PILOT TEST EXTRACTION WELL ABANDONMENT

Three soil vapor extraction wells, SVE-1S, SVE-1M, and SVE-1D, were installed during the SVE pilot test immediately south of the former dry cleaning space. In anticipation that the wells will be destroyed during Site redevelopment activities, the pilot test extraction wells will be abandoned in accordance with Valley Water District requirements.

6.2 PERMITTING

The following permits are anticipated for the scope of work outlined in this CAP:

- Valley Water District exploratory boring and well permits
- AQMD permit to construct/permit to operate
- Local building permits
- Local electrical permits

WSP will coordinate with the AQMD to obtain the permit to construct/permit to operate. The SVE systems installation contractor will be responsible for obtaining all necessary building and electrical permits.

6.3 SOIL VAPOR EXTRACTION WELL INSTALLATION

Prior to system installation, 22 SVE wells (11 for each system) will be installed as displayed in Figure 3. The proposed SVE well construction details are provided in Figure 5.

The proposed SVE wells will be installed by a California C-57 licensed well driller using 9-inch-diameter sonic drilling equipment or 10-inch diameter hollow-stem auger drilling equipment to advance each boring to its target depth. The wells will be constructed of using 4-inch ID schedule 40 PVC well casing with 0.020-inch machine-slotted screened sections. The screened sections will be 10 feet long. Based upon results from the interim SVE system, the depths of screen intervals may be adjusted. The filter pack around the screened section will be comprised of 8x20 gradation silica sand (e.g., #3 Monterey sand) and will extend 1 foot above the top of the screen. Approximately 3 feet of hydrated bentonite chips will be placed in the annulus immediately above the filter pack. The remaining annular space will be filled with a 1 to 5 percent bentonite-cement grout. A flush-mounted traffic-rated well box will be installed at the wellhead within a concrete pad.

During drilling, continuous soil cores will be collected and logged by a WSP geologist using the Unified Soil Classification System (visual-manual procedure). The soil cuttings will be placed in a soil bin and profiled for proper disposal (see Section 6.6).

A vacuum gauge will be installed at each completed SVE wellhead to monitor applied vacuum.

6.4 MONITORING POINT INSTALLATION

During SVE systems operation, because previously installed vapor probes will be removed as part of redevelopment construction, subsurface vacuum levels and soil gas samples will be collected from 11 multi-depth monitoring points to be installed within the treatment area (Figure 3). Proposed monitoring point construction details are provided in Figure 5. Additional monitoring points may be installed around the periphery of the treatment area based on the monitoring results of the proposed points.

The monitoring points will be installed by a California C-57 licensed well driller using 6-inch or 8-inch diameter sonic or hollow-stem auger drilling equipment to advance each boring to a target depth of 45 fbg. Within each boring, five nested soil gas probes will be installed at depths of approximately 5, 15, 25, 35, and 45 fbg. The monitoring points will be constructed using ¼-inch-diameter Nylaflow nylon tubing (or similar) fitted at the bottom with a one-inch long stainless-steel filter. The nested vacuum/soil gas probes will be constructed from the bottom of each boring by installing the tubing with the probe tip attached through a narrow PVC pipe. With the probe tip set at the proper depth, the annulus around the probe tip will be filled with one foot of filter pack sand (e.g., #3 Monterey sand) via a tremie pipe or poured down hole from the surface if the borehole is stable. Approximately one foot of dry #8 bentonite granules will be placed above the sand pack, then the remaining annular space will be filled with hydrated bentonite up to where the next probe will be installed. The bentonite will be hydrated with water via a tremie pipe incrementally as the bentonite is poured into the hole. The last few inches of bentonite will not be hydrated to create a firm base onto which to pour the sand pack to construct the next probe. The steps of constructing the probe described above will repeat until the uppermost probe has been installed.

The multi-depth vapor monitoring points will be completed at the ground surface with a flush-mount traffic-rated well box. Each probe will be labeled and be fitted with two-way polycarbonate valve to facilitate sampling.

6.5 EXCAVATION ACTIVITIES

The SVE conveyance piping for each system will be installed below grade within trenches to be excavated as displayed in Figure 4. The SVE piping will be installed approximately 18 inches below grade to minimize conflicts with new utilities servicing the Site development. The excavation trenching will be completed in sections to minimize the area of open trenches at any given time. Dust suppressant will be applied, as needed, to reduce or prevent dust emissions resulting from construction activities.

At the end of the work shift, any open trench will be barricaded or a traffic plate will be placed across the trench with warning signs posted.

6.5.1 PIPING INSTALLATION AND BACKFILL

Conveyance piping will be installed in common trenches to the extent practicable in accordance with the detail provided on Figure 6. Sections of Schedule 40 PVC pipe will be joined using PVC primer and adhesive. After installation and before backfilling, each section of pipe will be pneumatically pressure-tested to confirm the absence of leaks. Pipe sections will be pressurized with air to a minimum of 20 psi. If a pressure drop of more than 2 psi is observed of a period of 1-hour, each segment will be isolated and pressurized to identify the location of the leak, and the leak will be repaired.

After pressure testing is complete, trenches will be backfilled with sand and compacted with a vibratory plate compactor to provide protection to the conveyance piping and prevent settling.

6.6 WASTE CHARACTERIZATION AND DISPOSAL

Soil cuttings generated during well installation will be stored in Department of Transportation-compliant soil bins, or equivalent, to allow for characterization prior to disposal. A composite sample from each soil bin will be analyzed for VOCs using Environmental Protection Agency (EPA) method 8260B. The selected offsite disposal facility will specify additional analytical requirements, if any. A licensed waste hauler will profile the soil for disposal based on the results of the composite soil sample results. The soil will be transported to a designated disposal facility under non-hazardous or uniform hazardous waste manifests.

7 SYSTEM STARTUP AND MONITORING

The objective of system start-up is to ensure the SVE systems have been installed and are operating in accordance with the specifications described in Sections 5 and 6, as well as to collect baseline soil gas data. Systems start-up includes the following components: baseline sample collection, equipment shakedown and testing, system repair, system balancing, and system monitoring.

7.1 BASELINE SAMPLING

7.1.1 MONITORING POINT TESTING

Prior to system startup, soil gas samples will be collected from each of the monitoring points to serve as a baseline to which subsequent soil gas sample results can be compared. Before sample collection, each monitoring point will be purged using a peristaltic pump (or similar) to remove three volumes of air from each vapor monitoring point. Immediately following purging of three well volumes of air, a vapor grab sample will be collected from each vapor monitoring point using 1-liter Summa canisters at a flow rate not to exceed 200 milliliters per minute. Vapor samples will be analyzed for VOCs using EPA method TO-15.

In addition, prior to startup of the SVE systems, background subsurface vacuum/pressure will be measured at each of the monitoring points via the integral sample tubing. A calibrated differential pressure gauge will be used to measure background vacuum/pressure at each monitoring point.

7.2 EQUIPMENT STARTUP

7.2.1 EQUIPMENT TESTING

Equipment testing is required to test the individual components of the SVE systems and to test the systems as a whole. The inspector will verify that each component of both systems has been installed in accordance with the vendor-provided equipment manual, and equipment performance will be compared to manufacturer specifications. Non-conformances will be documented, repaired, and re-tested. Testing activities will include rotational tests on all motors, leakage testing on exposed piping connections, valve and gauge operation testing, blower performance testing, alarm testing, control panel optimization, and remote monitoring communication testing.

7.2.2 SYSTEM BALANCING AND MONITORING

After the systems pass the equipment testing, the systems should be prepared to run for continuous periods of time. During this time, the systems will be monitored at the equipment and extraction wellheads. To optimize the systems, each SVE well will be tested and monitored during startup.

Procedures for startup and balancing of the SVE systems include:

- Open SVE blower dilution valve and all ball valves and gate valves on the SVE piping manifold.
- Turn on SVE blower. Record equipment and manifold instrumentation readings.
- Incrementally close the dilution valve; record instrumentation measurements, including initial photoionization detector (PID) readings from the extraction points. Using a peristaltic pump, SVE vapor

will be extracted into a clean Tedlar bag, from which PID measurements will be obtained. Monitor blower performance compared to the manufacturer's specification curve.

- Balance air flow to the operating SVE points using butterfly valves on the SVE manifold. Record instrumentation measurements. Monitor blower performance compared to the manufacturer's specification curve.

7.3 FULL-TIME OPERATION AND MONITORING

After equipment testing is complete, the systems will be ready for full-time operation. The following procedure will be applied to both the West and East SVE systems:

- With all 11 extraction wells operating, balance the air flow from each well using the butterfly valves on the manifold. Monitor blower performance compared to the manufacturer's specification curve.
- If the blower is operating below the performance curve (not enough airflow for the applied vacuum level), open the dilution air valve to increase air flow to the blower.
- After the SVE wells are balanced and blower performance is optimized, collect SVE system instrumentation measurements, including PID measurements from the SVE manifold sample ports and GAC influent, midpoint, and effluent sample ports.
- Immediately following PID measurement, collect an influent vapor grab sample from the influent vapor sample port. Vapor samples will be collected using a 1-liter Summa canister connected to the vapor sample port via ¼-inch inner diameter flexible tubing.
- After 1 hour of SVE system operation, collect instrumentation measurements for all components, including vacuum measurements from the monitoring points. Also, collect SVE system PID measurements and a Summa canister SVE influent vapor sample.
- Collect periodic PID measurements of the combined SVE influent vapor. Start with hourly measurements and adjust frequency based on the stability of the readings.
- After 24 hours of SVE system operation, collect instrumentation measurements for all components, including vacuum measurements from the monitoring points. Also, collect SVE system PID measurements and Summa canister SVE influent and effluent vapor samples.
- Continue to collect instrumentation measurements, PID measurements, monitoring point vacuum measurements, and daily influent and effluent vapor samples for the duration listed in the permit to construct/permit to operate.

8 OPERATION AND MAINTENANCE

8.1 OPERATION AND MAINTENANCE ACTIVITIES

After completion of SVE system startup activities, full-time operation and maintenance (O&M) activities will be completed daily during the first week of operation, once per week for the first month of operation, and once per month of operation thereafter. SVE systems O&M Site visits will generally include the following tasks:

- Equipment preventative maintenance
- Systems component inspection and repair
- Equipment and manifold performance data collection (vacuum level, air flow rate, etc.)
- Monitoring point vacuum measurements
- PID readings (system influent, GAC influent/midstream/effluent, SVE wells at manifold)
- Influent and effluent vapor sampling (per AQMD permit requirements)

8.1.1 SOIL GAS PERFORMANCE MONITORING

During full-scale operation, WSP anticipates conducting performance monitoring at the following frequencies during the first year of operation:

- Quarterly: all soil gas monitoring points.
- After the first year of operation, the frequency of soil gas monitoring point sampling will be re-evaluated and a monitoring plan will be developed for SCCDEH approval. Soil gas samples will be collected using the procedures described in Section 7.1.1 and analyzed by EPA method TO-15.

8.1.2 PROGRESS REPORTING

A report documenting SVE systems installation and startup activities will be submitted to SCCDEH after full-time operation commences. Progress reports documenting SVE systems O&M activities and performance will be submitted to SCCDEH on a semi-annual basis. The SVE system progress reports will include, at a minimum:

- Cumulative VOC mass removal in pounds
- Analytical results of influent and effluent vapor samples
- System operation details, including periods of shutdown, equipment malfunctions, and repair efforts
- Plans and recommendations for additional activities
- Results of rebound testing (if conducted)
- System performance data and trends, including:
    - SVE well concentrations plotted on a log scale
    - Total pre-dilution system influent concentrations plotted on a log scale
    - PID readings

9 CLOSURE STRATEGY

As summarized in previous sections, the SVE systems are proposed for installation to reduce the mass of COCs in onsite soil gas. Thus, the objective of the SVE systems is reducing the mass of COCs in the vadose zone to mitigate the potential for vapor intrusion into the proposed residential buildings on the Site, to remove soil vapor mass from the subsurface, and to prevent the unlikely potential migration of COCs into groundwater. In tandem with the SVE system operation, a VIMS will be installed (a separate design of the VIMS will be prepared) within the residential buildings and pre-occupancy and subsequent indoor air monitoring will be conducted under the O&M work plan for the VIMS.

As noted in Section 4.1, Remedial Action Objectives, WSP proposes to operate the SVE systems to attempt to reduce soil gas concentrations. To evaluate effectiveness of the system, soil gas concentrations will be compared to a remediation goal based on achievement of asymptotic concentrations of COCs in extracted vapor plus accompanying low COC mass removal. Closure may be achieved if COC concentrations achieve ESLs or VI guidance applicable at the time of such evaluation

In conjunction with evaluation of the adequacy of the VIMS, if either of the SVE systems reach asymptotic concentrations/low mass recovery for COCs or achieve the closure goal, the SVE system shall continue to operate until DEH approves system shutdown for rebound testing. A rebound assessment will be completed and the SCCDEH will be consulted regarding the need for additional SVE system operation/modification or evaluation for case closure and cessation of SVE system operations.

When the remediation goal has been achieved, a rebound assessment will be conducted before a system shut-down request is submitted to the SCCDEH. The rebound assessment will consist of deactivating the SVE system and collecting monthly soil gas samples from the monitoring points for approximately one year.

After the rebound testing is completed, the Site will be evaluated for case closure. Soil gas data collected after rebound testing will be used to evaluate potential indoor air exposures associated with the vapor intrusion pathway. First, soil gas data will be compared to the soil gas closure goals for COCs noted above to determine if soil gas represents an unacceptable risk to human health. Second, results of fate and transport modeling along with additional lines of evidence will be applied to evaluate if additional remediation is warranted or support a case closure request.

If the rebound sampling results indicate additional remediation is necessary, a work plan for reactivation of the applicable SVE system, or an alternative strategy for continued remediation, will be developed in consultation with SCCDEH. If results of the risk assessment support case closure, a case closure request will be submitted to the SCCDEH.

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DTSC. 2011. Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance). October.

E2C, Inc., 2000. *Report on Soil and Groundwater Sampling*. Quito Village Center, Cox Avenue, Saratoga, California. November 14.

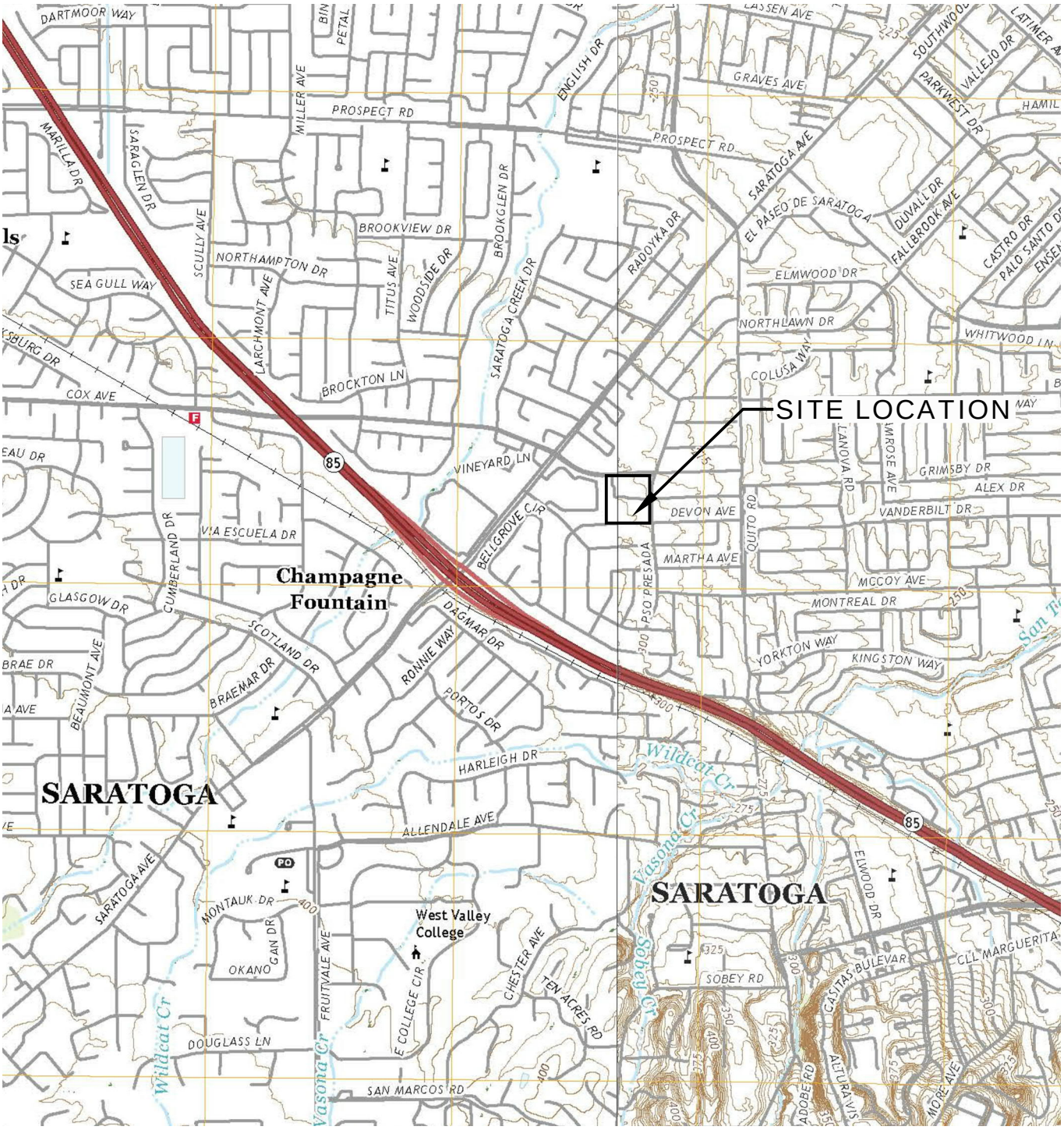
WSP, 2021a. *Quito Village Data Gap Investigation*, 18764-18850 Cox Avenue, Saratoga, California. April 15.

WSP, 2021b. *Soil Vapor Extraction Pilot Test Report*, Quito Village Site, 18764-18850 Cox Avenue, Saratoga, California. April 6.

WSP, 2021c. *On-Site Data Gap and Off-Site Soil Gas Investigation Work Plan*, Quito Village Site, 18764-18850 Cox Avenue, Saratoga, California. April 6.

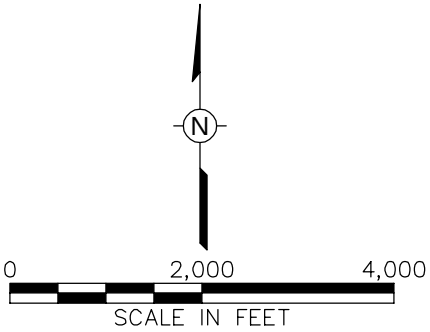
WSP, 2021d. *Quito Village On-Site Data Gap & Off-Site Soil Gas Investigation Report*, 18764-18850 Cox Avenue, Saratoga, California. November 23.

FIGURES



REFERENCE
7.5 MINUTE SERIES TOPOGRAPHIC QUADRANGLE
CUPERTINO, CALIFORNIA
2018
SAN JOSE WEST, CALIFORNIA
2018

QUADRANGLE LOCATION



WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
SAN JOSE, CA 95110
TEL: +1 408.453.6100

Figure 1

SITE LOCATION

18764–18850 COX AVENUE
SARATOGA, CALIFORNIA
PREPARED FOR
SHP QUITO VILLAGE, LLC

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Drawn By: LS 2/25/2021
Checked: BJO 2/25/2021
Approved:
DWG Name: 314MN2712.001-001

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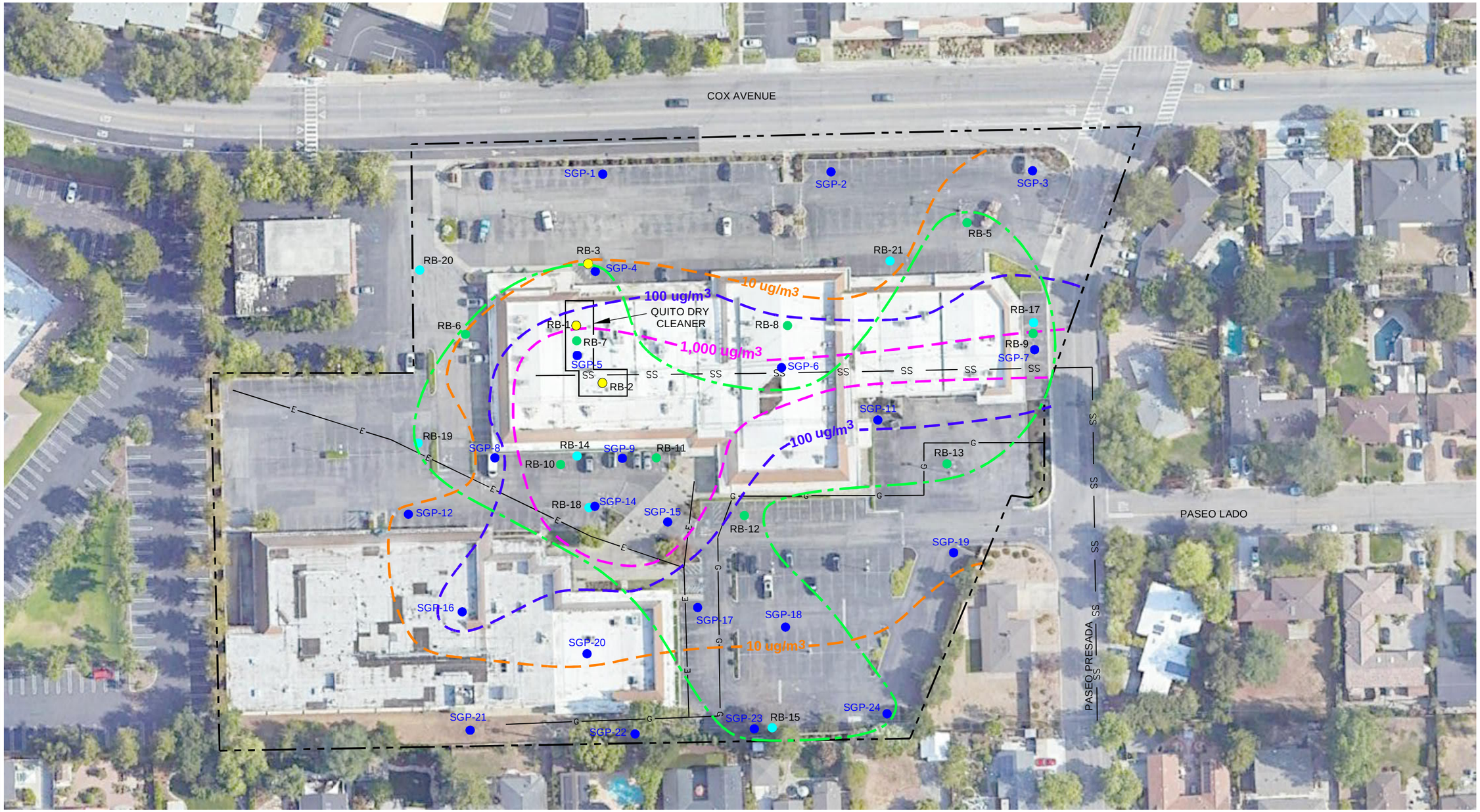

REFERENCE: IMAGE FROM GOOGLE EARTH 6/19/2019.

LEGEND

- SOIL VAPOR SAMPLING LOCATION (AUGUST 2020)
- SOIL VAPOR SAMPLING LOCATION (JUNE 2020)
- SOIL VAPOR SAMPLING LOCATION (NOVEMBER 2020)
- SOIL VAPOR SAMPLING LOCATION (SEPTEMBER 2021)
- PROPERTY BOUNDARY
- 10 ug/m3 — SOIL GAS PCE ISOCONCENTRATION LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- E — ELECTRIC/TELEPHONE LINE
- EXTENT OF SOIL GAS BENZENE EXCEEDING ESL

NOTE:
SOIL GAS ISOCONCENTRATION LINES ARE BASED ON THE HIGHEST PCE CONCENTRATION OF ALL DEPTH INTERVALS FROM EACH SAMPLING LOCATION.

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SCALE IN FEET

THE ORIGINAL VERSION OF THIS DRAWING IS IN COLOR. BLACK AND WHITE COPIES MAY NOT ACCURATELY DEPICT CERTAIN INFORMATION.

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Checked:	BJO	2/10/2022
Approved:	PPW	2/10/2022
DWG Name:	314MN2712.003-009	

18764-18850 COX AVENUE
SARATOGA, CALIFORNIA
PREPARED FOR
SHP QUITO VILLAGE, LLC

Figure 2

SITE LAYOUT

WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
SAN JOSE, CA 95110
TEL: +1 408.453.6100

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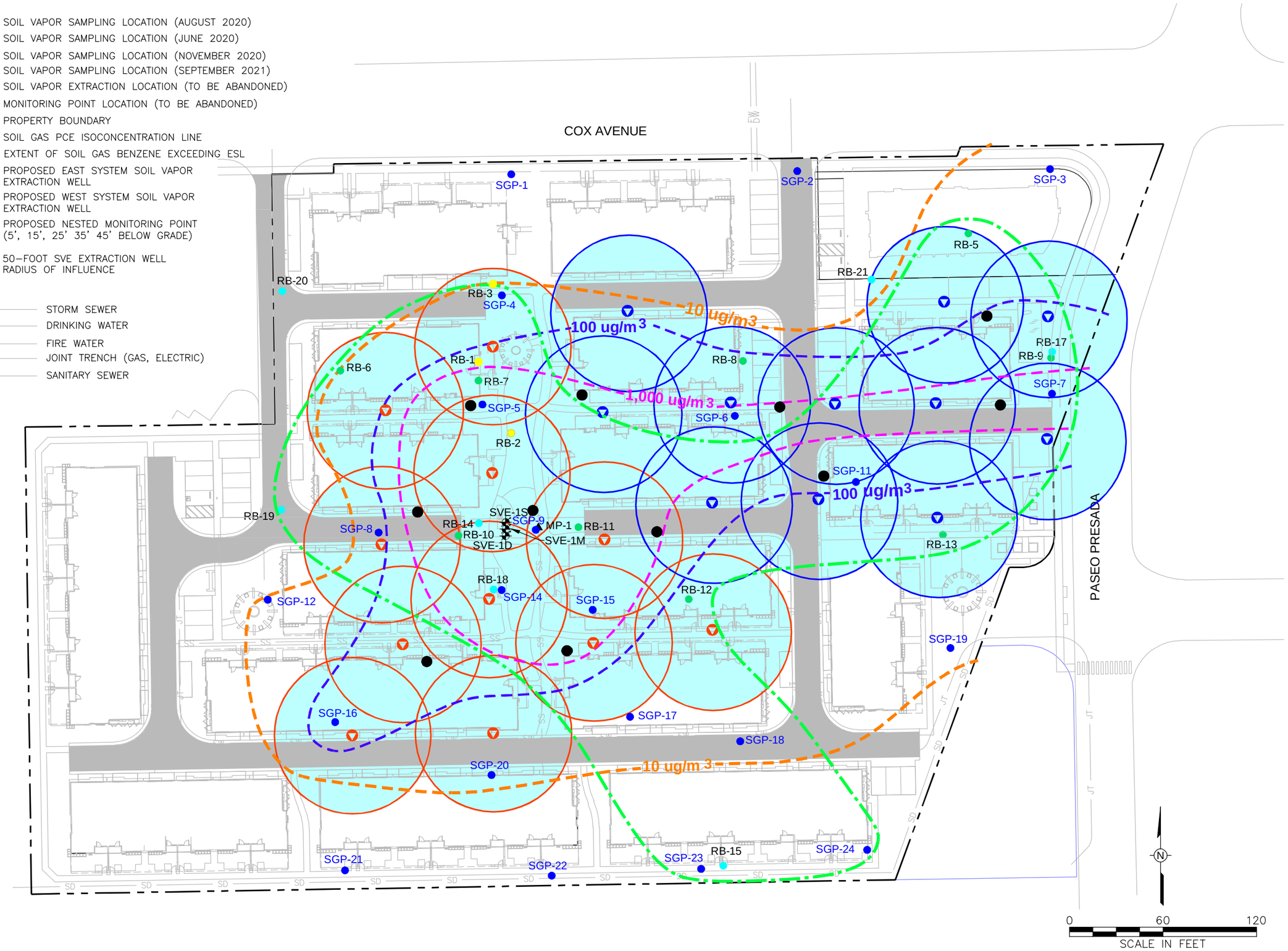
LEGEND

- SOIL VAPOR SAMPLING LOCATION (AUGUST 2020)
- SOIL VAPOR SAMPLING LOCATION (JUNE 2020)
- SOIL VAPOR SAMPLING LOCATION (NOVEMBER 2020)
- SOIL VAPOR SAMPLING LOCATION (SEPTEMBER 2021)
- SOIL VAPOR EXTRACTION LOCATION (TO BE ABANDONED)
- MONITORING POINT LOCATION (TO BE ABANDONED)
- PROPERTY BOUNDARY
- 10 ug/m3 — SOIL GAS PCE ISOCONCENTRATION LINE
- EXTENT OF SOIL GAS BENZENE EXCEEDING ESL
- PROPOSED EAST SYSTEM SOIL VAPOR EXTRACTION WELL
- PROPOSED WEST SYSTEM SOIL VAPOR EXTRACTION WELL
- PROPOSED NESTED MONITORING POINT (5', 15', 25' 35' 45' BELOW GRADE)
- 50-FOOT SVE EXTRACTION WELL RADIUS OF INFLUENCE

UTILITIES

- SD — STORM SEWER
- DW — DRINKING WATER
- FW — FIRE WATER
- JT — JOINT TRENCH (GAS, ELECTRIC)
- SS — SANITARY SEWER



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Checked:	BJO	2/16/2022
Approved:	PPW	2/16/2022
DWG Name:	314MN2712.003-010	

18764 – 18850 COX AVENUE
SARATOGA, CALIFORNIA
PREPARED FOR
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Figure 3

PROPOSED SITE DEVELOPMENT AND SVE WELL LAYOUT

WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
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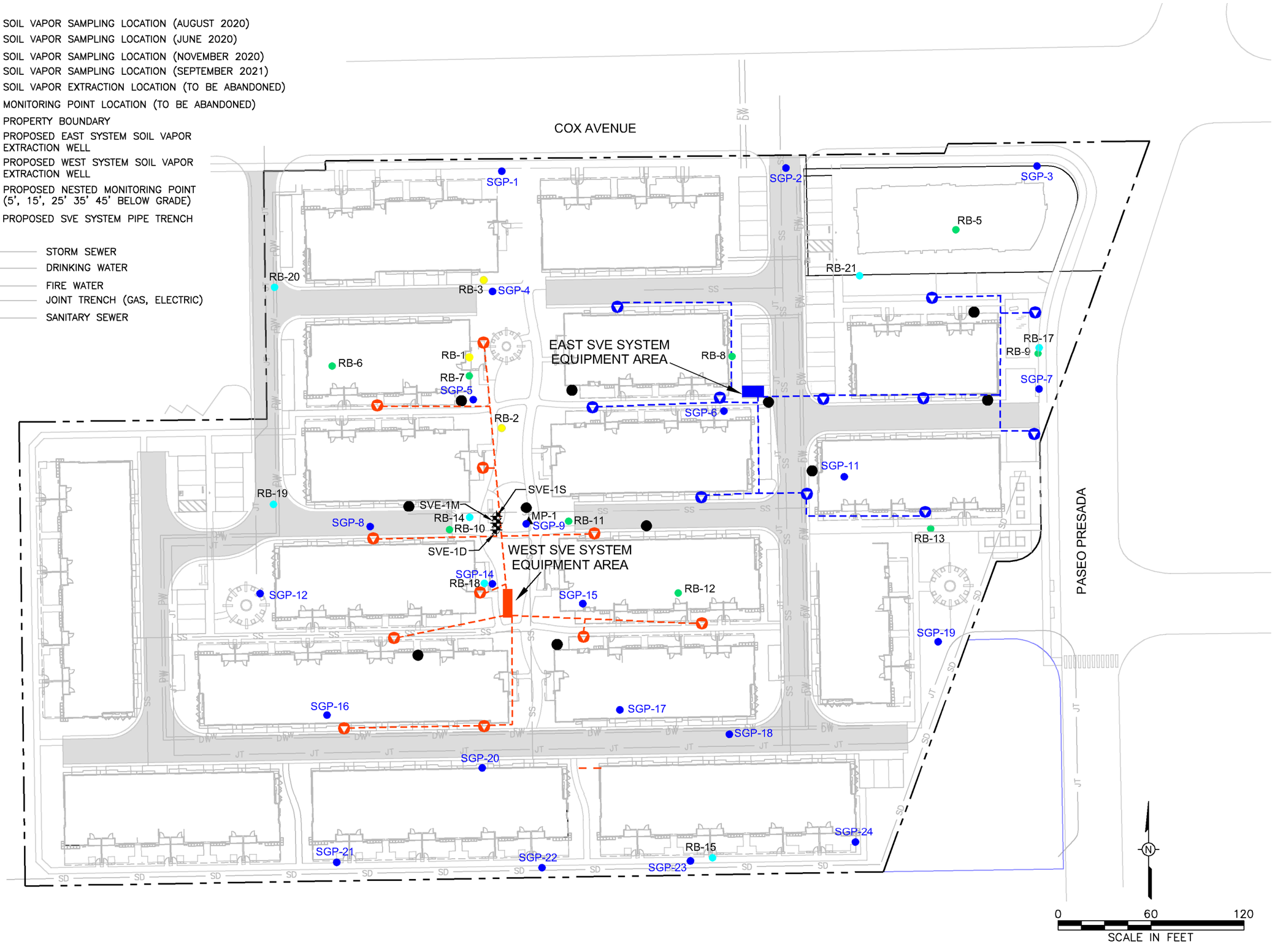
TEL: +1 408.453.6100

LEGEND

- SOIL VAPOR SAMPLING LOCATION (AUGUST 2020)
- SOIL VAPOR SAMPLING LOCATION (JUNE 2020)
- SOIL VAPOR SAMPLING LOCATION (NOVEMBER 2020)
- SOIL VAPOR SAMPLING LOCATION (SEPTEMBER 2021)
- SOIL VAPOR EXTRACTION LOCATION (TO BE ABANDONED)
- MONITORING POINT LOCATION (TO BE ABANDONED)
- PROPERTY BOUNDARY
- PROPOSED EAST SYSTEM SOIL VAPOR EXTRACTION WELL
- PROPOSED WEST SYSTEM SOIL VAPOR EXTRACTION WELL
- PROPOSED NESTED MONITORING POINT (5', 15', 25' 35' 45' BELOW GRADE)
- PROPOSED SVE SYSTEM PIPE TRENCH

UTILITIES

- SD — STORM SEWER
- DW — DRINKING WATER
- FW — FIRE WATER
- JT — JOINT TRENCH (GAS, ELECTRIC)
- SS — SANITARY SEWER



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Checked:	BJO	11/12/2021
Approved:	PPW	11/12/2021
DWG Name: 314MN2712.003-011		

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SHP QUITO VILLAGE, LLC

Figure 4

PROPOSED SITE DEVELOPMENT AND SVE SYSTEM LAYOUT

WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
SAN JOSE, CA 95110
TEL: +1 408.453.6100

B

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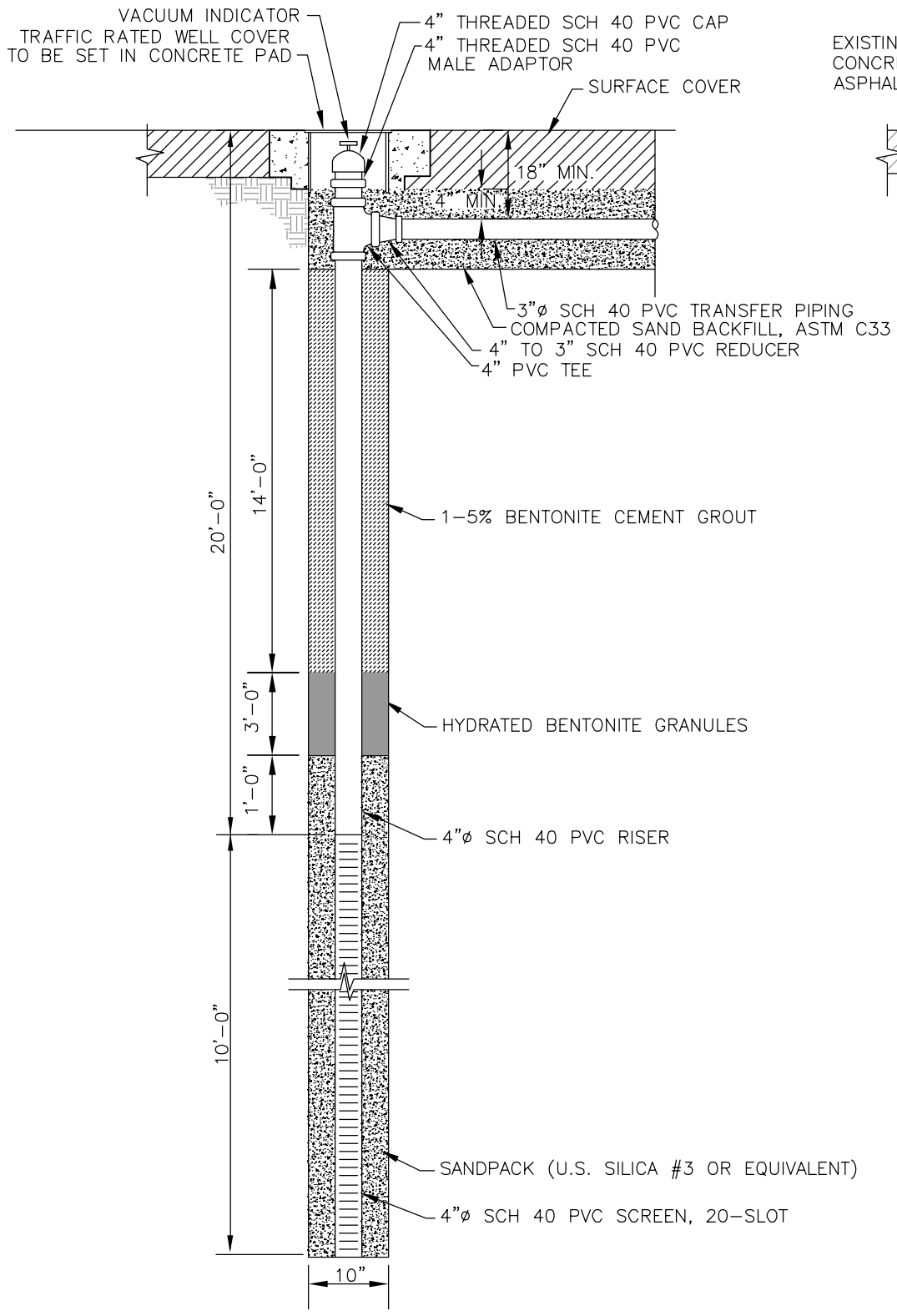
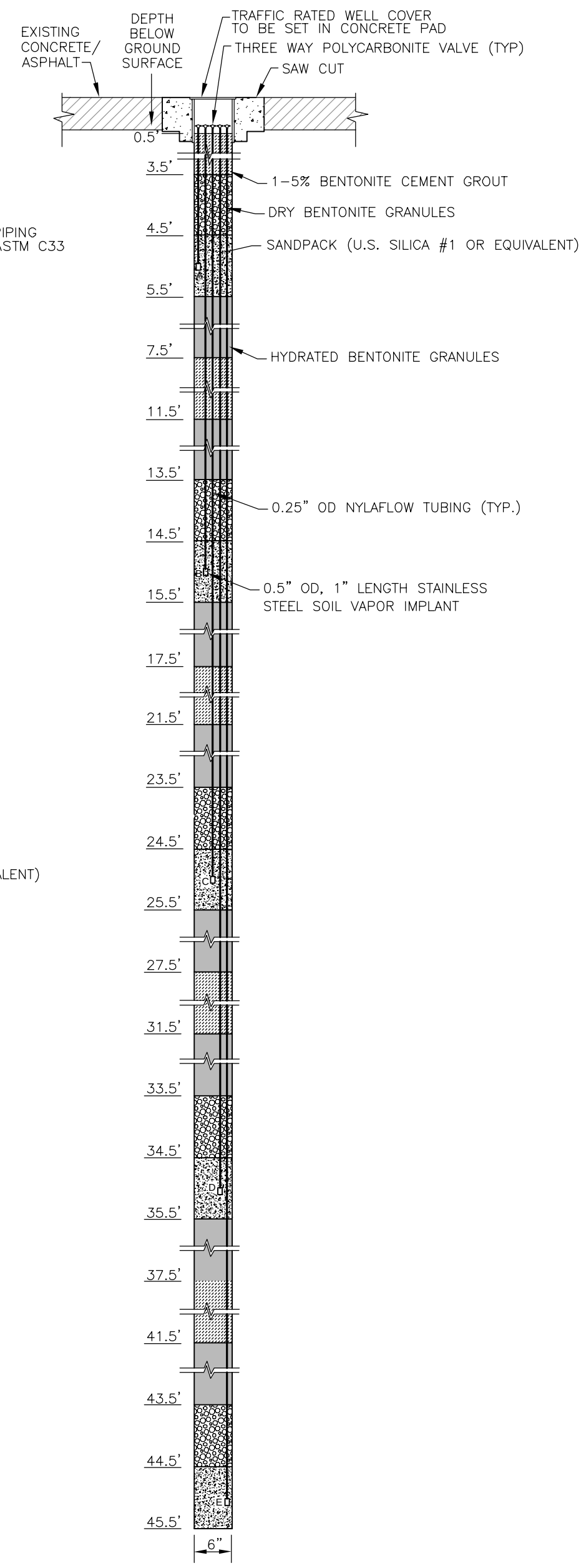


TYPICAL SOIL VAPOR EXTRACTION WELL DETAIL
NOT TO SCALE



TYPICAL NESTED VACUUM MONITORING POINT DETAIL
NOT TO SCALE

WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
SAN JOSE, CA 95110
TEL: +1 408.453.6100

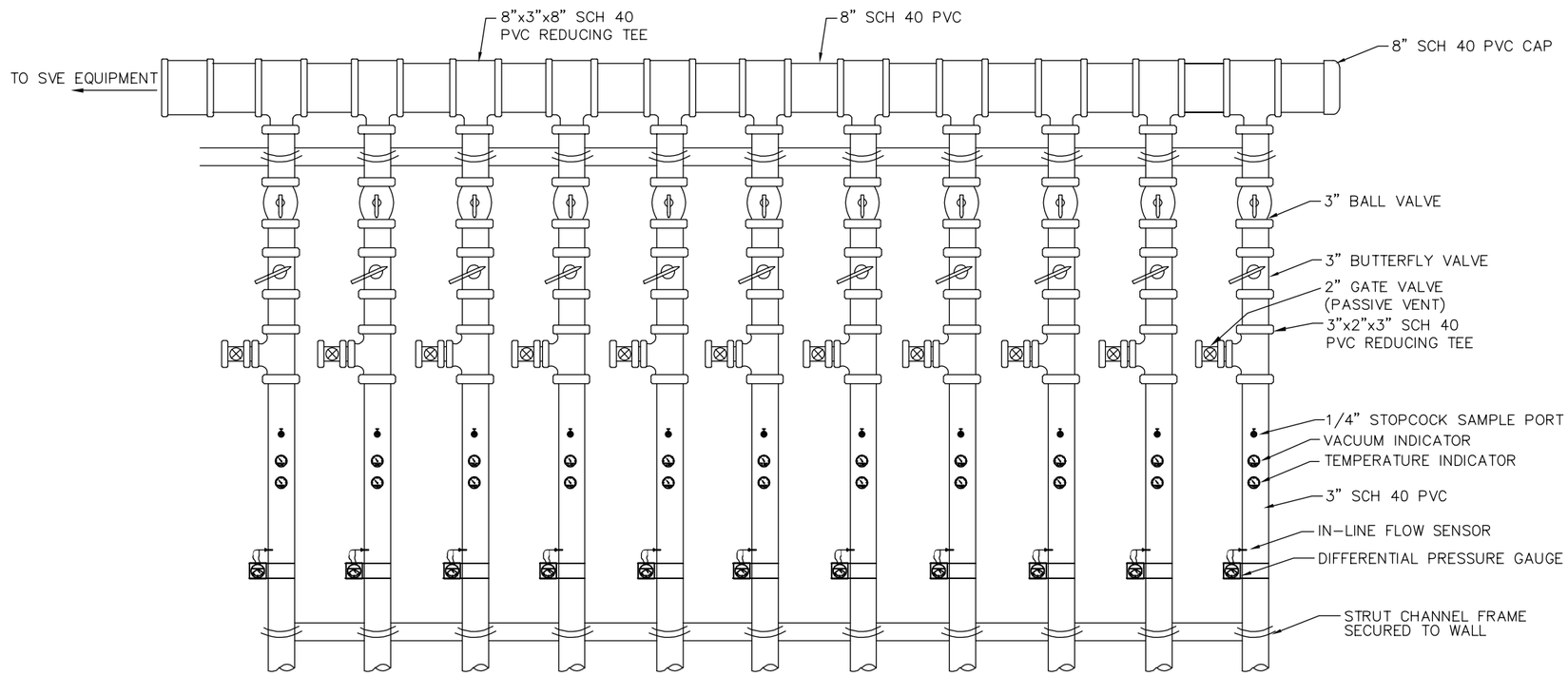
Figure 5

SOIL VAPOR EXTRACTION WELL AND MONITORING POINT DETAILS

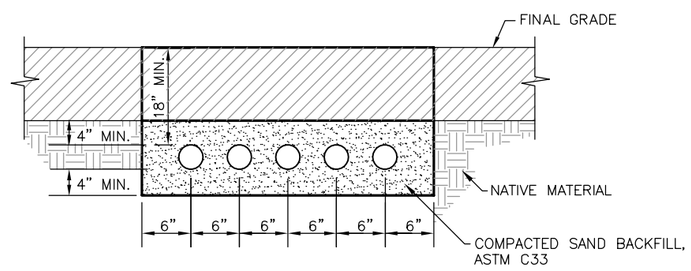
18764 – 18850 COX AVENUE
SARATOGA, CALIFORNIA

PREPARED FOR
SHP QUITO VILLAGE, LLC

Drawn By:	LS	11/23/2021
Checked:	BJO	11/23/2021
Approved:	PPW	11/23/2021
DWG Name:	314MN2712.003-014	



SOIL VAPOR EXTRACTION MANIFOLD DETAIL
NOT TO SCALE



PIPE TRENCH DETAIL –
SAND BACKFILL (TYPICAL)
NOT TO SCALE

Drawn By: LS 11/17/2021
Checked: BJO 11/17/2021
Approved: PPW 11/17/2021
DWG Name: 314MN2712.003-013

18764 – 18850 COX AVENUE
SARATOGA, CALIFORNIA
PREPARED FOR
SHP QUITO VILLAGE, LLC

Figure 6

MANIFOLD AND PIPING DETAILS

WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
SAN JOSE, CA 95110
TEL: +1 408.453.6100

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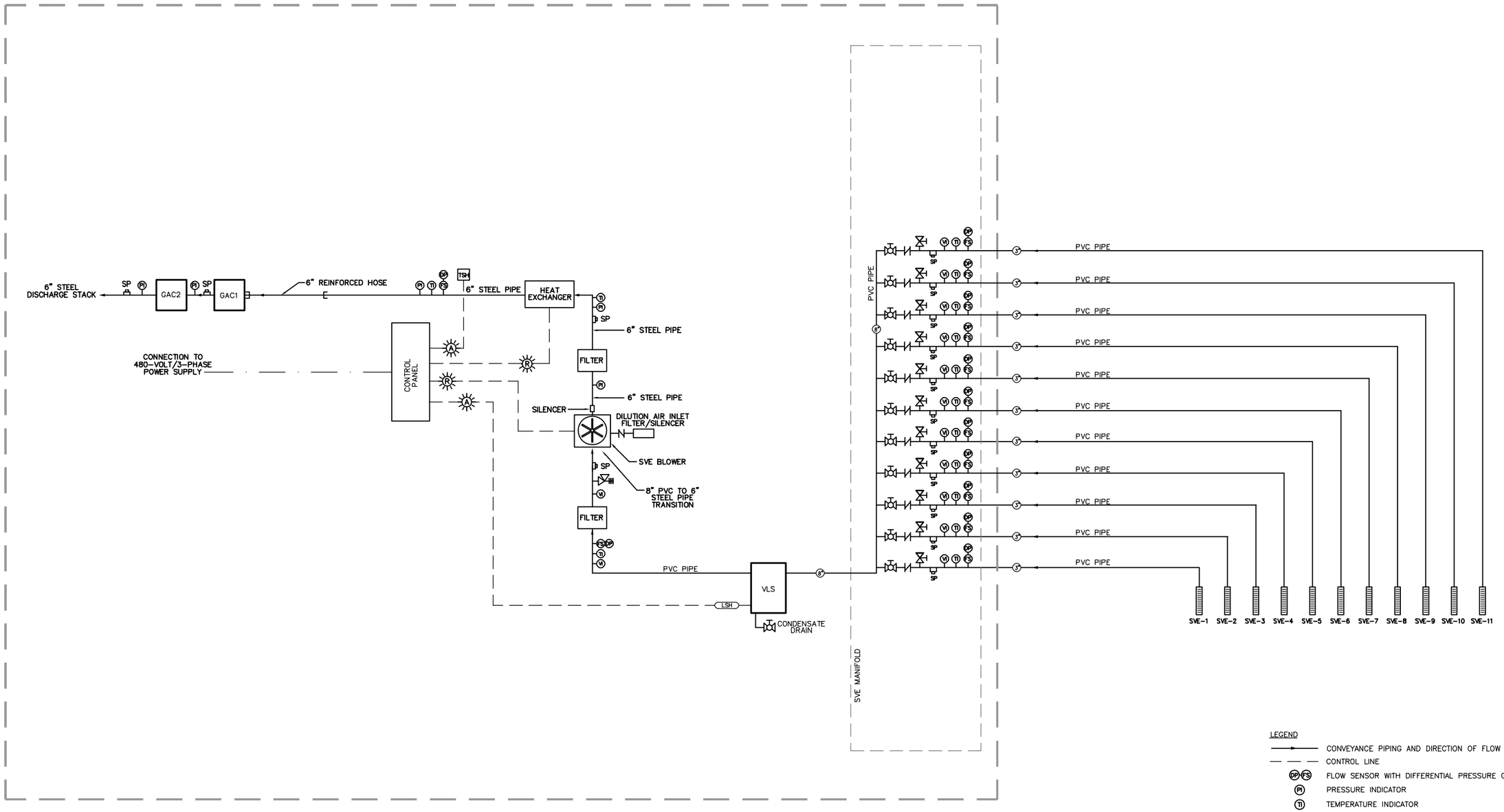

LEGEND

- CONVEYANCE PIPING AND DIRECTION OF FLOW
- CONTROL LINE
- DP FS — FLOW SENSOR WITH DIFFERENTIAL PRESSURE GAGE
- PI — PRESSURE INDICATOR
- TI — TEMPERATURE INDICATOR
- VI — VACUUM INDICATOR
- SP — SAMPLE PORT
- BALL VALVE
- BUTTERFLY VALVE
- GATE VALVE
- CHECK VALVE
- VACUUM RELIEF VALVE
- CAMLOCK FITTING
- R — RUN INDICATOR
- A — ALARM CONDITION INDICATOR
- TSH — TEMPERATURE SWITCH HIGH
- VLS — VAPOR LIQUID SEPARATOR
- GAC — GRANULAR ACTIVATED CARBON
- LSH — LIQUID SENSOR HIGH

NOTES:

1. THE ORDER OF TRANSFER PIPES TO INDIVIDUAL WELLS IS SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.
2. THE VLS WILL BE PLUMBED AND THE CONTROL PANEL WIRED TO ACCOMODATE FUTURE ADDITION OF A LIQUID TRANSFER PUMP, IF NECESSARY.
3. THE COMPONENTS ON THIS FIGURE ARE CONSITENT FOR BOTH THE EAST AND WEST SVE SYSTEMS.

B

Drawn By: LS 11/17/2021
Checked: BJO 11/17/2021
Approved: PPW 11/17/2021
DWG Name: 314MN2712.003-012

18764 – 18850 COX AVENUE
SARATOGA, CALIFORNIA
PREPARED FOR
SHP QUITO VILLAGE, LLC

Figure 7

PROCESS AND INSTRUMENTATION DIAGRAM

WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
SAN JOSE, CA 95110
TEL: +1 408.453.6100

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APPENDIX

A 2007 PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF

QUITO VILLAGE SHOPPING CENTER
18764 – 18850 COX AVENUE
SARATOGA, CALIFORNIA 95070

ATC PROJECT NO. 75.34663.0001

MARCH 23, 2007

Prepared by:

ATC Associates Inc.
6602 Owens Drive, Suite 100
Pleasanton, California 94588
Phone: (925) 460-5300
Fax: (925) 463-2559

Prepared for:

Sandhill Property Company
489 South El Camino Real
San Mateo, California 94402
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1.0 EXECUTIVE SUMMARY

1.1 General Information

Project Information:
Quito Village Shopping Center

Consultant Information:
ATC Associates Inc.
6602 Owens Drive, Suite 100
Pleasanton, California 94588
Telephone: (925) 460-5300
Fax: (925) 463-2559
Reconnaissance Date: February 21, 2007
Site Assessor: Mr. Mark Williams
Senior Reviewer: Ms. Dawn Merrill
Environmental Professional: Ms. Dawn Merrill

Site Information:
18764 -18550 Cox Avenue
Saratoga, California 95070
Santa Clara County
Site Access Contact:
Dianna Shannon
Property Manager, Terracommecial
Telephone: (408) 292-1166
Client Information:
Sandhill Property Company
489 South El Camino Real
San Mateo, California 94402
Telephone: (650) 344-1500
Fax: (650) 344-344-0652

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 part 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. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Mark Williams
Environmental Professional / Site Assessor

Dawn Merrill, REA, Due Diligence Group Manager
Senior Reviewer

1.2 Findings and Conclusions Summary

ATC Associates Inc. (ATC) has performed this Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

The Subject Property is developed with three large separate buildings and occupied by various tenants, which include various retail stores, restaurants, a fitness/exercise store, a grocery store, and a dry cleaners store.

Historically, the Subject Property was developed with orchards from at least 1939 to at least 1948. By at least 1950 to 1956, the property was redeveloped with the northern two buildings and a gasoline service station located on the northeastern corner of the Subject Property. The southern building was constructed in 1980 to 1981 with some tenant improvements for the Subject Property in 1984, 1993 and 2000. The Subject Property is located in a mixed residential and commercial setting in Saratoga surrounded by office buildings to the north and west, a bank building adjacent to the northwest, and residential properties to the east and south.

According to information gathered at the Saratoga Building and Planning Department, Santa Clara County Building Department and City Directories, a gasoline service station (Quito Richfield) operated at the Subject Property from at least 1958 until the late 1960s; however, aerial photographs depict the gasoline on the Subject Property as early as 1956. This station was located near the northeastern corner of the Subject Property, southwest of the intersection of Paseo Presada and Cox Avenue, and addressed as 18738 Cox Avenue.

No records of the gasoline service station facility closure or tank removals were found on file at the Santa Clara County Building Department or Environmental Health Department, Saratoga Building Department or Santa Clara County Fire Protection District. Based on the lack of closure information, a geophysical survey was completed in 2004 near the areas where the former tanks may have existed. The following techniques were utilized during that investigation: Metal Detection, Magnetometry, and Ground Penetrating Radar. The GPR survey identified in area that was approximately 20 feet by 30 feet in size located in the former suspect tank area. No underground storage tanks (USTs) were identified at this location or other areas of disturbed soil. One soil boring was installed at this location to evaluate the soil quality on December 17, 2003. Soil samples were collected at 10 foot intervals and groundwater was encountered at 55 feet below ground surface (bgs). The samples were analyzed for total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs). No chemicals of concern were detected in the samples submitted. Based on this information it was concluded that that tank locations had been identified and that the soil and groundwater below the former USTs had not been impacted. Given the results of this investigation, the former onsite gasoline station is not considered to represent a *recognized environmental condition* to the property.

The onsite dry cleaners has been in operation since approximately 1962 located at 18808 Cox Avenue. Soil sampling conducted in 1991 and 1996 reported the presence of tetrachloroethene (PCE) in the soil at concentrations of 0.54 parts per billion (ppb) to 390 ppb. Soil and groundwater samples were obtained in November 2000; laboratory results reported no PCE in the soil or groundwater. Additional soil and groundwater sampling was conducted in December 2003 at three locations at the cleaners. Once sample was obtained below the former location of the PCE product storage area, below the boiler unit, and below the waste PCE drum storage area at a depth of 5 feet bgs. No PCE or other solvents were detected in the soil samples collected at these locations. During the site operations, the facility no spills or releases were noted and the machinery appeared well maintained. The machinery is located in a secondary containment system.

This report concluded that the onsite dry cleaning operations do not appear to have impacted the subsurface soil or groundwater, and no further investigation was warranted. Additionally it appears that

the residual concentrations of PCE detected in the early 1990s may have degraded in the shallow soils and therefore no longer represent an issue.

1.3 Significant Data Gap Summary

The following is a summary of *significant data gaps* identified in this report.

SIGNIFICANT DATA GAP SUMMARY		
Report Section		**Description**
3.5	**Current Uses of Adjoining Properties**	No *significant data gap* identified.
4.2	**Environmental Liens or Activity and Use Limitations (AULs)**	No *significant data gap* identified.
5.1	**Standard Environmental Records**	No *significant data gap* identified.
5.2	**Physical Setting Sources**	No *significant data gap* identified.
5.3	**Historical Records Sources**	No *significant data gap* identified.
6.1	**Methodology and Limiting Conditions**	No *significant data gap* identified.
7.0	**Interviews**	No *significant data gap* identified.

1.4 Recommendations

Based on information collected from the Phase I ESA, no evidence of *recognized environmental conditions* was noted, and no further investigations are warranted.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA was to identify *recognized environmental conditions* and certain potential environmental conditions outside the scope of ASTM Standard Practice E 1527-05 in connection with the property at the time of the site reconnaissance. This report documents the findings, opinions and conclusions of the Phase I ESA.

2.2 Scope

This Phase I ESA was conducted in general accordance with the ASTM Standard Practice E 1527-05, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. Significant additions, deletions or exceptions to ASTM Standard Practice E 1527-05 are noted below or in the corresponding sections of this report. The scope of this assessment included an evaluation of the following:

- Physical setting characteristics of the property through a review of referenced sources such as topographic maps and geologic, soils and hydrologic reports.
- Usage of the property, adjoining properties and surrounding area through a review of referenced historical sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews.
- Observations and interviews regarding current property usage and conditions including: the use, treatment, storage, disposal or generation of hazardous substances, petroleum products, hazardous wastes, nonhazardous solid wastes and wastewater.
- Usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties on the property.
- Information in referenced environmental agency databases and local environmental records, within the specified approximate minimum search distance from the property.
-

2.3 Significant Assumption

Any assumptions in this report were not considered as having significant impact on the determination of *recognized environmental conditions* associated with the property.

2.4 Limitations and Exceptions

ATC has prepared this Phase I ESA report using reasonable efforts to identify *recognized environmental conditions* associated with hazardous substances or petroleum products at the property. Findings contained within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources.

The ASTM Standard Practice E 1527-05 recognizes inherent limitations for Phase I ESAs, including, but not limited to:

- *Uncertainty Not Eliminated* – A Phase I ESA cannot completely eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with any property.

- *Not Exhaustive* – A Phase I ESA is not an exhaustive investigation of the property and environmental conditions on such property.

- *Past Uses of the Property* – Phase I requirements only require review of standard historical sources at five year intervals. Therefore, past uses of property at less than five year intervals may not be discovered.

Users of this report may refer to ASTM Standard Practice E 1527-05 for further information regarding these and other limitations. This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

ATC makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, ATC is not responsible for consequences or conditions arising from facts not fully disclosed to ATC during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless obviously contradicted by ATC's observations or other credible referenced sources reviewed during the assessment. ATC shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

ATC used reasonable efforts to identify evidence of aboveground and underground storage tanks and ancillary equipment on the property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews. These reasonable efforts may not identify subsurface equipment or evidence hidden from view by things including, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations for commercial real estate transaction due diligence purposes and are based on the findings, opinions and conclusions of this assessment, which are limited by the scope of the assessment, schedule demands, cost constraints, accessibility limitations and other factors associated with performing the Phase I ESA. Subsequent

determinations of costs or quantities may vary from the estimates in this report. The estimated costs or quantities in this report are not intended to be used for financial disclosure related to the Financial Accounting Standards Board (FASB) Statement No. 143, FASB Interpretation No. 47, Sarbanes/Oxley Act or any United States Securities and Exchange Commission reporting obligations, and may not be used for such purposes in any form without the express written permission of ATC.

ATC is not a professional title insurance or land surveyor firm and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

The Environmental Professional Statement in Section 1.1 of this report does not "certify" the findings contained in this report and is not a legal opinion of such *Environmental Professional*. The *Environmental Professional* Statement is intended to document ATC's opinion that an individual meeting the qualifications of an Environmental Professional was involved in the performance of the assessment and that the activities performed by, or under the supervision of, the *Environmental Professional* were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in ASTM Standard Practice E 1527-05 and the scope of work for this assessment.

Per ASTM Standard Practice E 1527-05, Section 6, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility of *recognized environmental conditions* in connection with the property. Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for *Landowner Liability Protections* (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). ATC makes no representations or warranties regarding a User's qualification for protection under any federal, state or local laws, rules or regulations.

In accordance with the ASTM Standard Practice E 1527-05, this report is presumed to be valid for a six month period. If the report is older than six months, the following information must be updated in order for the report to be valid: (1) regulatory review, (2) site visit, (3) interviews, (4) specialized knowledge and (5) environmental liens search. Reports older than one year may not meet the ASTM Standard Practice 1527-05 and therefore, the entire report must be updated to reflect current conditions and property-specific information.

Other limitations and exceptions that are specific to the scope of this report may be found in corresponding sections.

2.5 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by, Sandhill Property Company, or any of their affiliates, and third parties authorized in writing by Sandhill Property Company and ATC, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in the report, the terms and conditions of the project contract fully executed on March 5, 2007 with Sandhill Property Company, with the exception of the limit of liability, and with the acknowledgment that actual site conditions may change with time, and that hidden

conditions may exist at the property that were not discoverable within the authorized scope of the assessment.

ATC makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either expressed or implied. Unless otherwise agreed upon in writing by ATC and a third party, ATC's liability to any third party authorized to use or rely on this report with respect to any acts or omissions shall be limited to a total maximum amount of $100,000.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The property address is 18764-18550 Cox Avenue, Saratoga, Santa Clara County, California 95070. Site Photographs are provided in Appendix C and a Site Vicinity Map is located in Appendix A. According to information obtained from the Santa Clara County Tax Assessor's Office, the property is identified as Assessor's Parcel Number (APN) 389-12-019. According to the Saratoga Building and Planning Department, the property is currently zoned as CN, which is defined as Commercial Neighborhood.

3.2 Surrounding Area General Characteristics

The general topography of the property area is sloped to the north. The property is located in a mixed residential and commercial area of Saratoga. No obvious environmental concerns were observed on the properties located immediately adjacent to the property.

3.3 Current Use of the Property

The Subject Property is developed with three separate buildings with with a total rentable space of 80,579 square feet. There are 23 tenants, which include mixed retail, restaurant, coffee shops, and a grocery store. The remaining areas of the Subject Property are developed with landscaping and parking lots.

Tenant Summary List as of February 20, 2007

Unit Number	Tenant Name	Square Footage
18764	24 hour Fitness	14,000
18770	Terracommerical Real Estate	1,425
18772	Nilou Day Spa	1,700
18774	Ernie's Pool & Spa Supply	1,200
18776	Saratoga School of Dance	2,098
18780	Saratoga Vision Center	1,496
18782	Young Lo Garden	1,098
18784	Saratoga Chiropractic	1,442
18798	Turley Travel Group/Alpine Travel	1,450
18800	Saratoga Health Foods	2,268
18802	Sushi 2-2 Train	1,804
18804	Cazuelas Authentic Mexican Food	950
18806	Fidel Mendoza & Maria Arroyo/Quito Shoe Repair	631
18808	Quito Park Dry Cleaners	1862
18812	Joseph & Pauline Glenn/Kelly's Liquors	3,150
18818	Movable Feast	1,150
18820	The Reading Clinic	1,320
18824	Quito Nails	736

Unit Number	Tenant Name	Square Footage
18826	Gallagher Learning Center	1,281
18828	State Farm Insurance	768
18830	La Nouvelle	820
18840	Fernwood Florist	1,475
18850	Gene's Fine Foods	33,937

No concerns were noted with regard to use/storage of hazardous substances or petroleum products at the property. It should be noted that the Quito Park Dry Cleaners uses PCE in their operations; however, no releases or reported releases were noted during this investigation; furthermore, prior subsurface investigations of the dry cleaner, which are discussed in Section 5.3.9, did not indicate any impacts to the property. Additionally, the pool supply business stores chemicals associated with pool maintenance, including acids, bases, algaecides, and chlorine containing products for pool and spa water disinfection. No releases or violations were noted with respect to this business. A Site Plan is located in Appendix B.

3.4 Description of Property Improvements

The following table provides general descriptions of the property improvements.

PROPERTY IMPROVEMENTS	
Size of Property (approximate)	6.24 acres.
General Topography of Property	Generally flat with a slight topographic gradient towards the north.
Adjoining and/or Access/Egress Roads	Cox Avenue to the north and Paseo Presada Street to the east.
Paved or Concrete Areas (including parking)	Asphalt parking areas. Concrete pedestrian walkways.
Unimproved Areas	A small strip of land on the south side of the southern-most building.
Landscaped Areas	Around the perimeters of the buildings.
Surface Water	None.
Potable Water Source	Santa Clara Valley Water District.
Sanitary Sewer Utility	City of Saratoga.
Storm Sewer Utility	City of Saratoga
Electrical Utility	Pacific Gas & Electric Company (PG&E).
Natural Gas Utility	PG&E.
Current Occupancy Status	Approximately 90 percent.
Unoccupied Buildings/Spaces/Structures	Two units.
Number of Occupied Buildings	Three.
General Building Description	Three separate multi-tenant retail buildings with a total of 23 tenant suites.
Number of Floors	One.
Total Square Feet of Space (approximate)	Approximately 80,579 square feet.
Construction Completion Date (year)	Early 1950s for the northern buildings with renovations from 1981-1982, which included the construction of the southern building.
Construction Type	Wood frame construction built on a slab-on-grade foundation.
Interior Finishes Description	Building interiors are predominantly comprised of: carpet, 12" by 12" vinyl floor tiles and sheet flooring; drywall walls; and either drywall ceilings or acoustical ceiling panels.

PROPERTY IMPROVEMENTS	
Exterior Finishes Description	Exterior finishes include stucco, tar and painted roofing material.
Cooling System Type & Heating System Type	Roof-mounted heating, ventilating, and air conditioning (HVAC) units powered by natural gas and electricity.
Emergency Power	None.

3.5 Current Uses of Adjoining Properties

Current uses of the adjoining properties were observed to be as follows:

Direction from Property	Address	Occupant(s) Name	Current Use	Potential Environmental Conditions
North	Cox Avenue with 18811, 18809, and 18805 Cox Avenue buildings beyond.	Unknown	Office Buildings and Preschool	None
South	Devon Avenue	Unknown	Residential Properties	None
East	Paseo Presada	Unknown	Residential Properties	None
West	Cox Avenue	Unknown	Office Buildings	None

4.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by Sandhill Property Company (User) with regard to the Phase I ESA. User completed a User Questionnaire for the property in which no environmental concerns are identified.

4.1 Title Records

The title report provided to ATC, prepared by Chicago Title Company (January 16, 2007) as noted above states that the Quito Village Group, LLC currently is the vested owner of the Subject Property as identified by APN 389-12-019. It should be noted that the assessor's parcel map in the title report notes the property address range as 18736 to 18860 Cox Avenue. According to the site reconnaissance, the Subject Property buildings address range is 18764 to 18850. The adjacent offsite bank building is located at 18860 Cox Avenue.

No environmental concerns were noted in the title report.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

User provided no information regarding property environmental liens or activity and use limitations. ATC contracted Environmental Data Resources, Inc. (EDR) to provide the environmental lien search report, which was ultimately prepared by NETR Real Estate Research & Information. There were no environmental liens or other AULs identified in connection with the property. Title to the property is vested in Quito Village Group, LLC, a California limited partnership as recorded via a grant deed dated December 30, 2003.

4.3 Specialized Knowledge

User provided the prior reports as noted below in Section 4.7 which contain specialized knowledge regarding potential *recognized environmental conditions* associated with the property.

4.4 Significant Valuation Reduction for Environmental Issues

User provided no information regarding a significant valuation reduction for environmental issues associated with the property.

4.5 Owner, Property Manager and Occupant Information

User provided specific information identifying the property manager as Terracomercial Real Estate..

4.6 Reason for Performing Phase I ESA

User indicated that this Phase I ESA was requested in support of a potential acquisition of the property.

4.7 Other User Provided Documents

Per the ASTM Standard Practice E 1527-05 ATC obtained the documents listed below from User. Further discussion may be found in relevant sections of this report

- *Report on Soil and Groundwater Sampling* prepared by E2C Inc. and dated November 14, 2000.

  The report summarized the soil and groundwater sampling field activities which occurred on October 27, 2000. It indicated that in previous sampling events conducted by McLaren/Hart in 1991 and 1996 reported soil concentrations of PCE ranging from 0.54 parts per billion (ppb) to 13 ppb up to 390 ppb. The purpose of the 2000 investigation was to evaluate whether these shallow residual soil concentrations had adversely affected the groundwater. The sampling was conducted to evaluate subsurface conditions at downgradient locations of the sewer system and within the dry cleaner store to further confirm and define the subsurface issues.

  The results showed that no PCE was detected in the soil samples or water samples collected. Groundwater was encountered at a depth of 59 to 64 feet bgs. The soil sample was collected from a depth of 3 feet bgs from inside the dry cleaner store. E2c concluded that the groundwater had not been affected and that no further investigation was recommended at that time.

- *Phase I Environmental Site Assessment* prepared by PH7 Environmental and dated January 2, 2001.

  This Phase I ESA was prepared for the property based on a site visit conducted on December 26, 2000. Based on this assessment it was concluded that no further investigation was recommended for the purpose of identifying environmental conditions at the property.

- *Limited Phase II Environmental Site Assessment: Quito Village Shopping Center, Saratoga, California* prepared by Clayton Group Services and dated January 8, 2004

  This Phase II ESA identified that the approximately 6.24 acre property was located in a mixed commercial and residential setting developed with two buildings containing an approximate area of 80,500 square feet. The northern most building was constructed in the early 1950s and the southern building was constructed in 1981. The Phase I ESA identified that the property was developed with the Quito Richfield gasoline service station from at least 1958 until the late 1960s as located on the northeastern corner of the parcel, and a dry cleaner was located at the site from at least 1962.

  The purpose of the Phase II was to identify the former underground storage tank (UST) location, and to obtained soil and groundwater samples at the former UST area and collect additional soil and groundwater samples near the dry cleaner. Based on the findings, the former UST location was identified. No petroleum hydrocarbons were detected in the soil and groundwater samples below the former UST location. Additionally, no PCE was detected in the soil and groundwater samples collected in the vicinity of the dry cleaner. Based on the results, Clayton did not recommend any further investigation.

5.0 RECORDS REVIEW

5.1 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by EDR of Milford, Connecticut, was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the property. ATC also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the property based on the partial street address, city, or zip code. Any unmappable site that was identified by ATC as a being within the approximate minimum search distance from the property based on the site reconnaissance and/or cross-referencing to mapped listings, is included in the discussion within this section. The complete regulatory agency database report may be found in Appendix E.

The following is a summary of the findings of the database review.

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	**Approx. Minimum Search Distance**	**Property Listed?**	**# Sites Listed**
Federal National Priority (NPL)	1 mile	No	0
Federal Delisted NPL	½ mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list	½ mile	No	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	0
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	0
Federal RCRIS non- CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0
Federal RCRA Generators	Property & Adjoining	Yes	1
Federal Institutional Control/Engineering Control Registry	Property	No	0
Federal Emergency Response Notification System (ERNS) list	Property	No	0
State and Tribal NPL	1 mile	No	0
State and Tribal CERCLIS	½ mile	No	0
State and Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	0
State and Tribal Leaking Underground Storage Tanks (LUST)	½ mile	No	1*
State and Tribal Registered Underground Storage Tanks (UST)	Property & Adjoining	No	0
State and Tribal Institutional Control/Engineering Control Registry	Property	No	0
State and Tribal Voluntary Cleanup Site	½ mile	No	0
State and Tribal Brownfield Sites	½ mile	No	0
Contaminated Sites (CS)	½ mile	No	1

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	**Approx. Minimum Search Distance**	**Property Listed?**	**# Sites Listed**
Recycler Database (SWRCY)	Property & Adjoining	No	0
Facility and Manifest Data (HAZNET)	Property	Yes	1

5.1.1 Federal Agency Database Findings

No federal agency database listings with a known or significant potential for release and impact on the property were identified in the federal agency databases searched. Refer to the state listings below for more discussion.

5.1.2 State and Tribal Database Findings

The following listing(s) with a known or significant potential for release and impact on the property were identified in the state and tribal databases searched:

Saratoga Chiropratic
18804 Cox Avenue
Databases: HAZNET
Approximate Distance from the Property: N/A (Property)
Assumed Groundwater Gradient: N/A
Regulatory Data Summary: Saratoga Chiropractic, a current property tenant, is identified on the HAZNET database as having disposed of approximately 0.1428 tons of photochemical processing waste at an offsite Santa Clara County Transfer Station. No material releases or violations are reported.
Discussion: Given the nature of the HAZNET listing and lack or releases or violations noted, this listing does not represent an environmental concern to the property.

Quito Park Dry Cleaners
18808 Cox Avenue
Databases: RCRA-SQG, FINDS, HAZNET, EMI
Approximate Distance from the Property: N/A (Property)
Assumed Groundwater Gradient: N/A
Regulatory Data Summary: This listing identifies the onsite cleaners as a small-quantity generator disposing of approximately 0.2925 tons of PCE waste at an offsite Santa Clara County Transfer Station; the waste is reportedly then recycled at a treatment disposal (TSD) facility in Los Angeles, California. No material releases or violations are reported.
Discussion: Four soil and groundwater investigations have been conducted at the Subject Property in 1991, 1996, 2000 and 2004. Based on the results of the investigations, residual PCE was detected in the shallow soils directly below the dry cleaning equipment in 1991 and 1996, but additional sampling conducted in 2000 and 2004 found no PCE in the soil and groundwater samples. It was concluded in the last soil and groundwater sampling effort that no further action was warranted. No spills or releases were noted during the recent sitewalk. Therefore, this onsite dry cleaner and its associated regulatory listings is not considered to represent an environmental concern to the property at this time.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the other sites listed in the state and tribal databases are considered to represent a likely past, present or material threat of release on the property.

5.1.3 Local Environmental Records Sources

Local Health Department

ATC contacted the Santa Clara County Environmental Health Department (SCEHD) to review available information regarding the property. According to the staff of the SCEHD (March 16, 2007 telephone conversation), no records are available for the property.

Regional Water Quality Control Board

ATC contacted the Regional Water Quality Control Board (RWQCB) to review available information regarding the property. According to Ms. Melinda Wong of the RWQCB (March 8, 2007), no records are available for the property.

Department of Toxic Substances Control

ATC contacted the Department of Toxic Substances Control (DTSC) to review available information regarding the property. According to Ms. Lule Varela of the DTSC (March 8, 2007 letter of correspondence), no records are available for the property.

Bay Area Air Quality Management District

ATC contacted the Bay Area Air Quality Management District (BAAQMD) to review available information regarding the property. A response from the BAAQMD, dated March 14, 2007, listed the Quito Park Dry Cleaners for carbon monoxide emission for the years 1987, 1990, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, and 2004 with no violations noted.

Fire Department

ATC contacted the Santa Clara County Fire Protection District (SCCFPD) to review available information regarding the property. Records for the Subject Property were reviewed at the SCCFPD on March 2, 2007. Various fire inspection reports were on file as far back as 1963 and as current as 2006. A hazardous materials management plan (HMMP) was on file for the 18774 Cox Avenue address for the pool and spa supply store; the plan included the storage of acids, algaecides, and bases for the maintenance and disinfection of pools and spas. There was also the storage of spa chemicals and helium for the 24-hour Fitness facility located at 18764 Cox Avenue. The Quito Park Dry Cleaners was noted in the SCCFPD files as having stored various cleaners and PCE. No violations were noted in the files for the businesses at the Quito Park Shopping Center. Therefore, the available records at the SCCFPD are not considered to represent an environmental concern to the property at this time

Department of Building and Planning and Zoning

ATC reviewed building permits on file at the Saratoga Department of Building and Planning (SDBP) on March 2, 2007. Numerous permits were on file at the SDBP and included permits for nail salons, food

stores, bookstores, fitness facilities, video stores, vision centers, chiropractic medical offices, restaurants, clothing stores, travel offices, and insurance company offices. The earliest permits on file at the SDBP were dated 1963, which showed tenant improvements for the Quito Village Shopping Center. Permits prior to 1963 were on file at the Santa Clara County Department of Building and Planning (SCCDBP) which date back to 1958 and show the Quito Richfield Service station, which was later removed in 1980 and noted as the Arco Gasoline Service Station at that time.

According to the information obtained during the permit review, the northern buildings closer to Cox Avenue were developed in the early 1950s (file notes at the SDBP) with the addition of the southern building in the early 1980s and additional tenant improvements conducted in the mid-1990s.

It should be noted that a previous environmental subsurface site assessment conducted in 2004 concluded that the former USTs associated with the former service station were no longer present and that the operations of the USTs and the dry cleaner at the Subject Property had not adversely impacted the soil or groundwater at the property. No further action was warranted at that time. Based on this information, the former service station and current dry cleaner do not represent and environmental concern to the Subject Property at this time.

Electrical Utility Company

ATC spoke with the staff at PG&E who confirmed that PG&E provides electricity to the property. There are two transformers at the Subject Property (T-8570 and T-8571) which are currently owned and serviced by PG&E. Please see Section 6.6 for further information on the potential presence of PCB-containing electrical equipment on the property.

Water Utility

The Subject Property is serviced by the Santa Clara County Valley District (SCCVWD) which provides potable water utilities to the property. According to the SBPD, the utilities were likely established in the 1950s for the northern-most buildings with additions in 1980 during the construction of the southern-most building.

ATC reviewed the January 2007 Water Quality Report produced by the SCCVWD. No concerns were noted during the review of the data.

Sewer Utility

The West Valley Sanitation District provides municipal sewage utilities to the property.

Other Local Environmental Records Sources

No additional local environmental records sources were reviewed.

5.2 Physical Setting Sources

5.2.1 Topography

Based on the United States Geological Survey (USGS) 7.5-Minute Topographic Map Series, *Cupertino, California, Quadrangle* Topographic Map, 1991, the property is located approximately 300 feet above mean sea level (MSL) and has a gently sloping topography towards the northeast.

The physical geography of the Saratoga area, situated between the Santa Cruz Mountains to the southwest and the Diablo Mountain Range to the northeast, was formed quite recently in geological history. Santa Clara Valley was created by the sudden growth of the Santa Cruz Mountains and the Diablo Mountain Range, during the later Cenozoic era. This was a period of intense mountain building in California when the folding and thrusting of the earth's crust, combined with active volcanism, gave shape to the present state of California. Hence, Santa Clara Valley is a structural valley, created by mountain building, as opposed to an erosional valley according to the 1991 compilation by D.L. Wagner, E.J. Bortugno, and R.D. McJunkin, *Geologic Map of the San Francisco-San Jose Quadrangle, California.*

A copy of the topographic map is included in Appendix A.

5.2.2 Geology

The Subject Property is located in Santa Clara County, which is located at the southern end of the San Francisco Bay. This region is geographically located within the Santa Clara Valley, a structural depression referred to as the San Jose Plain. Geologic materials in the valley may be classified as older consolidated rock exposed in the surrounding mountains and younger unconsolidated fill sediments in the valley depression. The depression is filled with thick sequences of Plio-Pleistocene and Holocene age, unconsolidated alluvial (water-borne) fill. The alluvial fill ranges up to 1,500 feet thick in some places and lies over Jurassic–Cretaceous to Tertiary age bedrock of the Franciscan Formation. The fill material is composed of sand, gravel, silt, and clay that washed into the Santa Clara Valley from the bordering mountains.

Deposition has been influenced by sedimentation rates and fluctuations in sea level due to glaciation. The vertical and lateral distribution of rock and sediments in the valley has been modified by faulting and associated folding during the Cenozoic time period. The valley floor consists of an interbedded sequence of discontinuous, heterogeneous fluvial (transported by river or stream) deposits and continuous, relatively stratified basin and homogeneous estuarine clays. The project study area is located in the upper portion of the alluvial plain where the Guadalupe River downcut into the older Pleistocene Age alluvial fan deposits and then filled in with Holocene age alluvium. Alluvial deposition still occurs during flood stages of the rivers

5.2.3 Soils

Soils at the Subject Property are characterized as unconsolidated well-graded, interbedded fine sands and silts with some gravel. According to information provided by EDR, soils within the vicinity of the Subject Property are composed of the Botella clay loam, a deep, moderately well to well drained soil with moderately coarse textures.

5.2.4 Hydrology

The Subject Property is located within the area of Santa Clara Valley Groundwater Basin. Work conducted by others in 2000 and 2004 found the depth to groundwater below the property ranging from 55 to 69 feet bgs. Based on the data reported from these investigations and considering the surface topography for the property area, as interpreted from the Cupertino Quadrangle map, local groundwater would be expected to flow towards the northeast.

5.2.5 Other Physical Setting Sources

Flood Plain Map

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the property is located in Flood Zone X. Flood Zone X is identified by FEMA as "areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood" (Community Number 060008, Panel Number 0005 B, dated September 17, 1997).

Wetlands Map

Based on a review of the United States Department of the Interior, National Wetlands Inventory (NWI) Map (online Wetlands Mapper at http://www.nwi.fws.gov/), there are no jurisdictional wetlands on the property. Furthermore, ATC did not observe any areas suggestive of wetlands at the property or in the immediate vicinity.

5.3 Historical Records Sources

The following table summarizes the findings of the research presented below pertaining to historical property and surrounding area uses.

HISTORICAL USE SUMMARY				
Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
Prior to 1950	Agricultural	Agricultural Undeveloped	Aerial photographs and topographic maps	An 1899 topographic map was the earliest record found. The area of the Subject Property and surrounding properties were identified as orchards in a 1939 aerial photo and the 1948 historical topographical map.
1939-1950	Agricultural	Agricultural Undeveloped Residential	Aerial photographs and topographic maps	No significant data gaps

HISTORICAL USE SUMMARY				
Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1950-1980	Retail and gasoline service station	Agricultural Undeveloped Office Residential	Aerial photographs, topographic maps, city directories, and building records	The existing northern building was constructed in approximately 1950. the gasoline service station was removed in approximately 1980 during the redevelopment and construction of the southern most retail shopping center building.
1980 to present	Retail and addition of second retail building in 1980.	Office and residential	Aerial photographs, topographic maps, city directories, building records, and property tax files	No significant data gaps

5.3.1 Aerial Photographs

ATC reviewed available aerial photographs of the property and surrounding areas from EDR. Available aerial photographs ranged from 1939 to 1998. The following are descriptions and interpretations from the aerial photograph review.

AERIAL PHOTOGRAPH SUMMARY		
Year	Scale	Comments
1939 and 1948	1 inch = 555 feet	**Property**: Orchards as agricultural land. **Surrounding Area**: **North:** Orchards as agricultural land. **East:** Orchards as agricultural land **South:** Orchards as agricultural land. **West:** Orchards as agricultural land.
1956 and 1965	1 inch = 555 feet and 1 inch = 333 feet, respectively	**Property**: The northern-most building is present on the Subject Property as currently developed. A small service station is present on the northeastern corner of the Subject Property. **Surrounding Area**: **North:** A building is present to the north of the Subject Property, beyond an paved road resembling present-day Cox Avenue. **East:** A road resembling present-day Paseo Presada is visible to the east, beyond which is residential development. **South:** Residential development is located to the south, followed by a road resembling Devon Avenue. **West:** Undeveloped land, which has been cleared of the former orchards is visible to the west.

AERIAL PHOTOGRAPH SUMMARY		
Year	**Scale**	**Comments**
1982, 1993 and 1998	1 inch = 690 feet, 1 inch = 666 feet and 1 inch = 666 feet, respectively	**Property**: The property appears to be developed with the current building configuration, which includes the southern most building (constructed in 1980). **Surrounding Area**: **North:** To the north is Cox Avenue, beyond which is what appears to be the existing commercial office building . **East:** The area to the east appears generally as it did in the 1956 and 1965 aerial photographs. **South:** The area to the south appears generally as it did in the 1956 and 1965 aerial photographs. **West: To the west of the property are** the office buildings as currently developed.

Historical use of the property has included agriculture (orchards) and a gasoline service station. Agricultural uses may potentially represent an environmental concern, as the historical use of pesticides and herbicides on the property may result in residual pesticides and herbicides in surface soils. However, based on the grading and development of the property and the fact that it has been ATC's experience that pesticides and herbicides originally applied for agricultural purposes generally do not require remedial action, the historical use of agricultural chemicals on the property is not considered to represent an environmental concern. Additionally, the USTs associated with the former service station likely have been removed (as verified during a subsurface investigation conducted in 2004), and no adverse soil or groundwater impacts were noted during the soil and groundwater sampling program conducted at that time.

The review of aerial photographs did not identify past uses indicating *recognized environmental conditions* at the property or surrounding area.

Copies of reproducible aerial photographs are included in Appendix F.

5.3.2 Fire Insurance Maps

A search for fire insurance maps for the property and surrounding area was conducted by EDR. No such maps for the property were available. A copy of the "No Sanborn Map Coverage" letter is included in Appendix G.

5.3.3 Property Tax Files

ATC reviewed available tax files maintained by the Santa Clara County Tax Assessor's Office for historical ownership information on the property. The review of tax files did not identify past uses indicating *recognized environmental conditions* at the property or surrounding area.

5.3.4 Recorded Land Title Records

The acquisition of recorded land title records was not required by the scope of work for the Phase I ESA. However, a title report was provided to ATC and was discussed in Section 4.1.

5.3.5 Historical USGS Topographic Quadrangles

ATC reviewed available historical USGS Topographic Quadrangles for information regarding past uses of the property. EDR provided historical topographic maps dated 1899, 1902, 1943, 1947, 1948, 1953, 1961, 1961 (photorevised 1968), 1961 (photorevised 1973), 1961 (photorevised 1980), and 1991. The 1899 to 1947 topographic maps depict undeveloped land at the Subject Property and adjoining properties. In the 1948 map orchards are depicted on the Subject Property and adjoining properties. By 1953 the map is shaded pink indicating general development of the Subject Property and adjoining properties, but no specific structures are depicted.

The review of historical USGS Topographic Quadrangles did not identify past uses indicating *recognized environmental conditions* at the property or surrounding area. Documentation is included in Appendix G.

5.3.6 City Directories

Research regarding the availability of historical city directories was conducted by EDR and by ATC at the City of Saratoga Public Library. The Quito Park Dry Cleaners was listed at 18808 Cox Avenue from 1968 to 1998. Various other retail and commercial type business were also listed in 1985, 1990 and 1995 which included restaurants and a hair salon. Documentation is included in Appendix G.

Further discussion of the onsite dry cleaning facility is included in Section 4.7. Based on the results of the previous soil and groundwater investigations and absence of reported releases or violations, the dry cleaning operations at this facility are not considered to represent an environmental concern to the property. The review of city directories did not identify past uses indicating *recognized environmental conditions* at the property or surrounding areas.

5.3.9 Prior Reports

The following reports were provided to ATC for review:

- *Report on Soil and Groundwater Sampling,* dated November 14, 2000 and prepared by E2C Environmental
- *Phase I Environmental Site Assessment,* dated January 2, 2001 and prepared by PH7 Environmental
- *Limited Phase II Environmental Site Assessment,* dated January 8, 2004 and prepared by Clayton Group Services
- *Preliminary Title Report,* dated January 16, 2007 and prepared by the Chicago Title Company. See Section 4.7 for a more detailed discussion of this document. .

Section 4.7 provides a brief summary of the environmental reports.

5.3.10 Other Historical Sources

No other historical sources were reviewed.

6.0 SITE RECONNAISSANCE

The following is a summary of visual and/or physical observations of the property on the day of the site visit. Photographs can be found in Appendix C.

6.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of: the property and improvements; adjoining sites as viewed from the property; and, the surrounding area based on visual observations made during the trip to and from the property. Unimproved portions of the property (if any) were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors (if any) were observed along the perimeter from the ground, unless described otherwise. Building interiors (if any) were observed as they were made safely accessible, unless described otherwise. The weather at the time of the site reconnaissance was warm and sunny with good visibility.

6.2 Hazardous Substance Use, Storage, and Disposal

ATC observed the use, storage or disposal of hazardous substances on the property as summarized below.

HAZARDOUS SUBSTANCE SUMMARY TABLE							
Type/Use of Material	**Quantity (No./Size)**	**Container Type**	**Location**	**Hazardous Waste?**	**MSDS or Labels?**	**Container Condition**	**Evidence of Release?**
Pool and Spa Supplies	50 gallons of muriatic acid, 64 gallons of sodium hypochlorite, 30 pounds of algacide.	Buckets and retail packaged containers	Ernies Pool and Spa Supply 18774 Cox Avenue	No	Yes, MSDS binder	Good	No. Current HMMP on file at the Fire Dept.
Helium and Spa Chemicals	Compressed helium gas canister and several gallons of chlorine	Retail packaged containers	24 hour Fitness 18764 Cox Avenue	No	Yes, MSDS binder	Good	No
Dry Cleaning Chemicals	5 gallons of hydrogen peroxide, 55 gallons of PCE, 5 gallons of soap solutions	Retail packaged containers and CAL DOT-approved drum.	Quito Park Dry Cleaners 18808 Cox Avenue	Yes	Yes, label on container	Good	No

Use and storage of these materials at the property is not considered to represent an environmental concern. The waste PCE is managed by an outside environmental contractor for the Quito Park Cleaners on a regular basis.

6.3 Underground Storage Tanks (USTs)

ATC did not observe evidence of USTs on the property. One reported UST formerly located at the northeastern corner of the Subject Property where the former gasoline station was located until the 1980s. This UST has been likely removed. According to a subsurface survey conducted in 2004, the former UST location was found, but no evidence remained of an existing UST . A subsequent soil and groundwater investigation (as discussed in Section 4.7) found no adversely affected soil or groundwater below the former location of this UST.

6.4 Aboveground Storage Tanks (ASTs)

ATC did not observe evidence of USTs on the property

6.5 Other Petroleum Products

ATC did not observe evidence of other petroleum products on the property.

6.6 Polychlorinated Biphenyls (PCBs)

ATC observed evidence of the use, storage or disposal of suspected PCB-containing equipment on the property as summarized below.

ATC observed two pad-mounted transformers (T-8570 and T-8571) located at the Subject Property. The green transformers appeared to be in good condition with no associated spills, leaks, or stains. The transformers are owned by PG&E, which is responsible for any cleanup associated with the release of oil from their transformer. Considering that the property was originally developed in 1950, the transformer fluid may contain PCBs. However, according to previous correspondence with a PG&E representative, green transformers (such as those onsite) are newer and less likely to contain PCBs. These transformers may have been installed in 1980 during the construction of the newer southern-most building. Based on the absence of leaks or spills, the transformers are not considered to represent an environmental concern.

An inspection of light ballasts was beyond the scope of work for this assessment. Based on the construction of the buildings in approximately 1950/1980, light ballasts may contain PCBs. Several remodels have taken place, including a remodeling of common areas in 1980 and 1993, in which fixtures such as light ballasts may have been replaced. ATC recommends that if leaking ballasts are identified in the future and/or ballasts are removed during renovations, they should be inspected for labeling regarding the PCB-classification and disposed of in accordance with applicable regulations.

6.7 Unidentified Substance Containers

ATC did not observe the presence of unidentified substance containers on the property.

6.8 Nonhazardous Solid Waste

ATC observed evidence of the generation, storage or disposal of nonhazardous solid waste on the property as summarized below.

NONHAZARDOUS SOLID WASTE SUMMARY TABLE						
Type of Waste	Generation Process	Quantity	Type of Storage	Location	Disposal/Removal Method & Frequency	Evidence of Release?
Municipal trash	Routine operations	Two	Dumpster	Eastern side of the southern building	West Valley Sanitation District Waste Management / two times per week	No
Cardboard recycling	Routine operations	One	Dumpster	Near grocery Store loading dock	Waste Management / two times per week	No
Used cooking grease	Food preparation	Unknown	Several 55-gallon drums	In corridor areas of buildings	On an as-needed basis	No

The generation and storage of nonhazardous solid waste on the property is not considered to represent an environmental concern.

6.9 Wastewater

ATC observed evidence of wastewater generated, treated or discharged (including sanitary sewage and stormwater) on the property or to adjoining properties as summarized below.

WASTEWATER SUMMARY TABLE			
Type of Wastewater	Generation Process	Treatment System?	Discharged To?
Commercial sanitary sewage	Restrooms	N/A	Sanitary sewer
Stormwater	Stormwater runoff from rain events	N/A	Storm sewer

The generation and discharge of wastewater at the property is not considered to represent an environmental concern.

6.10 Waste Pits, Ponds and Lagoons

ATC did not observe evidence of waste pits, ponds or lagoons on the property.

6.11 Sumps

ATC did not observe evidence of sumps on the property.

6.12 Septic Systems

ATC did not observe evidence of a septic system on the property.

6.13 Stormwater Management System

Surface stormwater runoff is intercepted by catch basins located within the landscaping and paved parking areas. The runoff water then flows into the municipal storm water system. Stormwater runoff from the roof drains via roof drains, travels via sheet flow, and eventually drains into the catch basins.

6.14 Wells

ATC did not observe evidence of wells on the property.

7.0 INTERVIEWS

The following persons were interviewed to obtain information regarding *recognized environmental conditions* in connection with the property:

INTERVIEW SUMMARY				
Role	**Name**	**Title/Company**	**Years Assoc. With Property**	**Interview Type**
Site Contact / Escort	Ms. Dianna Shannon	Site Manager -TerraCommecial	4 years	In person

Pertinent information from the interviews is discussed in applicable sections of this report with details (including failed attempts to interview) documented on Record of Communication forms in Appendix J.

8.0 OTHER ENVIRONMENTAL CONDITIONS

8.1 Asbestos-Containing Material (ACM)

Based on the scope of work for this Phase I ESA, an ACM survey was not conducted. All suspect ACM should be properly assessed prior to disturbance from construction or maintenance activities. Observed building materials and finishes were noted to be in good to fair condition at the time of the site visit.

According to a previous Phase I ESA, 11 samples of suspect ACM were obtained. Asbestos was detected in three of the 11 samples. The results showed that the non-friable roofing mastic and a sample collected from the non-friable floor tile and associated mastic contained asbestos. Because the identified ACM are not damaged and are non-friable, ATC does not consider this finding an issue at this time. No additional investigation is recommended at this time. If there are any planned renovations (or demolition) for the property, ATC recommends conducting an ACM survey in the areas to be remodeled at that time.

8.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The EPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

ATC's review of published radon data indicates that the property is located in an area of moderate propensity with regard to the potential for elevated levels of radon gas. Santa Clara County is listed as being within Zone 2, where average indoor levels are expected to be between 2 and 4 pCi/L. Additional EPA statistics for the property area report results for 20 short-term tests, 12 of which were below 4 pCi/L.

Since the property is not used for residential purposes and there are no below ground structures, radon is not considered to represent an environmental concern at this time.

8.3 Lead in Drinking Water

ATC confirmed with the SCCVWD that the municipally supplied water meets or exceeds all drinking water standards, including those for lead. Based on the fact that the water supplied to the property is from the municipality, lead in drinking water testing was not conducted for this Phase I ESA.

8.4 Lead-Based Paint (LBP)

Based on the commercial usage of the property, LBP was not addressed for this Phase I ESA and no additional investigation is recommended at this time. ATC notes that painted surfaces were observed to be in good condition at the time of the site visit.

8.5 Mold Screening

ATC conducted a screening survey for readily observable mold and conditions conducive to mold on the property. The screening consisted of limited interview, document review and physical observation.

Mr. Mark Williams of ATC spoke with Ms. Shannon, Manager of the Subject Property, regarding potential mold conditions at the property. Ms. Shannon was not aware of any mold related documentation, observable mold, or notable areas of water intrusion.

ATC requested documentation regarding current or historic mold conditions at the property. No documentation was provided to ATC for review.

Based on the results of the interview and physical observation, ATC found no evidence indicating potential mold impact at the property.

8.6 Additional User Requested Conditions

Based on the scope of work for this Phase I ESA, no additional user requested conditions are included.

9.0 REFERENCES

ASTM International, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation E 1527-05, November 2005.

ASTM International, *Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process*, ASTM Designation E 2418-06, March 2006.
Bay Area Air Quality Management District, written response, dated March 2, 2007.

City of Saratoga Building Department, file review.

County of Santa Clara, telephone interview, March 2, 2007.

County of Santa Clara Environmental Health Department, March 12, 2007 (telephone conversation.

D.L. Wagner, E.J. Bortugno, and R.D. McJunkin, *Geological Map of the San Francisco-San Jose Quadrangle, California*, dated 1991.

Environmental Data Resources (EDR), "The EDR-Radius Map with Geocheck® Report," dated March 16, 2007.

EDR, The EDR-Aerial Photo Decade Package, Aerial Photographs, dated 1939, 1950, 1958, 1965, 1974, 1982, 1993, and 1998.

EDR, The EDR-Historical Topographic Map Report, Topographic Maps, topographic maps dated 1899, 1902, 1943, 1947, ,1948, 1953, 1961, 1961 (photorevised 1968), 1961 (photorevised 1973), and 1961 (photorevised 1980), and 1991.

EDR, The Sanborn Map Report, No Coverage Letter, March 16, 2007.

EDR, The EDR-City Directory Abstract, March 21, 2007.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Number 060008, Panel Number 0005 B, dated September 17, 1997.

Santa Clara County Fire Protection District (onsite records review – March 12, 2007.

Online Wetlands Mapper, http://www.nwi.fws.gov/, visited March 2007.

United States Geological Survey (USGS) Topographic Map, Cupertino Quadrangle Map, 7.5 Minute Series, dated 1961 (photorevised 1980) and 1991

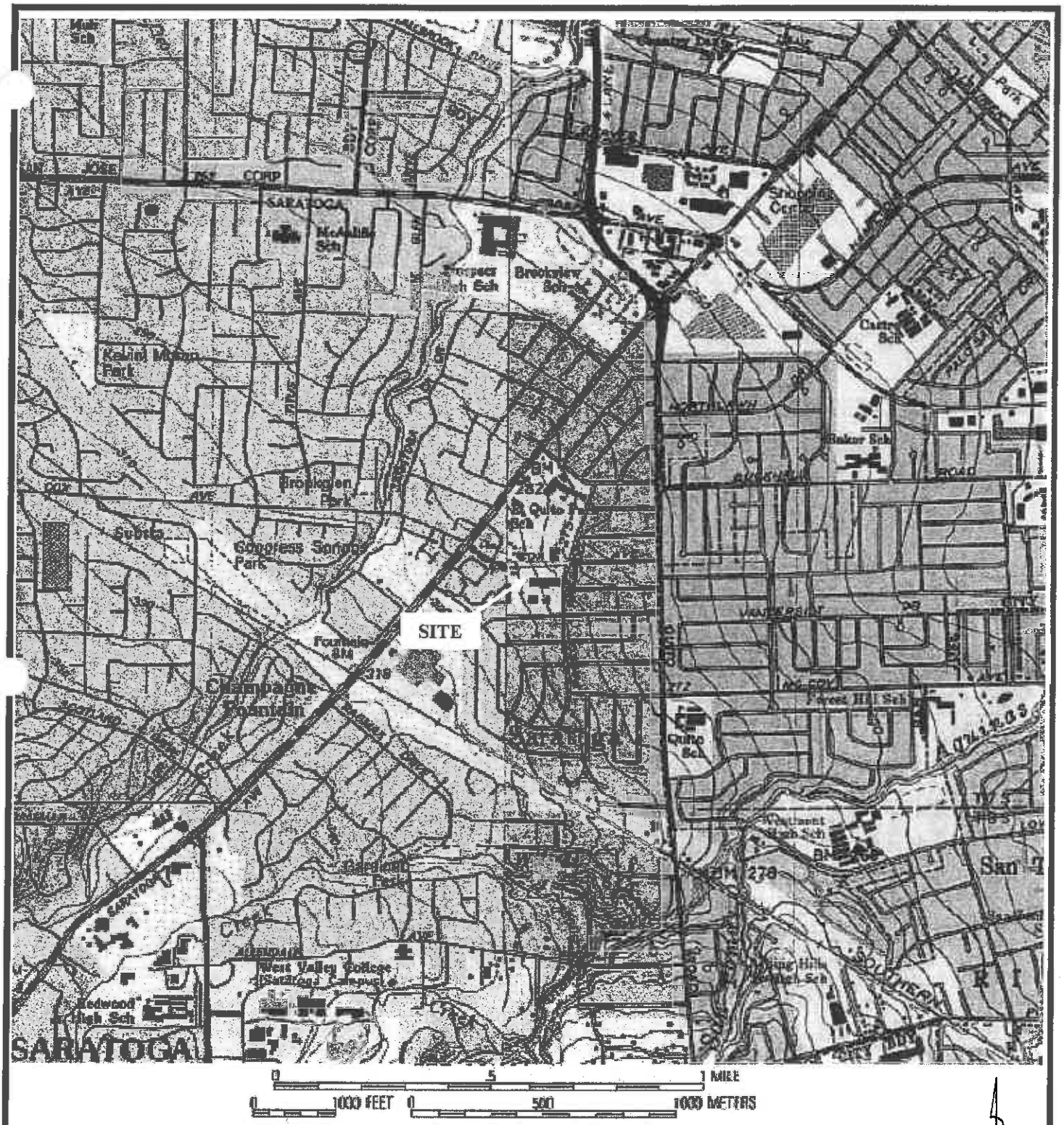
Santa Clara County Valley Water District, "Water Quality Report," dated 2004.

10.0 APPENDICES

Appendix A - Site Vicinity Map
Appendix B - Site Plan
Appendix C - Site Photographs
Appendix D - User Provided Documentation
Appendix E - Regulatory Database Report
Appendix F - Aerial Photographs
Appendix G - Historical Research Documentation
Appendix H - Prior Reports
Appendix I - Resumes
Appendix J - Records of Communication
Appendix K - Laboratory Reports
Appendix L - Other Supporting Documentation
Appendix M - Terminology

APPENDIX A

SITE VICINITY MAP



SOURCE: USGS CUPERTINO QUADRANGLE, CALIFORNIA (7.5 MINUTE SERIES) TOPOGRAPHIC MAP. OBTAINED FROM THE 2000 NATIONAL GEOGRAPHIC TOPO! SOFTWARE.

ATC ASSOCIATES INC.

6666 Owens Drive
Pleasanton, CA 94588
(925) 460-5300

PROJECT NO:		
DESIGNED BY: NV	SCALE: SEE MAP	REVIEWED BY: MW
DRAWN BY: NV	DATE: 3/07	FILE: SITE VICNITY

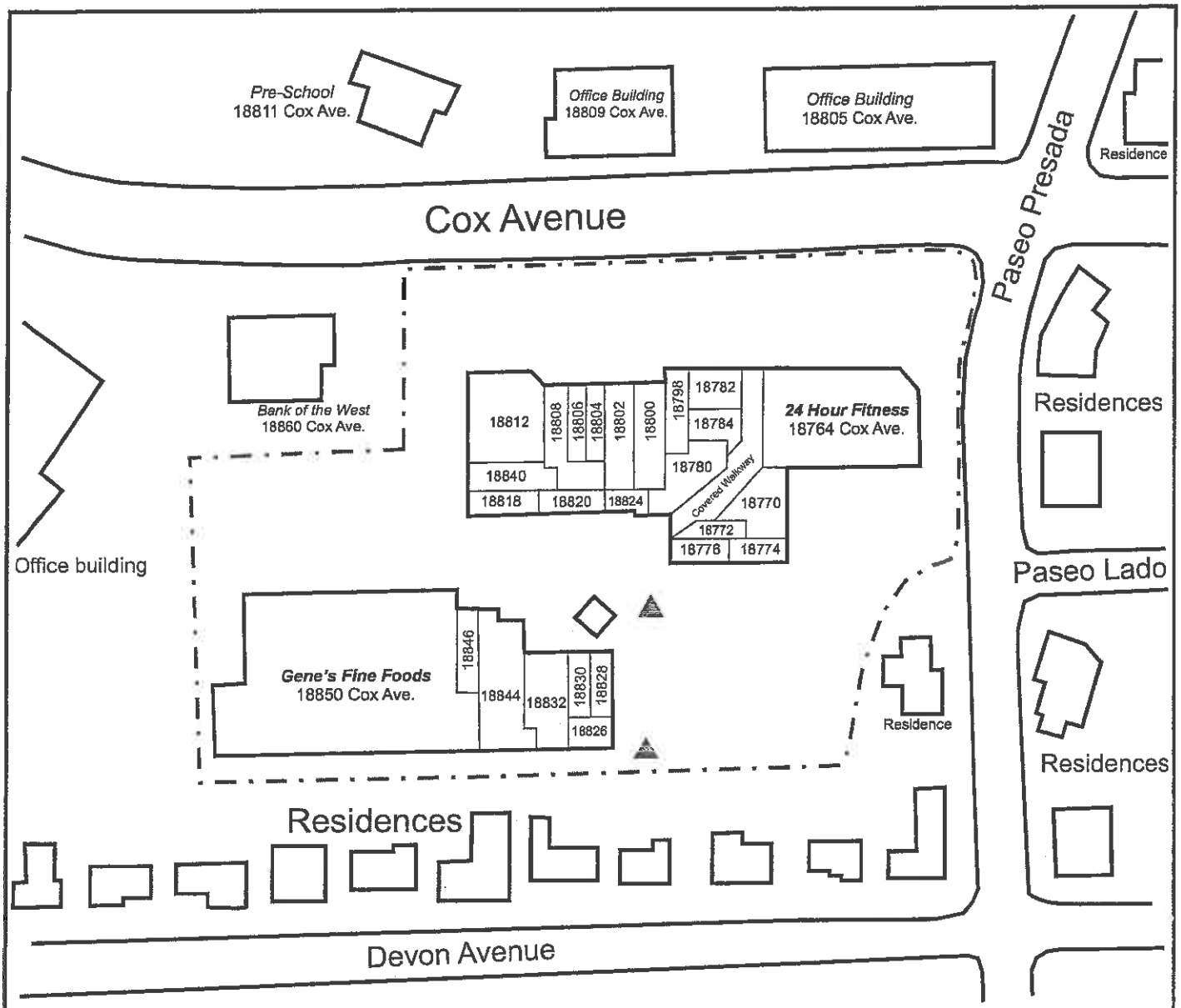
SITE VICINITY MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT

QUITO VILLAGE SHOPPING CENTER
18736-18860 COX AVENUE
SARATOGA, CALIFORNIA 95070

APPENDIX B

SITE PLAN



— · — = Property Line

▲ = Transformer

North

18764 - 24 Hour Fitness
18770 - Terracommercial Real Estate
18772 - Nilou Day Spa
18774 - Backyard Pool Center
18776 - The Marvegos Fine Art School, Koala Products, Saratoga School of Dance
18780 - Saratoga Vision Center
18782 - Yong Lo Garden
18784 - Saratoga Chiropractic
18798 - Alpine Travel
18800 - Saratoga Health Foods
18802 - Sushi 2/2 Train
18804 - Perfect Tan
18806 - Shamrock Shoe Repair
18808 - **Quito Dry Cleaners**
18812 - Kelley's Liquors
18818 - The Movable Feast Cafe
18820 - The Reading Clinic
18824 - Quito Nails
18826 - Gallagher Learning Center
18828 - State Farm Insurance
18830 - La Nouvelle Hairdressers
18832 - Prolific Oven Bakery & Coffee House
18840 - Fernwood Forest
18844 - Tuesday Morning
18846 - Quito Village Bakery
18850 - Gene's Fine Foods

ATC ASSOCIATES INC.
6602 Owens Drive, Suite 100
Pleasanton, CA 94588
(925) 460-5300

PROJECT NO:

DESIGNED BY: NV	SCALE:NTS	REVIEWED BY: MW
DRAWN BY: NV	DATE: 3/07	FILE: SITE PLAN

SITE PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT
QUITO VILLAGE SHOPPING CENTER
18736-18860 COX AVENUE
SARATOGA, CALIFORNIA 95070

APPENDIX C

SITE PHOTOGRAPHS

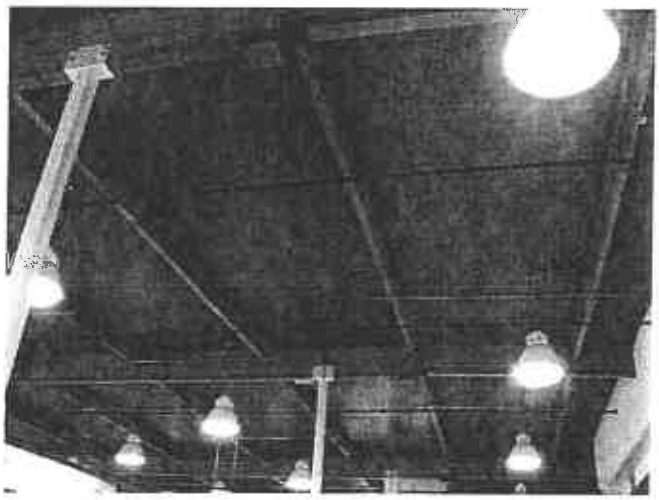


Photo 1: Ceiling View of Genes Fine Foods Unit (18850) .

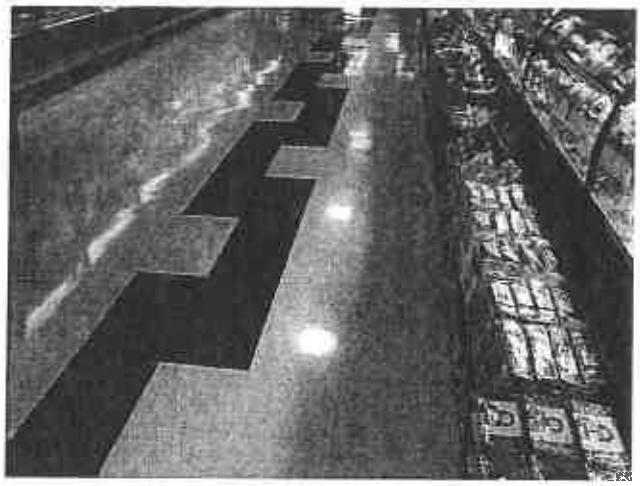


Photo 2. Floor view of Gene's Fine Foods (18850).

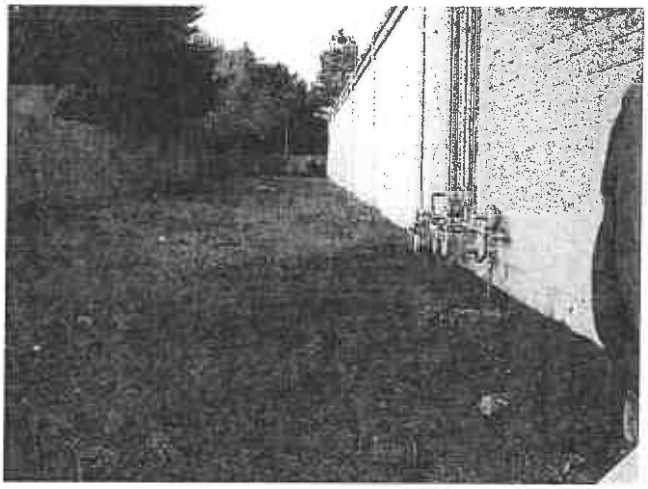


Photo 3: Rear side of Genes Fine Food building (18850) along southern property boundary looking west.

Photo 4: South side of southern building looking east.

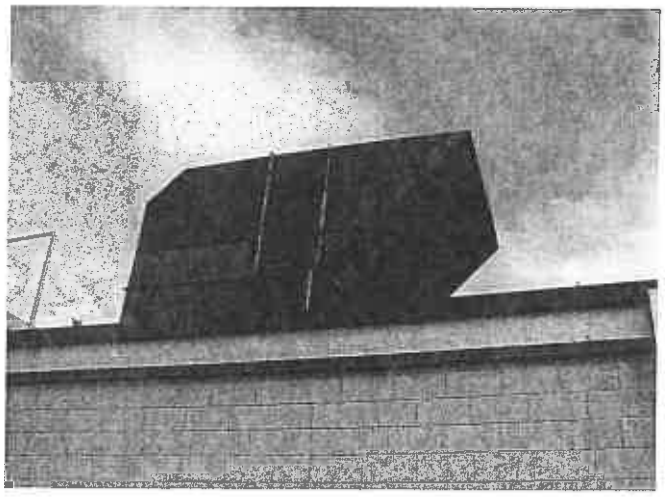


Photo 5: View of typical roof-mounted HVAC unit.

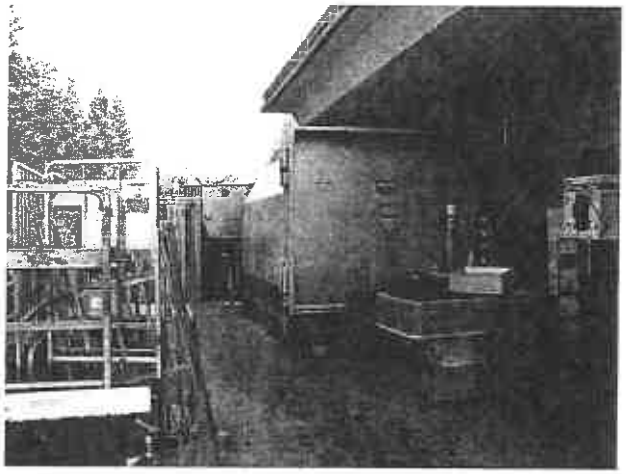


Photo 6: View of the loading dock area associated with Genes Fine Foods looking north.

Photo 7: Landscaped areas on north side of the southern building looking west.

Photo 8: View of the transformer located adjacent on the east side of the northern store building.

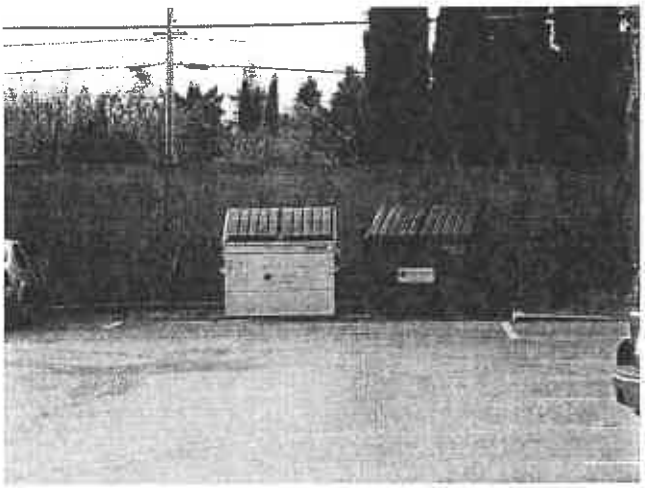


Photo 9: View of dumpster area located on the south side of the property looking south.

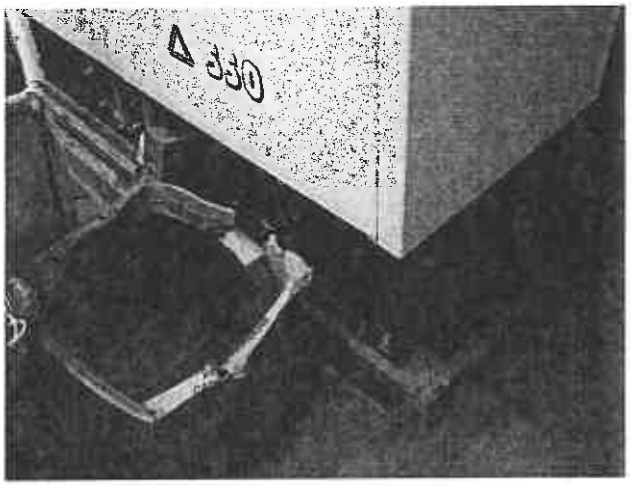


Photo 10: View of plastic lined floor with secondary containement of the dry cleaning unit in Unit Space 18808.

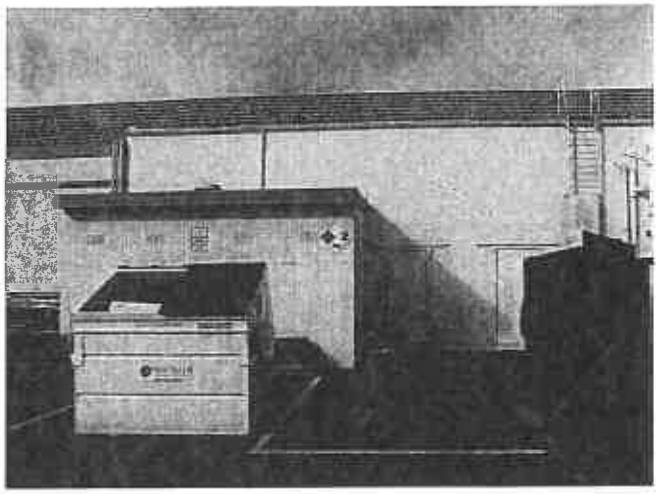


Photo 11: View of pool and spa product storage unit adjacent to Unit 18874

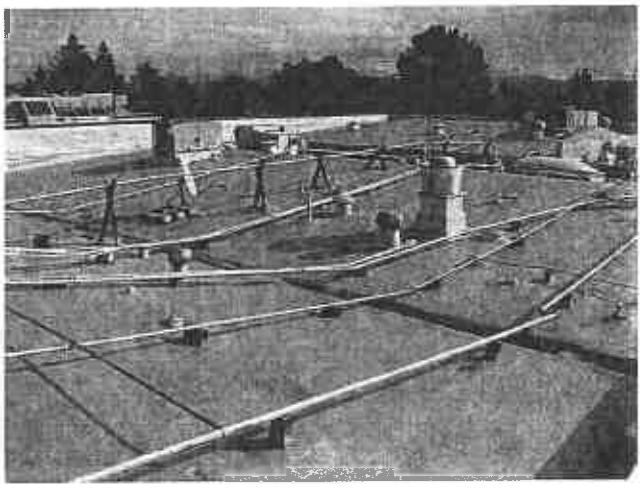


Photo 12: View of the roof areas

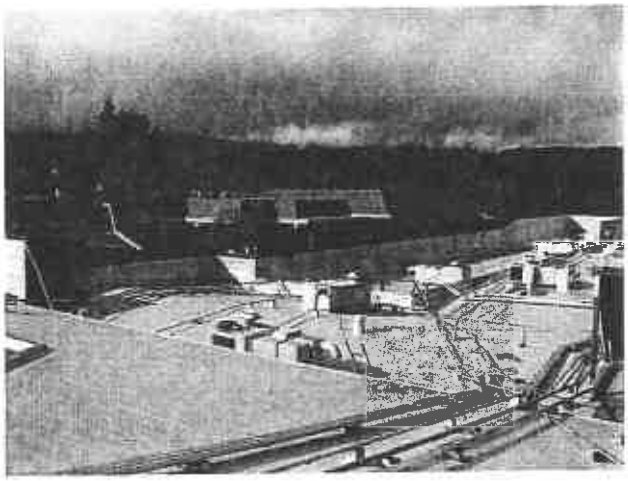


Photo 13: View of the northern building roof with the view of the southern building beyond looking southwest.

Photo 14: View of parking lot with Cox Avenue and northern adjacent buildings beyond.

Photo 15: View of residential areas to the south of the property looking south.

Photo 16: View of tenant listing sign.

APPENDIX D

USER PROVIDED DOCUMENTATION

REPORT ON SOIL AND GROUNDWATER SAMPLING 2000

REPORT ON SOIL AND GROUNDWATER SAMPLING

Quito Village Center
Cox Avenue
Saratoga, California
November 14, 2000
Project Number 1712 SC01

FOR

TERRACOMMERCIAL REAL ESTATE CORP.
1052 LEIGH AVENUE
SAN JOSE, CA 94010

Prepared by:

E_2C, INC.
382 MARTIN AVENUE
SANTA CLARA, CA 95050-3112

November 14, 2000
Project Number 1712SC01

Terracommercial Real Estate Corp.
1052 Leigh Avenue
San Jose, California 95126

ATTN: Mr. Mike La Barbera
SUBJECT: **Report on Soil and Groundwater Sampling**
Quito Village Center
Cox Avenue
Saratoga, California

Dear Mr. La Barbera:

Enclosed is a summary of the soil and groundwater sampling at the above referenced site (Site) for October 27, 2000. Of primary concern are soils and groundwater containing Tetrachloroethene, or PCE, at concentrations above regulatory action limits. Previous sampling efforts were preformed at the Site by E2C, Inc. and McLaren and Hart in 1991 and 1996, respectively. The 1991 sampling indicated that 0.54 µg/Kg (or parts-per-billion, ppb) of PCE were found in the soil below the Site dry cleaners. The 1996 sampling revealed concentrations of PCE ranging from 13 to 390 µg/Kg at different locations both directly below the dry cleaners and along the exterior of the building. As such, this current investigation was implemented to determine if the PCE had migrated into the groundwater. Therefore, grab groundwater sample points were chosen at a logical location down gradient from the dry cleaners itself, and at a location to coincide with the alignment of the sanitary sewer discharge line. This sample point was selected to evaluate the potential for leakage of PCE occurring as a result of its discharge into the sewer system. We also evaluated the soils at an additional soil sample point within the dry cleaning establishment to further define the extent of PCE in the shallow soils.

SCOPE OF WORK

The proposed Scope of Work was as follows:

- Acquire a permit from the Santa Clara Valley Water District (SCVWD) to drill two exploratory borings to depths of greater than 45-feet below ground surface (bgs). The permit is presented in Appendix B.
- Core one six-inch diameter hole through the concrete in the northern portion of the Site dry cleaners.
- Hand auger to a depth of three feet below ground surface (bgs) and collect one soil sample.

- Advance one exploratory boring to groundwater at a location down gradient from the dry cleaners.
- Advance one exploratory boring to groundwater along the alignment of the sanitary sewer line.
- Collect a grab groundwater sample from each exploratory boring.
- Collect three composite soil samples from the exploratory boring soil cuttings.
- Analyze all soil and groundwater samples for the presence of VOC's using EPA test method 8010.
- Prepare a report, documenting the soil and groundwater investigation.

FIELD METHODOLOGY

Soil Sampling

A representative from Lombardo Core Drilling Company, Inc. cored a six-inch diameter hole through the four-inch thick concrete slab that constituted the northern portion of the floor inside the Site dry cleaners, on October 27, 2000. Mr. Forrest Cook of E2C then hand augered to a depth of three-feet bgs and collected one soil sample (S-1). The sample was collected in four-inch brass liners, sealed with a Teflon sheet, capped and placed in an iced cooler immediately after sampling and during transportation to Entech Analytical Labs, Inc. (California Certification #2346). The location of S-1 is shown in Figure 2.

Drilling Methods

Two borings (B-1 and B-2) were advanced on October 27, 2000 by West Hazmat Drilling of Sacramento, California using a truck-mounted CME-75 drilling rig fitted with 4-inch outside diameter hollow-stem augers to advance the borehole to depths of 65 and 60 feet bgs in boring B-1 and B-2, respectively. The locations of B-1 and B-2 are shown in Figure 2. Groundwater was encountered on the augers at a depth of 64-feet in B-1 and 59-feet in B-2. Three composite soil samples (S-2, S-3, and S-4) from the exploratory boring soil cuttings were collected and analyzed in a method analogous to the collection of Sample S-1. When sampling was completed the borings were grouted from the bottom with Bentonite slurry as required by the Santa Clara Valley Water District (SCVWD). The soil cuttings were collected and stored on-site in eight 55-gallon drums.

Groundwater Sampling

After completion of drilling, a grab-groundwater sample was collected in each of the borings with a disposable bailer and dispensed into three 40-mL containers, which are appropriate for the required analyses. The containers were filled in a manner to minimize the evaporation of volatile constituents and eliminate any entrapped air or headspace. The containers were then secured, labeled, and placed on ice in a cooler for transport to the laboratory.

FIGURES

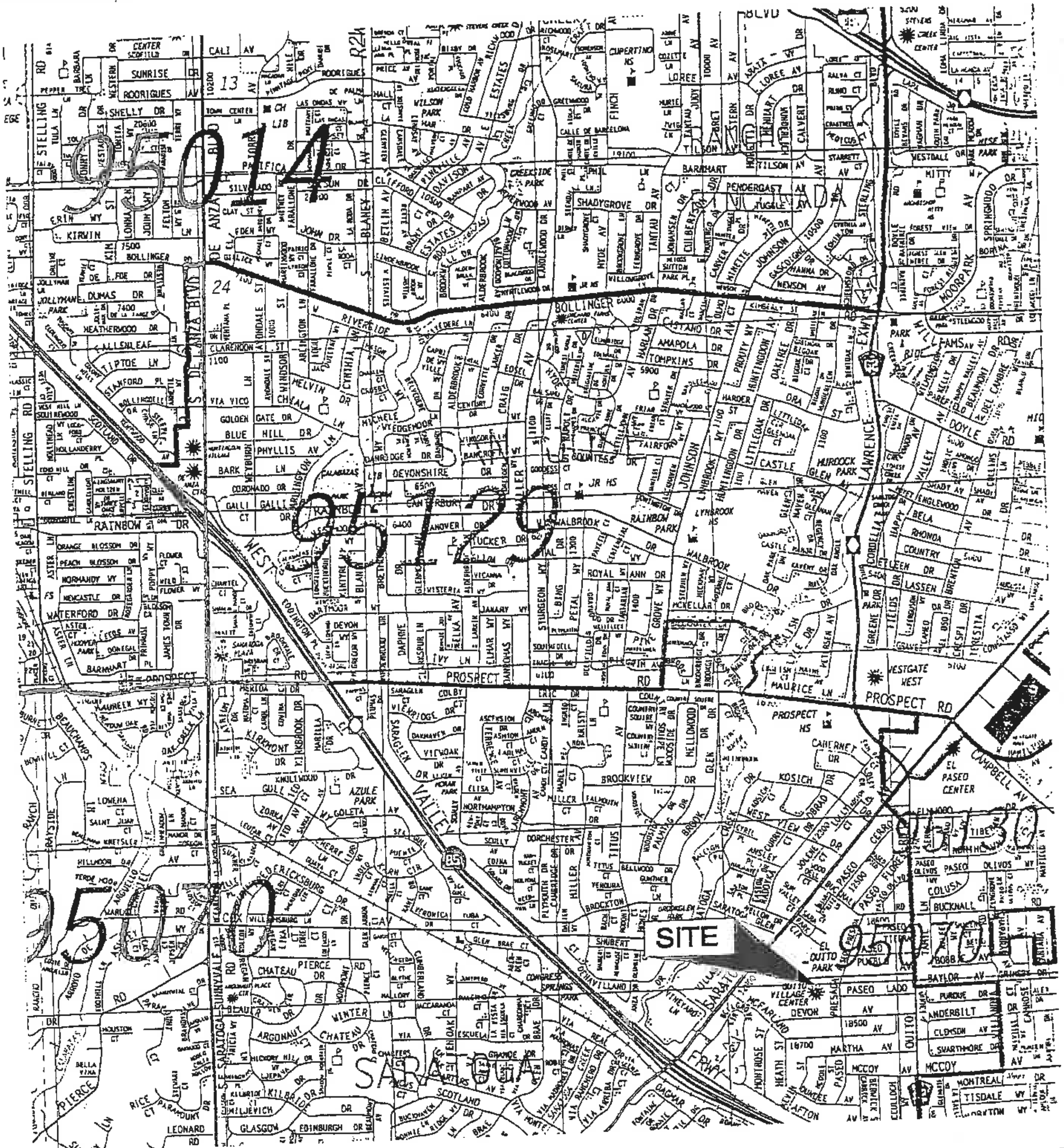


FIGURE 1 - SITE LOCATION MAP

Address: Quito Village Center	Client Name: Terracommercial
City/State: Saratoga, CA	E2C Project Number: 1712SC01

ENVIRONMENTAL/ENGINEERING CONSULTANTS
382 MARTIN AVENUE
SANTA CLARA, CALIFORNIA 95050-3112
TEL: 408.327.5700 FAX: 408.327-5707

Source:
The Thomas Guide
Golden Gate; Santa Clara County
2000 Edition
Scale: 1:28,800

N

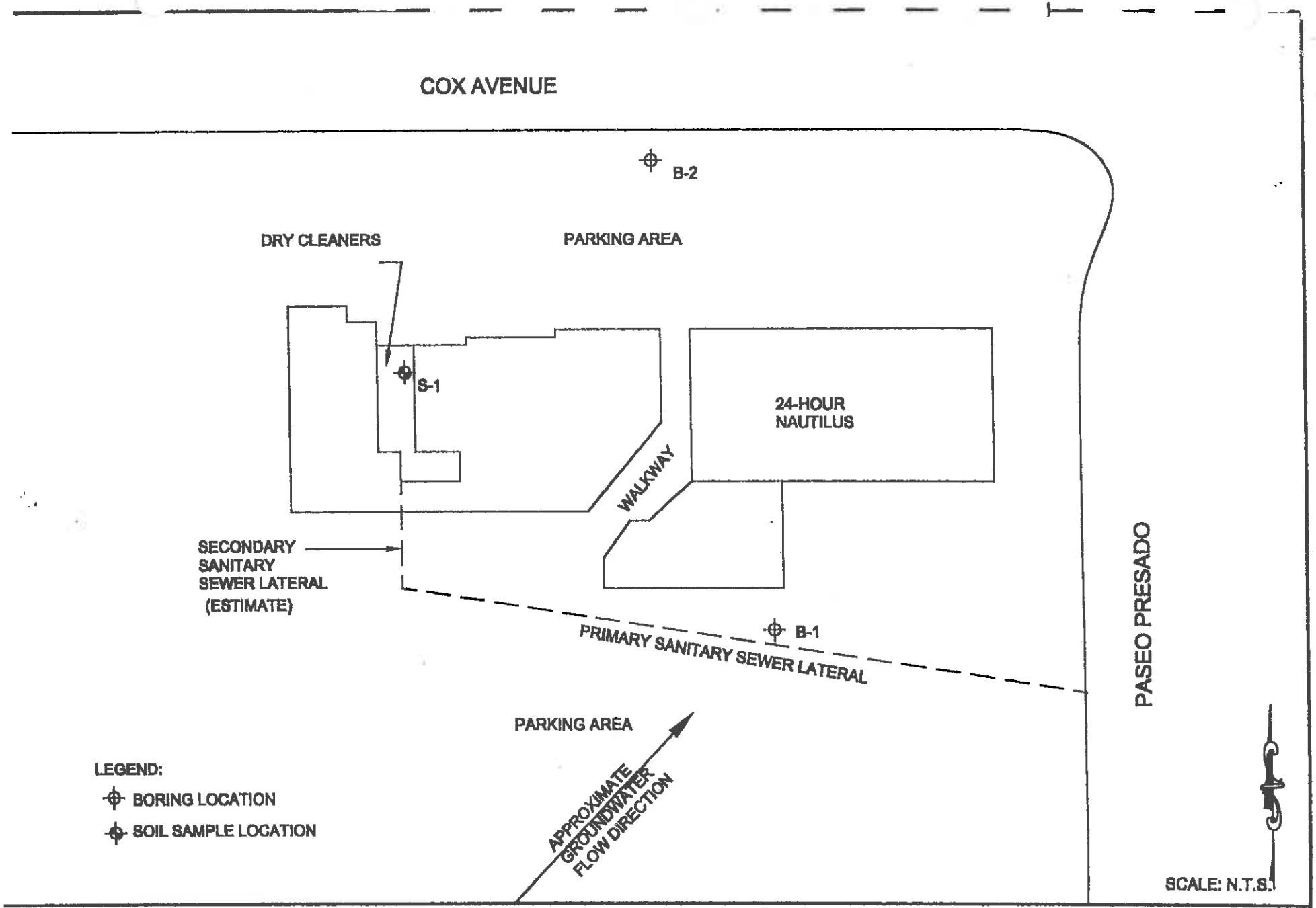


FIGURE 2 - SITE PLAN

ENVIRONMENTAL / ENGINEERING CONSULTANTS
382 MARTIN AVENUE
SANTA CLARA, CA 95050-3112

QUITO VILLAGE CENTER
COX AVENUE
SARATOGA, CALIFORNIA

FILENAME: 1712SC01B
DATE: NOVEMBER 2000
REVISION:

PROJECT NO. :
1712SC01

APPENDIX A

ANALYTICAL REPORTS

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

November 06, 2000

Forrest Cook
E2C, Inc.
382 Martin Avenue
Santa Clara, CA 95050

Order: 22943
Project Name:
Project Number: 1712SC01
Project Notes:

Date Collected: 10/27/00
Date Received: 10/30/00
P.O. Number:

On October 30, 2000, samples were received under documentented chain of custody. Results for the following analyses are attached:

Matrix	Test	Method
Liquid	EPA 8010	EPA 8010
Solid	Composite	Composite
	EPA 8010	EPA 8010

Chemical analysis of these samples has been completed. Summaries of the data are contained on the following pages. USEPA protocols for sample storage and preservation were followed.

Entech Analytical Labs, Inc. is certified by the State of California (#2346). If you have any questions regarding procedures or results, please call me at 408-735-1550.

Sincerely,

Michelle L. Anderson
Lab Director

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

E2C, Inc.
382 Martin Avenue
Santa Clara, CA 95050
Attn: Forrest Cook

Date: 11/6/00
Date Received: 10/30/00
Project Name:
Project Number: 1712SC01
P.O. Number:
Sampled By: Client

Certified Analytical Report

Order ID: 22943 Lab Sample ID: 22943-001 Client Sample ID: S-1

Sample Time: 8:15 AM Sample Date: 10/27/00 Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
1,1,2,2-Tetrachloroethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
1,1,2-Trichloroethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
1,1-Dichloroethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
1,1-Dichloroethene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
1,2-Dichlorobenzene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
1,2-Dichloroethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
1,2-Dichloropropane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
1,3-Dichlorobenzene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
1,4-Dichlorobenzene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Bromodichloromethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Bromoform	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Bromomethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Carbon Tetrachloride	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Chlorobenzene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Chloroethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Chloroform	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Chloromethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
cis-1,2-Dichloroethene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
cis-1,3-Dichloropropene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Dibromochloromethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Dichlorodifluoromethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Freon 113	ND		1	5	5	µg/kg	11/6/00	SVOC1001031	EPA 8010
Methylene Chloride	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Tetrachloroethene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
trans-1,2-Dichloroethene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
trans-1,3-Dichloropropene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Trichloroethene	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Trichlorofluoromethane	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010
Vinyl Chloride	ND		1	5	5	µg/Kg	11/6/00	SVOC1001031	EPA 8010

Surrogate	Surrogate Recovery	Control Limits (%)
Bromochloromethane	107	65 - 135

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

E2C, Inc.
382 Martin Avenue
Santa Clara, CA 95050
Attn: Forrest Cook

Date: 11/6/00
Date Received: 10/30/00
Project Name:
Project Number: 1712SC01
P.O. Number:
Sampled By: Client

Certified Analytical Report

Order ID: 22943 Lab Sample ID: 22943-005 Client Sample ID: S-(2-4) comp

Sample Time: 12:20 PM Sample Date: 10/27/00 Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
1,1,2,2-Tetrachloroethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
1,1,2-Trichloroethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
1,1-Dichloroethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
1,1-Dichloroethene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
1,2-Dichlorobenzene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
1,2-Dichloroethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
1,2-Dichloropropane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
1,3-Dichlorobenzene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
1,4-Dichlorobenzene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Bromodichloromethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Bromoform	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Bromomethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Carbon Tetrachloride	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Chlorobenzene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Chloroethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Chloroform	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Chloromethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
cis-1,2-Dichloroethene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
cis-1,3-Dichloropropene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Dibromochloromethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Dichlorodifluoromethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Freon 113	ND		1	5	5	µg/kg	11/4/00	SVOC1001031	EPA 8010
Methylene Chloride	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Tetrachloroethene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
trans-1,2-Dichloroethene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
trans-1,3-Dichloropropene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Trichloroethene	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Trichlorofluoromethane	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010
Vinyl Chloride	ND		1	5	5	µg/Kg	11/4/00	SVOC1001031	EPA 8010

Surrogate	Surrogate Recovery	Control Limits (%)
Bromochloromethane	148	65 - 135

Comment: Surrogate recovery out of control limits due to matrix interference

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

E2C, Inc.
382 Martin Avenue
Santa Clara, CA 95050
Attn: Forrest Cook

Date:
Date Received: 10/30/00
Project Name:
Project Number: 1712SC01
P.O. Number:
Sampled By: Client

Certified Analytical Report

Order ID: 22943 Lab Sample ID: 22943-006 Client Sample ID: W-1

Sample Time: 1:00 PM Sample Date: 10/27/00 Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,1,2,2-Tetrachloroethane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,1,2-Trichloroethane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,1-Dichloroethane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,1-Dichloroethene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,2-Dichlorobenzene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,2-Dichloroethane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,2-Dichloropropane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,3-Dichlorobenzene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,4-Dichlorobenzene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Bromodichloromethane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Bromoform	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Bromomethane	ND		5	1	5	µg/L	11/6/00	WVOC1001103	EPA 8010
Carbon Tetrachloride	ND		5	1	5	µg/L	11/6/00	WVOC1001103	EPA 8010
Chlorobenzene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Chloroethane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Chloroform	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Chloromethane	ND		5	1	5	µg/L	11/6/00	WVOC1001103	EPA 8010
cis-1,2-Dichloroethene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
cis-1,3-Dichloropropene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Dibromochloromethane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Dichlorodifluoromethane	100		5	1	5	µg/L	11/6/00	WVOC1001103	EPA 8010
Methylene Chloride	ND		5	3	15	µg/L	11/6/00	WVOC1001103	EPA 8010
Tetrachloroethene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
trans-1,2-Dichloroethene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
trans-1,3-Dichloropropene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Trichloroethene	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Trichlorofluoromethane	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Vinyl Chloride	ND		5	0.5	2.5	µg/L	11/6/00	WVOC1001103	EPA 8010

Surrogate	Surrogate Recovery	Control Limits (%)
Bromochloromethane	124	65 - 135

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Environmental Analysis Since 1983

Michelle D. Anderson, Laboratory Director

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

E2C, Inc.
382 Martin Avenue
Santa Clara, CA 95050
Attn: Forrest Cook

Date: 11/6/00
Date Received: 10/30/00
Project Name:
Project Number: 1712SC01
P.O. Number:
Sampled By: Client

Certified Analytical Report

Order ID: 22943 Lab Sample ID: 22943-007 Client Sample ID: W-2

Sample Time: 5:10 PM Sample Date: 10/27/00 Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,1,2,2-Tetrachloroethane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,1,2-Trichloroethane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,1-Dichloroethane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,1-Dichloroethene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,2-Dichlorobenzene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,2-Dichloroethane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,2-Dichloropropane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,3-Dichlorobenzene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
1,4-Dichlorobenzene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Bromodichloromethane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Bromoform	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Bromomethane	ND		1	1	1	µg/L	11/6/00	WVOC1001103	EPA 8010
Carbon Tetrachloride	ND		1	1	1	µg/L	11/6/00	WVOC1001103	EPA 8010
Chlorobenzene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Chloroethane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Chloroform	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Chloromethane	ND		1	1	1	µg/L	11/6/00	WVOC1001103	EPA 8010
cis-1,2-Dichloroethene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
cis-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Dibromochloromethane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Dichlorodifluoromethane	ND		1	1	1	µg/L	11/6/00	WVOC1001103	EPA 8010
Methylene Chloride	ND		1	3	3	µg/L	11/6/00	WVOC1001103	EPA 8010
Tetrachloroethene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
trans-1,2-Dichloroethene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
trans-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Trichloroethene	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Trichlorofluoromethane	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010
Vinyl Chloride	ND		1	0.5	0.5	µg/L	11/6/00	WVOC1001103	EPA 8010

Surrogate	Surrogate Recovery	Control Limits (%)
Bromochloromethane	121	65 - 135

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Environmental Analysis Since 1983

Michelle L. Anderson, Laboratory Director

CHAIN OF CUSTODY / LABORATORY ANALYSIS REQUEST FORM

ENVIRONMENTAL / ENGINEERING CONSULTANTS
382 MARTIN AVENUE
SANTA CLARA, CA 95050-3112
TEL: 408.327.5700 FAX: 408.327.5707

DATE: _____ PAGE ____ OF ____

PROJECT NAME: Quito Village Center
PROJECT NUMBER: 1712sc01
ADDRESS: Quito Village Center
Cox Ave, Saratoga, CA
PHONE: 327-5700
SAMPLERS SIGNATURE: [signature]

ANALYSIS REQUESTED

SAMPLE ID	TIME	DATE	LAB ID	SAMPLE MATRIX	NUMBER OF CONTAINERS	TYPE OF CONTAINERS	8015/8020/8021 TPH GAS/BTEX	DIESEL ☐ FCD GASOLINE ☐ TPH/8015 MODIFIED	602/8020 BTEX	EPA 418.1 TRPH	8010/8010 HALOGENATED VOLATILES (8010)	GC/MS 624/8240/8260 VOLATILE ORGANICS	CAM METALS 6010/7000	MTBE			REMARKS
S-1	8:15	10/27		Soil	1	liner					X		229478-001				Discrete Sample
S-2	12:20	10/27		Soil	1	liner					X				002		S-2, S-3, S-4
S-3	4:10	10/27		Soil	1	liner					X				003		combined as one
S-4	4:30	10/27		Soil	1	liner					X				004		sample. 005
W-1	1:00	10/27		Water	3	vile					X				006		
W-2	5:10	10/27		Water	3	vile					X				007		

TURNAROUND REQUIREMENTS
____ 24 hr
____ 48 hr
____ 5 day
X Standard
____ Other (Specify)
____ Provide Verbal Preliminary Results
Requested Report Date _____

REPORT REQUIREMENTS
____ I. Routine Report
____ II. Report (includes DUP, MS, MSD, as required, may be changed as samples)
____ III. Data Validation Report (includes All Raw Data)
____ RWQCB

RELINQUISHED BY: (SIGN)	PRINT NAME/COMPANY	DATE/TIME	RECEIVED BY: (SIGN)	PRINT NAME/COMPANY
[signature]	Forrest Cook / E2C	10/30 - 15:00	Rajat Singh	world courier
Rajat Singh	world courier	10/30 : 15:15		

RECEIVED AT LAB BY: Joseph Machado DATE/TIME 10/30/00 15:19 CONDITIONS/COMMENTS:

SHIPPED VIA ☐ FED X ☐ UPS ☐ OTHER _____ AIR BILL #

APPENDIX B

SCVWD EXPLORATORY BORING PERMIT

Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118
Telephone (408) 265-2600

EXPLORATORY BORING(S) CONSTRUCTION PERMIT

FC 285

Water Quality Zone :	Date Issued:	Permit Number:
3	10-25-00	00E00159

Based on information on the Application and attachment(s) thereto (if any) permission is hereby granted to drill exploratory borings. Permission to start work is subject to the following conditions:

GENERAL CONDITIONS

A. DISTRICT'S SCVWD WELL INSPECTION DEPARTMENT, 265-2600, Ext. 380, MUST BE NOTIFIED A MINIMUM OF ONE WORKING DAY PRIOR TO STARTING BACKFILL WORK. Construction authorized under this permit is subject to any instructions relative to the applicable "Standards for the Construction of Wells" by District representative.

B. By exercising this permit, permittee certifies that all statements on Application are correct, including accurate location of the boring.

C. This permit is valid only for the purpose specified herein. No change in construction procedure as prescribed in District Standards and in Special Conditions below will be allowed except upon written permission of the District.

D. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the District, its officers, agents, and employees free and harmless from any and all expense, cost or liability in connection with or resulting from the exercise of this permit including, but not limited to, property damage, personal injury and wrongful death.

E. Compliance with "CAL/OSHA", California Labor Code Section 6300 (and following) is required.

F. Borings shall be backfilled within one week after drilling, or capped with an approved device if they are to be retained for an extended period.

G. Borings in Water Quality Zone 1 and the bedrock areas shall be backfilled with native materials mixed with an impervious material in such a manner that each boring will not produce water or allow surface water to flow directly into the aquifer; also, it is not to cause a public nuisance or hazard at ground surface. The backfill material shall be placed by a method that prevents freefall, dilution, or separation by utilizing a bottom dump bailer, tremie pipe, or other approved method.

H. Borings in Water Quality Zone 2 shall be backfilled by the same method as in Zone 1 and bedrock areas.

I. Borings in Water Quality Zone 3 shall be backfilled by the same method as in Zone 1 and bedrock areas.

J. Borings in Water Quality Zone 1, 2, 3 and bedrock require District field inspection during the backfilling procedure. The District shall be notified as prescribed in condition "A" above.

K. Permittee is requested to submit copy of drilling log for District files (see statement of confidentiality on Application).

L. Permit will be automatically cancelled if not exercised or extension requested by permittee within 90 calendar days of above.

SPECIAL CONDITIONS

1. If District elects not to inspect backfill procedure, Permittee will furnish certification that backfill was placed in accordance with, or in a manner superior to applicable provision of General Conditions G, H, or I above; said certification to be signed by a registered Geologist or Civil Engineer

2. Deep exploration borings will be backfilled with a betonite, cement-grout slurry mix. Grout is to be tremie-pumped from bottom of boring up to the surface.

cc: Well Inspection Department

SCVWD APPROVED _____

Santa Clara Valley Water District

APPLICATION TO DRILL EXPLORATORY BORINGS
(over 45 feet deep only) FC 285 (02-06-86)

5750 ALMADEN EXPRESSWAY • SAN JOSE • CALIFORNIA • 95118 • (408)265-2600

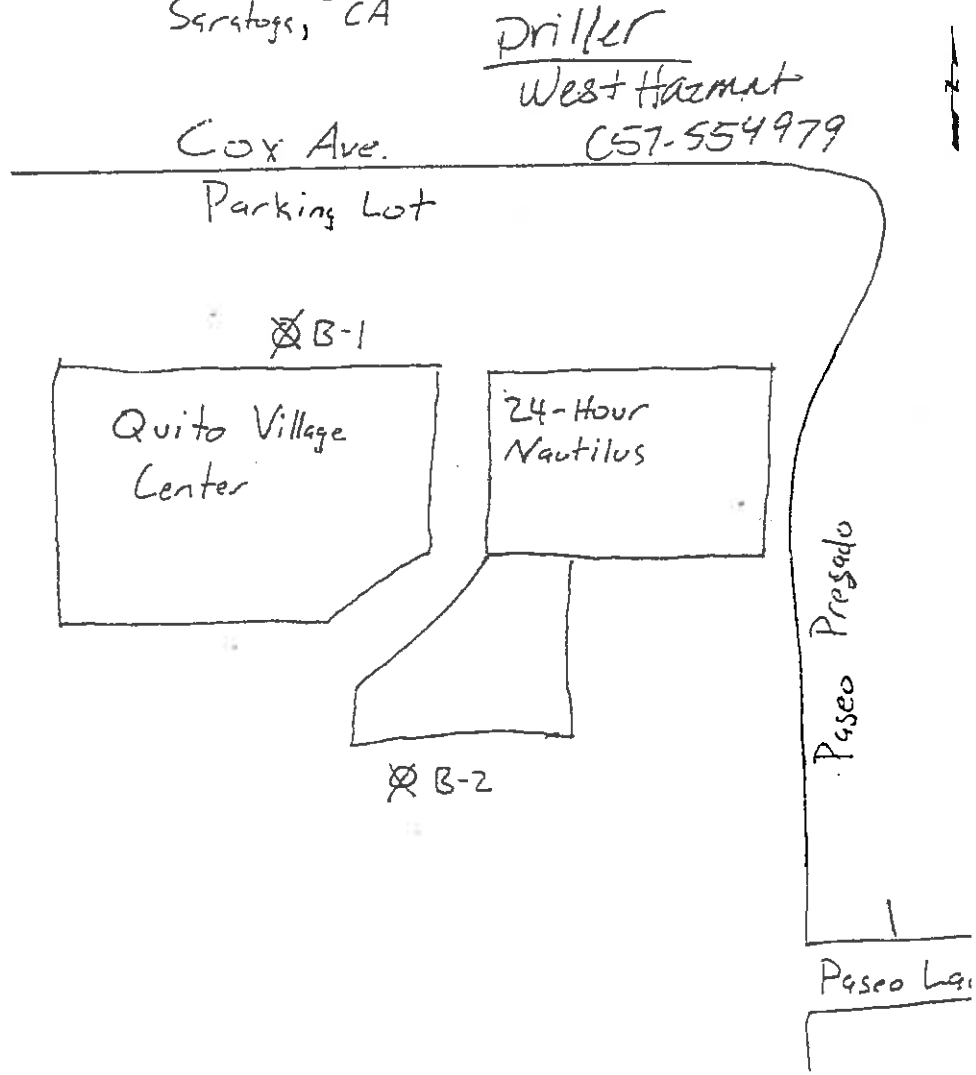
District Permit No.: 00E00159

Owners Name: Terracomercial Real Estate, Mr Mike La Barbera	Consultant Firm: E2C, Inc.
Address: 252 Leigh Ave., San Jose, CA 95126	Address: 382 Martin Ave Santa Clara, CA 95050
(408) 947-1166 x205	Telephone Number: (408) 327-5700
Telephone Number:	Consultant's License Number: CEG 1188

The boring(s) to be drilled is/are located on Assessor's Parcel No. 389-12-019

Address of Boring(s) Site: Quito Village Center, Corner of Cox + Paseo Pres Saratoga, CA

In space at right sketch location of proposed boring(s) in sufficient detail to provide for location by others. In addition to distances to nearest street and intersection, show distances to any existing structures, landmarks or topographic features.



Is this a:

- [ ] Single boring?
- [x] Cluster of borings? How many in cluster? 2-borings

Proposed depth of boring(s):

- [x] 45 to 150 feet.
- [ ] 151 to 300 feet.
- [ ] Over 300 feet.

No permit is required for under 45-feet.

District requests a copy of the log(s) for boring(s) to be drilled. District wishes to build a file of deep borings drilling logs to aid in future groundwater studies. Logs will be kept confidential and not uses for any construction purposes.

Water Quality Zone No. 3 (See Figure 1, Construction Standards; Use "BR" if in bedrock.)

I understand that all work is to be done in accordance with District Ordinance 85-1 and conditions of Permit on the reverse side (Special conditions on Permit may be added by District upon receiving completed Application).

SIGNATURE: [signature] (Consultant) DATE: 10/18/00

APPLICANT TO COMPLETE ALL INFORMATION ON THIS SIDE ONLY; DISTRICT WILL PREPARE PERMIT ON REVERSE SIDE AND RETURN TO APPLICANT.

E_2C INC

ENVIRONMENTAL / ENGINEERING CONSULTANTS

Since 1970

PHASE 1 ENVIRONMENTAL ASSESSMENT 2001

ordered #1 1/24/01

January 2, 2001

Newmark Realty Capital, Inc.
650 California Street, 4th Floor
San Francisco, CA 94108

Attn: Mr. Bill Monheit

Re: Phase I Environmental Assessment
Quito Village Retail
Saratoga, CA
Transmittal

Dear Mr. Monheit:

pH7 Environmental has completed a Phase I Environmental Assessment for the above referenced project. Two (2) copies of the report are included for your review/records and distribution, and one (1) copy has been forwarded to Ms. Jill MacDermot at GEFA Holdings, Inc. in Seattle.

If you have any questions or comments, please call (925) 831-1957. We are looking forward to working with you on future projects.

Cordially submitted,

For

Stephen R. Clark
Principal

PHASE I
ENVIRONMENTAL ASSESSMENT

Quito Village Retail
18764-18850 Cox Avenue
Saratoga, California

Report Date: January 2, 2001

Prepared
for
GE Financial Assurance Holdings, Inc.
its
Subsidiaries and/or Assigns
Seattle, WA

REGISTERED ENVIRONMENTAL ASSESSOR
STEPHEN R. CLARK
REA-01334
Expires 06/01
STATE OF CALIFORNIA

Larry D. Klein
Senior Scientist

Stephen R. Clark, Principal
REA-01334

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1.0 INTRODUCTION

1.1 Purpose

The purpose of the assessment for Quito Village Retail (hereafter referred to as the Property or the Subject Site) was to determine "the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release or any hazardous substances, or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies." (ASTM Designation: E 1527-00).

1.2 Involved Parties

pH7 Environmental has been requested to perform this Phase I Environmental Assessment by Ms. Jill MacDermot of and for the benefit of GE Financial Assurance Holdings, Inc., its Subsidiaries and/or Assigns, Seattle, WA.

1.3 Scope of Work

The Scope of Work for this environmental assessment conforms in content with the requirements for Phase I Environmental Site Assessments as presented in ASTM Designation E 1527-00, and the environmental requirements of GE Financial Assurance Holdings, Inc.

The Property was visually surveyed on December 26, 2000 by Larry Klein, a senior scientist from pH7 Environmental, by personally inspecting the grounds and buildings on the Property.

The following public agencies and offices were visited or personally contacted by pH7 Environmental for information regarding the Subject Site:

- City of Saratoga, Building Department (building permit review)
- City of Saratoga, Planning Department (parcel map and zoning information)
- Santa Clara Valley Water District (groundwater issues)
- Santa Clara County Department of Environmental Health (environmental issues)
- Regional Water Quality Control Board, San Francisco Bay Region (environmental issues)
- UC Berkeley Map Library (aerial photographs and historical USGS topographic maps)
- San Jose Public Library (city directories)

pH7 Environmental has retained the services of Environmental Data Resources, Inc. (EDR) to search public agency records at the federal, state and local levels for cases which could impact the Property according to the following table which conforms to ASTM Standard Practice E 1527-00:

SOURCE OF REGULATORY INFO	ACRONYM	SEARCH RADIUS
Federal Databases:		
National Priority List	NPL	1.0 mile
Comprehensive Environmental Response, and Liability Information System	CERCLIS	0.5 mile
Federal Resource Conservation and Recovery Act (RCRA) Corrective Action Treatment, Storage, and Disposal (TSD) Facilities (CORRACTS)	CORRACTS	1.0 mile
Resource Conservation and Recovery Act Treatment, Storage, and Disposal Facilities (non-CORRACTS)	RCRIS TSD	0.5 mile
Resource Conservation and Recovery Act Hazardous Waste Generators	RCRA Gen	Property and Adjoining Properties
Emergency Response Notification System	ERNS	Property Only
State Databases		
State Confirmed and Suspected Contaminated Sites (NPL and CERCLIS equivalents)	CSCS	1.0 mile
Registered Underground Storage Tanks	UST	0.125 mile
Leaking Underground Storage Tanks	LUST	0.5 mile
Solid Waste Facilities/Landfill Sites	SWF/LS 0.5 mile	
Local Records (Fire, Health Departments, Library, etc.) (conducted by pH7 Environmental)		Property and Adjoining Properties

The ASTM Standard search radii are designed to identify those sites which are capable of impacting the Subject Site, but do not take the groundwater gradient into consideration.

Refer to RECORDS REVIEW for the dates of each list. The most current list available has been searched by EDR and reviewed by pH7 Environmental.

2.0 EXECUTIVE SUMMARY

The Subject Site is occupied by a commercial complex (shopping center) built beginning in the early 1950s. There are three (3) multi-suite buildings currently on the Property. A portion of the Property housed the Saratoga Public Library and a small medical building from at least the mid-1960s until at least 1975. The current southern building on the Property was constructed in 1980. It has been used for retail shops since being constructed. The buildings on the Property have been renovated and reconfigured over time. A major renovation was conducted on the Property in the late 1980s that resulted in the current external building configurations. Current tenants on the Property

are engaged in various commercial and retail activities. All hazardous materials used and/or stored on-site show no obvious signs of spill or leakage.

An on-site dry cleaners has operated on the Property at the same address for at least thirty-two (32) years (since at least 1968). A subsurface investigation of the location (Quito Dry Cleaners; 18808 Cox Avenue) conducted in November, 2000 showed no soil or groundwater contamination by VOCs, including tetrachloroethene (aka PCE). Areas sampled included soil under the dry cleaning unit and groundwater samples from two (2) locations; one at a location downgradient (northeast) from the dry cleaners, and one along the alignment of the sanitary sewer line. In addition, soils were collected from the boring locations of the groundwater samples. These soils were composited and showed no VOC contamination. Dichlorodifluoromethane was detected at 100 ug/L in sample B-1 (adjacent to the sewer lateral) and is a suspected laboratory contaminant. This compound does not represent an environmental condition on the Property.

An asbestos survey was conducted in 1996 on the Property. A total of 11 samples were collected of friable and non-friable material suspected of containing asbestos. Asbestos Containing Materials (ACM) were detected in three (3) samples; two (2) from non-friable roofing mastic and one (1) in non-friable floor tile/mastic. pH7 Environmental does not consider these products to be a health hazard so long as they are not rendered friable. pH7 Environmental recommends that building materials be tested for ACM prior to any building demolition or renovation.

Prior to the construction of the retail center and library on the Property beginning in the early 1950s, the Property was part of an agricultural field back to at least 1939.

The Subject Site is serviced by municipal water and sewer, utility company electricity, natural gas, and the municipal storm drain system. Refuse collection is provided by a local disposal company.

A thorough Property survey, a complete review of regulatory agency records, a review of local historical resources, and interviews with interested parties and enforcement officials did not reveal any condition on the Property that would be the subject of an enforcement action against the ownership of the Property if brought to the attention of appropriate governmental agencies.

Based upon the findings and conclusions presented herein, pH7 does not recommend further investigations for the purpose of identification of environmental conditions on this Property.

3.0 GENERAL SITE CHARACTERISTICS

3.1 Property Location

The Property (18764-18850 Cox Avenue) is located in Saratoga, Santa Clara County, California (Figures 1 & 2).

3.2 Property Description and Current Tenant(s)/Operations

The Subject Site is composed of one (1) 6.24 acre parcel of land (APN: 389-12-019)(Figure 3) and is zoned "Commercial Neighborhood" (C-N).

Current Occupancy at Subject Site

Address (Cox Avenue)	Tenant	Business/Operation
18764	24 Hour Fitness	Fitness Center
18770	Management Offices	Management Offices
18772	Nilou Day Spa	Personal Care Salon
18774	Backyard Pool Center	Pool Supply Products
18776	Arvegas Art Center	Art Center/Dance Studio
18780	Saratoga Vision	Vision Care
18782	Thai Restaurant	Restaurant
18784	Saratoga Chiropractic	Chiropractic Office
18800	Saratoga Health Foods	Health Food Store
18802	Vacant	Under renovation
18804	Saratoga Tanning	Tanning Salon
18806	Shamrock Shoe Repair	Shoe Repair
18808	Quito Dry Cleaners	*On-site Dry Cleaning*
18812	Kelley's Liquor	Liquor Store and Convenience Mart
18818	Movable Feast Café	Cafe
18820	Saratoga Antiques	Antique Store
18824	Quito Nails	Nail Salon
18826	Learning Center	Educational Center
18828	State Farm Ins. Co.	Insurance Broker
18832	Prolific Oven Bakery	Bakery
18840	Fernwood Florist	Florist
18844	Tuesday Morning	Gift Shop
18850	Gene's Fine Foods	Food Market

See APPENDICES for Site Map.

3.3 Adjacent and Nearby Sites

Adjacent sites are occupied by commercial buildings and residential developments. The following table summarizes occupancy on adjacent sites.

Adjacent Properties

Direction	Land Use
North	Commercial buildings
South	Residential development
East	Paseo Prasada Avenue then residential development
West	Commercial buildings; pad site bank building
Northwest	Commercial buildings
Northeast	Cox Avenue/Paseo Prasada intersection then residential development
Southwest	Residential development
Southeast	Paseo Prasada Avenue then residential development

4.0 ENVIRONMENTAL SETTING

4.1 Regional Physiographic Setting

The Subject Site is located in the Coast Range physiographic province about 285 feet above mean sea level and approximately 2 miles northeast of the base of the Santa Cruz Mountains.

4.2 Soil Conditions

Soil boring data are not available for the Property but should consist of silty clay, sands and silts, with some clayey gravels beneath the Subject Site.

4.3 Geologic Conditions

A thick layer of alluvial sediments underlie the Santa Clara Valley. The total thickness of alluvial sediments in the valley is in excess of 1,500 feet at its deepest portion. Near the adjacent hills, these sediments are typically coarse grained alluvial fan deposits with high permeability. These fan deposits extend toward the valley center and bay and inter-finger with finer gravel, sand, and clay stream deposits. These in turn are inter-layered with fine grained bay margin and bay mud deposits. Permeability's are generally highest in the coarse deposits adjacent to the hills and become progressively less toward the bay.

4.4 Groundwater Conditions

Under normal circumstances, groundwater in sedimentary deposits essentially mirrors the elevation of the surface of the land, and flows toward lower elevations conforming with the slope of the topography. The direction and inclination of the surface of the water table define the groundwater gradient, but localized influences such as active wells or variations in subsurface geology can cause perturbations in the direction.

The topography in the vicinity of the Subject Site slopes downward toward the northeast (Figure 4) and this should also be the direction of groundwater movement.

5.0 RESULTS OF INVESTIGATION

5.1 Property Inspection Observations

The Property inspection was conducted on December 26, 2000 by Larry Klein, a senior scientist from pH7 Environmental. The Subject Site was visually surveyed by personally inspecting the grounds and all accessible spaces within the buildings on the Property.

5.1.1 Property Construction and Utilities

The Subject Site is occupied by three (3) separate, multi-suite, slab-on-grade buildings (Photographs P-1 thru P-3) currently configured as multi-use retail and personal service suites. Interior finishes include carpet, concrete, and vinyl tile flooring. Insulation is fiberglass.

The Subject Site is serviced by municipal water and sewer, utility company electricity, natural gas, and the municipal storm drain system. Refuse collection is provided by a local disposal company.

5.1.2 Asbestos Observations

Friable asbestos containing material (ACM) is defined as crushable to a powder with finger pressure, and the Environmental Protection Agency (EPA) states that any friable material containing greater than 1% asbestos is considered a hazardous material. Removal, alteration, or disturbance of these materials must be performed by trained asbestos personnel.

The manufacture of friable ACM was banned in 1978. The pre-1978 construction of the original building on the Subject Site makes it possible for friable ACM to exist, however, no obvious friable ACM were observed (e.g. spray-on ceilings or pipe insulation) during the survey of the Property. Insulation is fiberglass.

An asbestos survey was conducted in 1996 on the Property. A total of 11 samples were collected of friable and non-friable material suspected of containing asbestos. Asbestos Containing Materials (ACM) were detected in three (3) samples; two (2) from non-friable roofing mastic and one (1) in non-friable floor tile/mastic. pH7 Environmental does not consider these products to be a health hazard so long as they are not rendered friable. pH7 Environmental recommends that building materials be tested for ACM prior to any building demolition or renovation.

5.1.3 PCB Observations

Prior to 1975, PCB's were commonly used in di-electric fluids in transformers, capacitors, and fluorescent light ballasts due to their desirable thermal characteristics. In 1975, PCB's were demonstrated to be highly toxic and persistent in the environment. At that time the manufacture of PCB's was discontinued in the United States.

The pre-1970s construction of the original building on the Property allows for the possible existence of PCB containing electrical equipment. Transformers, which were not observed to be leaking, are the responsibility of the electric utility company, and light ballasts can be managed by any qualified electrician.

5.2 Hazardous Materials Use, Generation, and Disposal

The following tenant(s) on the Property use, generate, or dispose hazardous materials or wastes.

Address	Chemical	No.	Container Size	Use	Storage
18808 Cox Ave (Quito Dry Cleaners)	PCE	1	30 gal	Dry Cleaning	Proper
18776 Cox Ave (Backyard Pool Center)	Chlorine	N/A	Various	Packaged Supplies	Proper
18784 Cox Ave (Saratoga Chiropractic)	Photo-chemicals	N/A	N/A	X-ray processing	(See below)

pH7 Environmental reviewed available hazardous waste manifests at Quito Dry Cleaners. Records were available from about 1992 until present. Spent PCE from dry-cleaning operations are being shipped off-site by licensed waste haulers under manifest. At the time of inspection by pH7, one (1) 30-gallon drum of spent PCE was being stored at Quito Dry Cleaners. This drum was properly labeled and showed no signs of spill or leakage (Photograph P-5). An impermeable barrier (Permatec 3000) was placed on the floor under and around the on-site dry-cleaning unit on the Property in July, 2000. The material is rated to protect against total immersion in tetrachloroethene (PCE) and was place as a precautionary measure at the request of the Property owner.

Saratoga Chiropractic was closed and not accessible during inspection by pH7. Photochemicals used to process x-rays in medical offices are typically not a source of environmental conditions.

See Section 5.41.

5.3 Environmental Observations

The Property was inspected for the following items with negative results:

- Signs of Illegal dumping of hazardous materials (stained soil or paved surfaces, stressed vegetation, odors, etc.).
- Unidentified containers which contain substances suspected of being hazardous substances or petroleum products.
- Above or below ground storage tanks and piping, including vent or fill pipes.
- Solid waste, waste water, septic systems, or monitoring wells.

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The Property was inspected for the following items with negative results:

- Retention basins, lagoons, impoundments, sumps, pits, dry wells, or drinking water wells.

The Property was inspected for the following items with positive results:

- Spill control and containment devices.

Quito Dry Cleaners placed an impermeable barrier (Permatec 3000) on the floor under and around the on-site dry-cleaning unit on the Property in July, 2000. The material is rated to protect against total immersion in tetrachloroethene (PCE) and was place as a precautionary measure at the request of the Property owner.

A secondary containment pan was in place under the dry-cleaning machine on the Property (Photograph P-6).

5.4 Results of Regulatory Agency List Review and File Search

The ASTM Standard search radii are designed to identify those sites which are capable of impacting the Subject Site. A complete listing for all databases searched with negative results can be found in the EDR report (RECORDS REVIEW).

Environmental Data Resources reports sites within the ASTM prescribed radii in Federal and State databases (RECORDS REVIEW and Section 1.3). These sites may not be potential off-site sources of environmental conditions for the Property based upon distance or direction of groundwater flow. Only those which occur less than 500 feet from the Property in the upgradient direction are considered potential off-site sources of environmental conditions for the Property. Interested parties are encouraged to review the attached EDR Report. All of the database listings occurring within the ASTM radii have been reviewed by pH7 Environmental, and the following tables present the location and status of sites meeting these criteria. References to "down gradient" mean that a listing is located at a lower elevation on the inclined plane of the groundwater table. References to "cross gradient" mean that a leaking tank is located horizontally along the inclined plane of the water table. In either geometry, a potential plume of groundwater contamination would not extend toward the Subject Site under normal circumstances.

NOTE: Due to limitations in the Geocoding methodology, locations plotted by the EDR computer are field checked by pH7 when sites with known environmental conditions can potentially impact the Subject Site (e.g. LUST and CSCS sites).

5.4.1 Database Listings for the Subject Site

The Property is listed on the following Federal, State, or Local databases searched by Environmental Data Resources.

Database Listings for the Subject Site

Site Name	Address	Database	Reason for Listing	Case Status
Quito Dry Cleaners	18808 Cox Ave	RCRIS	Hazardous Waste Manifests (incl. tetrachloroethene)	Active SCDEH permit and file
Saratoga Chiropractic	18804 Cox Ave	HAZNET	Hazardous Waste Manifests (photoprocessing)	No case; no violations found

The Property is listed on the above databases due to the generation of hazardous wastes at the Property.

Quito Dry Cleaners has operated on the Property at the same address for at least thirty-two (32) years (since at least 1968). A subsurface investigation of the location (Quito Dry Cleaners; 18808 Cox Avenue) conducted in November, 2000 showed no soil or groundwater contamination by VOCs, including tetrachloroethene (aka PCE). Areas sampled included soil under the dry cleaning unit and groundwater samples from two (2) locations; one at a location downgradient (northeast) from the dry cleaners, and one along the alignment of the sanitary sewer line (APPENDICES for Sampling Locations Map). In addition, soils were collected from the boring locations of the groundwater samples. These soils were composited and showed no VOC contamination. Dichlorodifluoromethane was detected at 100 ug/L in sample B-1 (adjacent to the sewer lateral) and is a suspected laboratory contaminant. This compound does not represent an environmental condition on the Property.

pH7 reviewed files at the Santa Clara Department of Environmental Health for the Property (18808 Cox Avenue; Quito Dry Cleaners)(Section 5.4.43).

The photoprocessing waste generated by Saratoga Chiropractic doe not represent a source of environmental condition on the Property.

5.4.2 Federal Databases

5.4.21 National Priority List (NPL)

Site Name	Address	Distance (ft)	Gradient Direction	Case Status
None	N/A	N/A	N/A	N/A

5.4.22 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

Site Name	Address	Distance (ft)	Gradient Direction	Case Status
None	N/A	N/A	N/A	N/A

5.4.23 Resource Conservation and Recovery Act Corrective Action Treatment, Storage, and Disposal Facilities (CORRACTS)

Site Name	Address	Distance (ft)	Gradient Direction	Case Status
None	N/A	N/A	N/A	N/A

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5.4.24 Resource Conservation and Recovery Act, Treatment, Storage, and Disposal Facilities (RCRA TSD)

Site Name	Address	Distance (ft)	Gradient Direction	Case Status
None	N/A	N/A	N/A	N/A

5.4.25 Resource Conservation and Recovery Act (RCRA GEN) and HAZNET Hazardous Waste Generators

The following RCRA GEN (RCRIS-SQG or LQG) or HAZNET facilities exist either on the Property or on an adjacent site.

Hazardous Waste Generators

Site Name	Address	Distance (ft)	Gradient Direction	Case Status
Quito Dry Cleaners	18808 Cox Ave	Property	N/A	No case; no violations found
Saratoga Chiropractic	18804 Cox Ave	Property	N/A	No case; no violations found
Drs. Woo, Goldberg, and Oleson, Odomo and Hunt, DDS	18805 Cox Ave	100 ft N	Up	No case; no violations found
Carson Company	18752 Cox Ave	200 ft E	Up to cross	No case; no violations found (ACM)

The lack of active cases indicates that there are no known environmental conditions resulting from the generation of hazardous wastes on the Property or adjacent sites.

5.4.26 Emergency Response and Notification System (ERNS)

The following ERNS listings pertain to the Property.

Site Name	Address	Case Status
None	N/A	N/A

5.4.3 State Databases

5.4.31 State Confirmed & Suspected Contaminated Sites List (CSCSL) (Cortese List) (Cal-Sites) (CA SLIC)

Site Name	Address	Distance (ft)	Gradient Direction	Case Status
None	N/A	N/A	N/A	N/A

5.4.32 Registered Underground Storage Tanks (USTs)

Site Name	Address	Distance (ft)	Gradient Direction	Case Status
None	N/A	N/A	N/A	N/A

5.4.33 California Regional Water Quality Control Board Leaking Underground Storage Tank (LUST) Cases

Site Name	Address	Distance (ft)	Gradient Direction	Case Status
None	N/A	N/A	N/A	N/A

5.4.34 Solid Waste Landfills

The following landfill(s) occur within the prescribed ½ mile search radius.

Site Name	Address	Distance (ft)	Gradient Direction	Case Status
None	N/A	N/A	N/A	N/A

5.4.35 Radon Evaluation

Radon is the result of natural breakdown (radioactive decay) of uranium. Radon can be found in high concentrations in soils and rocks containing uranium, granite, shale, phosphate, and pitchblende. The average of radon measurements from the 1st floor in the vicinity of the Subject Site is 2.15 pCi/L, which is below the EPA action level of 4.0 pCi/L. Therefore, there is low potential for adverse health effects from radon gas on the Property (RECORDS REVIEW - EDR Report, page A-8).

5.4.36 EDR Orphan Summary

EDR includes a list of sites which could not be mapped due to poor or inadequate address information. The following relevant listings occur within 0.25 miles of the Subject Site.

Orphan Sites

Site Name	Address	Gradient Direction	Database	Status
None	N/A	N/A	N/A	N/A

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5.4.4 Local Records

5.4.41 Saratoga Building Department

Visited December 27, 2000. Reviewed building permits on file for the Property. The original northern retail building (and library) was constructed on the Property in 1951. Permits include subsequent improvements and renovations to the Property. A separate library and a small medical office building were built on the southern half of the Property in the 1970s. These structures were removed and replaced with a larger multi-suite retail building in approximately 1989. There were no UST permits on file for the Property.

5.4.42 Santa Clara Valley Water District (SCVWD)

Contacted December 11, 2000. According to Jeannette Townsend, Public Information Officer, there is no file at the SCVWD for the Property.

5.4.43 Santa Clara County Department of Environmental Health (SCDEH)

Visited December 14, 2000. Files were reviewed by pH7 Environmental for the Property (18808 Cox Avenue).

<u>18808 Cox Avenue (Quito Dry Cleaners)</u>
A February, 1999 inspection of Quito Dry Cleaners by the Santa Clara County DEH cited several administrative and records keeping violations by the facility owners. At the time of inspection, Quito Dry Cleaners was not a permitted facility by the SCDEH.

The owners were required to submit a hazardous materials business plan (HMBP) to the SCDEH and to keep records on-site for at least three years. On May, 25, 1999, Mr. Sang Hoon Yi signed a declaration that the facility had complied with all of the SCDEH requirements.

There were no indications of an unauthorized release of hazardous materials by Quito Dry Cleaners.

5.4.44 Regional Water Quality Control Board, San Francisco Bay Region (Region 2)

Contacted December 11, 2000. According to Ms. Melissa Wong of the RWQCB, there are no files for the Property at the RWQCB.

5.5 Results of Site History/Land Use Review

The Property history and land use has been recreated by a synthesis of historic aerial photographs, old topographic maps, personal interviews, public agency records, and other available resources.

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Prior to the construction of the retail center and library on the Property beginning in the early 1950s, the Property was part of an agricultural field back to at least 1939, the date of the earliest available aerial photo.

5.5.1 Interviews

Interviews with the Property owner or key site manager, local officials and residents are initiated for completeness, or when a "red flag" from some aspect of the assessment indicates they are necessary.

Interviews

Person Interviewed	Title/Company or Agency	Date	Results of Interview
Mr. Chuck Marsh	Property Manager/Western Investment Management Co	12/26/00	Provided access to dry-cleaners and other Property tenants. Mr. Marsh has no knowledge of environmental conditions on the Property.
Mr. Sang Hoon Yi	Owner/Quito Dry Cleaners	12/26/00	Provided tour of dry-cleaners on Property and access to hazardous materials records (Section 5.2).

5.5.2 Historic Aerial Photography Review

All available aerial photographs of the Property at the UC Berkeley Map Library were reviewed for activities on or near the Property which could be sources of environmental conditions.

Aerial Photography Analysis

Date/Year	Photography Analysis
1939	The Subject Site and all adjacent areas were agricultural fields. There were no signs of improvements such as roads or buildings on the Property.
1970	The Property was occupied by three (3) buildings; a larger northern building and two smaller southern structures. Land to the adjacent east and south of the Subject Site was developed as residential. A commercial building and a church had been built to the immediate north across Cox Avenue. Commercial buildings were present to the adjacent west of the Property.
1977	Same as 1970.
1996	The Subject Site and all adjacent sites were developed substantially as they are today (Section 3.3).

5.5.3 Topographic Map Review

U.S. Geological Survey topographic maps primarily show elevation data, but also show roads, structures, and other cultural features. A review of current (Figure 4) and historic topographic maps (if available) can assist to determine if structures have previously existed on a Property.

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Topographic Map Analysis

Map Date/ Photo Year	Map Analysis
1953/1948	The Property was part of a larger agricultural field. There were no signs of commercial or industrial development (i.e., roads or structures) on the Property. Adjacent areas were being used as agricultural fields.
1961/1960	By 1960, the Property was developed with one building on the northern portion of the parcel. Two small structures, presumably residences, were present to the adjacent west of the Subject Site. Areas to the west and south of the Property were developed as residential. A church and the El Quito Park School was present on the land to the north across Cox Avenue.
1961/1960 Photorevised 1968/1968 photo	By the time of the 1968 photo, two additional buildings were present of the southern portion of the Property. A commercial building had been constructed across Cox Avenue to the north of the Property. Other adjacent areas were substantially the same as in 1960.
1961/1960 Photorevised 1973/1973 photo	Same as 1968 photo except commercial development had proceeded to the west of the Property.
1961/1960 Photorevised 1980/1979 photo (Figure 4)	Same as 1973 photo.

5.5.4 Sanborn Fire Insurance Map Review

Sanborn Fire Maps were typically produced for older, developed, urban areas which cover the downtown areas of Santa Clara County, but do not include the historically rural setting of the Subject Site.

5.5.5 City Directory Review

The San Jose Public Library, Martin Luther King Main Branch has an incomplete collections of historical cross-reference directories that include the Subject Site back to 1968. The following table lists references to potential environmentally relevant listings at the Property.

Saratoga City Directory Review

Directory Year	Address	Listing
1968	18808 Cox Ave	Quito Park Dry Cleaners
1970	18808 Cox Ave	Quito Dry Cleaners
1975	18808 Cox Ave	Quito Dry Cleaners
1981	18808 Cox Ave	Quito Dry Cleaners
1985	18808 Cox Ave	Quito Dry Cleaners
1989	18808 Cox Ave	Quito Dry Cleaners
1994	18808 Cox Ave	Quito Dry Cleaners
1996	18808 Cox Ave	Quito Dry Cleaners
1998	18808 Cox Ave	Quito Dry Cleaners

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5.6 Synopsis of Previous Environmental Investigations/Documents

Phase I Environmental Site Assessment Report
Quito Village Shopping Center, Saratoga, CA
McLaren/Hart, Alameda, CA (May 1996)

A Phase I Environmental Assessment and asbestos survey was performed on the Property in May, 1996. Results of the environmental assessment are consistent with those found during this investigation.

An asbestos survey was conducted on the Property as part of this investigation. A total of 11 samples were collected on the Subject Site of friable and non-friable material suspected of containing asbestos. Asbestos Containing Materials (ACM) were detected in three (3) of the 11 samples; two (2) from non-friable roofing mastic and one (1) in non-friable floor tile/mastic. *pH7 Environmental does not consider these products to be a health hazard so long as they are not rendered friable. pH7 Environmental recommends that building materials be tested for ACM prior to any building demolition or renovation.*

Report on Soil and Groundwater Sampling
Quito Village Center, Cox Avenue, Saratoga, CA
E2C, Inc, Santa Clara, CA (November, 2000)

This report documents the sampling and analysis of soil and groundwater samples from Quito Dry Cleaners and locations downgradient and along the main sewer lateral (Section 5.41)(APPENDICES for Sampling Locations Map).

6.0 CONCLUSIONS

The Subject Site is occupied by a commercial complex (shopping center) built beginning in the early 1950s. There are three (3) multi-suite buildings currently on the Property. A portion of the Property housed the Saratoga Public Library and a small medical building from at least the mid-1960s until at least 1975. The current southern building on the Property was constructed in 1980. It has been used for retail shops since being constructed. The buildings on the Property have been renovated and reconfigured over time. A major renovation was conducted on the Property in the late 1980s that resulted in the current external building configurations. Current tenants on the Property are engaged in various commercial and retail activities. All hazardous materials used and/or stored on-site show no obvious signs of spill or leakage.

An on-site dry cleaners has operated on the Property at the same address for at least thirty-two (32) years (since at least 1968). A subsurface investigation of the location (Quito Dry Cleaners; 18808 Cox Avenue) conducted in November, 2000 showed no

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soil or groundwater contamination by VOCs, including tetrachloroethene (aka PCE). Areas sampled included soil under the dry cleaning unit and groundwater samples from two (2) locations; one at a location downgradient (northeast) from the dry cleaners, and one along the alignment of the sanitary sewer line. In addition, soils were collected from the boring locations of the groundwater samples. These soils were composited and showed no VOC contamination. Dichlorodifluoromethane was detected at 100 ug/L in sample B-1 (adjacent to the sewer lateral) and is a suspected laboratory contaminant. This compound does not represent an environmental condition on the Property.

An asbestos survey was conducted in 1996 on the Property. A total of 11 samples were collected of friable and non-friable material suspected of containing asbestos. Asbestos Containing Materials (ACM) were detected in three (3) samples; two (2) from non-friable roofing mastic and one (1) in non-friable floor tile/mastic. pH7 Environmental does not consider these products to be a health hazard so long as they are not rendered friable. pH7 Environmental recommends that building materials be tested for ACM prior to any building demolition or renovation.

Prior to the construction of the retail center and library on the Property beginning in the early 1950s, the Property was part of an agricultural field back to at least 1939.

The Subject Site is serviced by municipal water and sewer, utility company electricity, natural gas, and the municipal storm drain system. Refuse collection is provided by a local disposal company.

A thorough Property survey, a complete review of regulatory agency records, a review of local historical resources, and interviews with interested parties and enforcement officials did not reveal any condition on the Property that would be the subject of an enforcement action against the ownership of the Property if brought to the attention of appropriate governmental agencies.

7.0 RECOMMENDATIONS

Based upon the findings and conclusions presented herein, pH7 does not recommend further investigations for the purpose of definition of environmental conditions on this Property.

8.0 LIMITATIONS

The sources of information for this report are varied. The physical inspection of the Property was performed by Larry Klein from pH7 Environmental. Other sources and techniques used to gather information about this Property included interviews with authorities having jurisdiction. The accuracy of government databases or the reports of

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private database vendors are assumed to be correct and complete, but cannot be extensively verified or guaranteed beyond field observations. Interviews with major service vendors were not performed. It must be clearly understood that the inspection service provided for this assessment is for the benefit of GE Financial Assurance Holdings, Inc., its Subsidiaries and/or Assigns and is not transferable without assignment of reliance from pH7 Environmental.

This inspection and report is limited in scope to the visual observations existing at the time of the inspection, and the public records available for review at that time. No special tests were conducted on any buildings element with the exception of possible asbestos sampling, and no buildings elements were removed to reveal any conditions that may be existing. No inaccessible areas were inspected. These include areas underground, behind walls or shafts, above finished ceilings, behind furniture, beneath vehicles, covered by vegetation/landscaping, under floor coverings, and those hidden by material storage.

Statements and conclusions made in this report are based on the writer's visual perception and experience, and are to be considered and interpreted in their entirety. This report merely documents readily observable conditions based upon the writer's knowledge of construction, real estate, and environmental issues.

It should also be recognized that not all aspects of environmental inspections and laboratory analysis are exact sciences. Although a number of theoretical methods of analysis have been developed, there is always a certain degree of uncertainty associated with environmental assessments. Our recommendations herein are based on an assumption of normal and acceptable risks, and the client needs to recognize and accept this risk to avoid impractical, unusual, or normally unwarranted response actions, responsibilities, and expenses.

9.0 REFERENCES

9.1 Published References

Assessor's Parcel Map
U.S. Geological Survey Topographic Map

cc: Ms. Jill MacDermot, GE Financial Assurance Holdings, Inc., Seattle, WA (1 copy)
Mr. Bill Monheit, Newmark Realty Capital, San Francisco, CA (2 copies)
pH7 Environmental file (1 copy)

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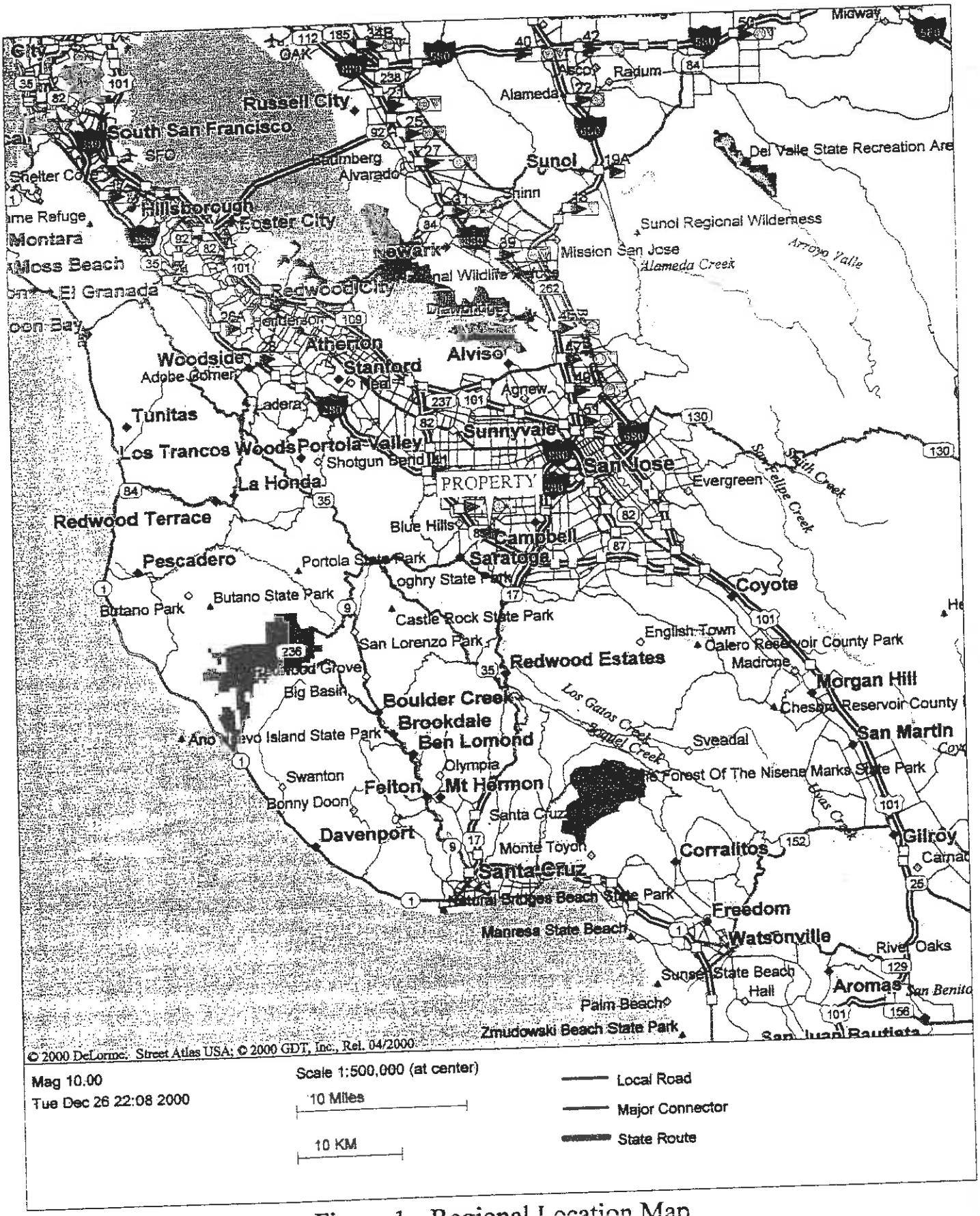

Figure 1 - Regional Location Map

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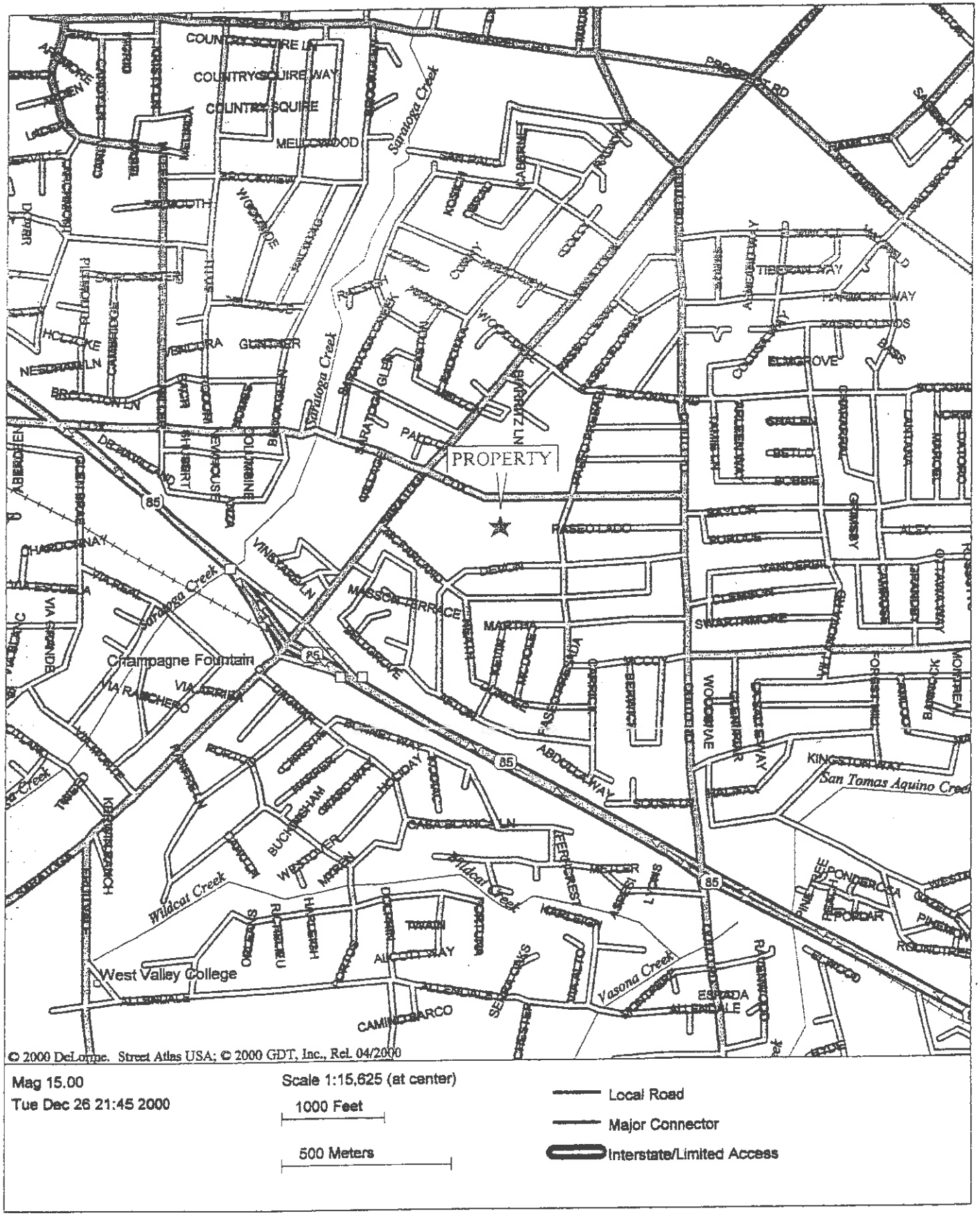


Figure 2 - Local Vicinity Map

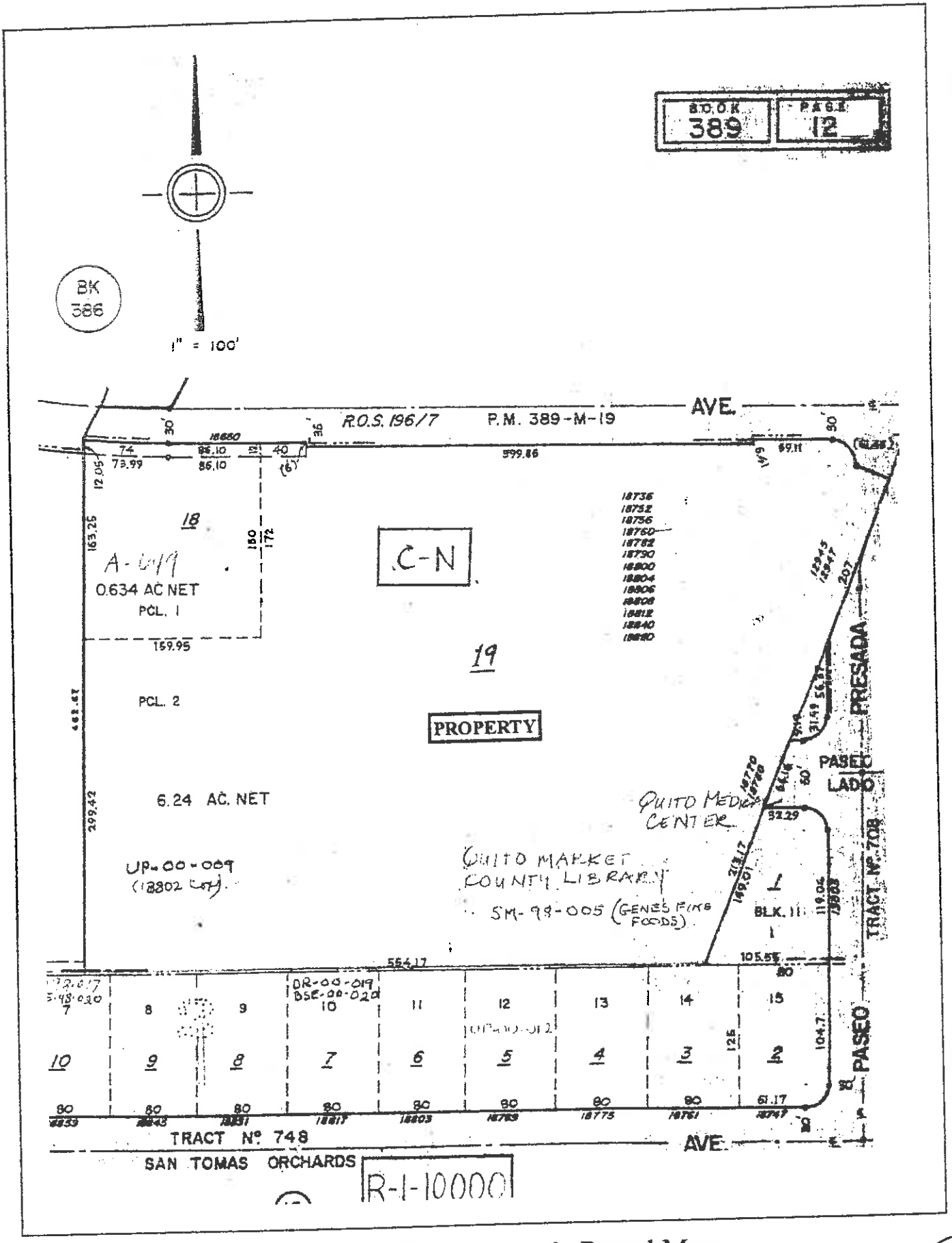


Figure 3 – Assessor's Parcel Map

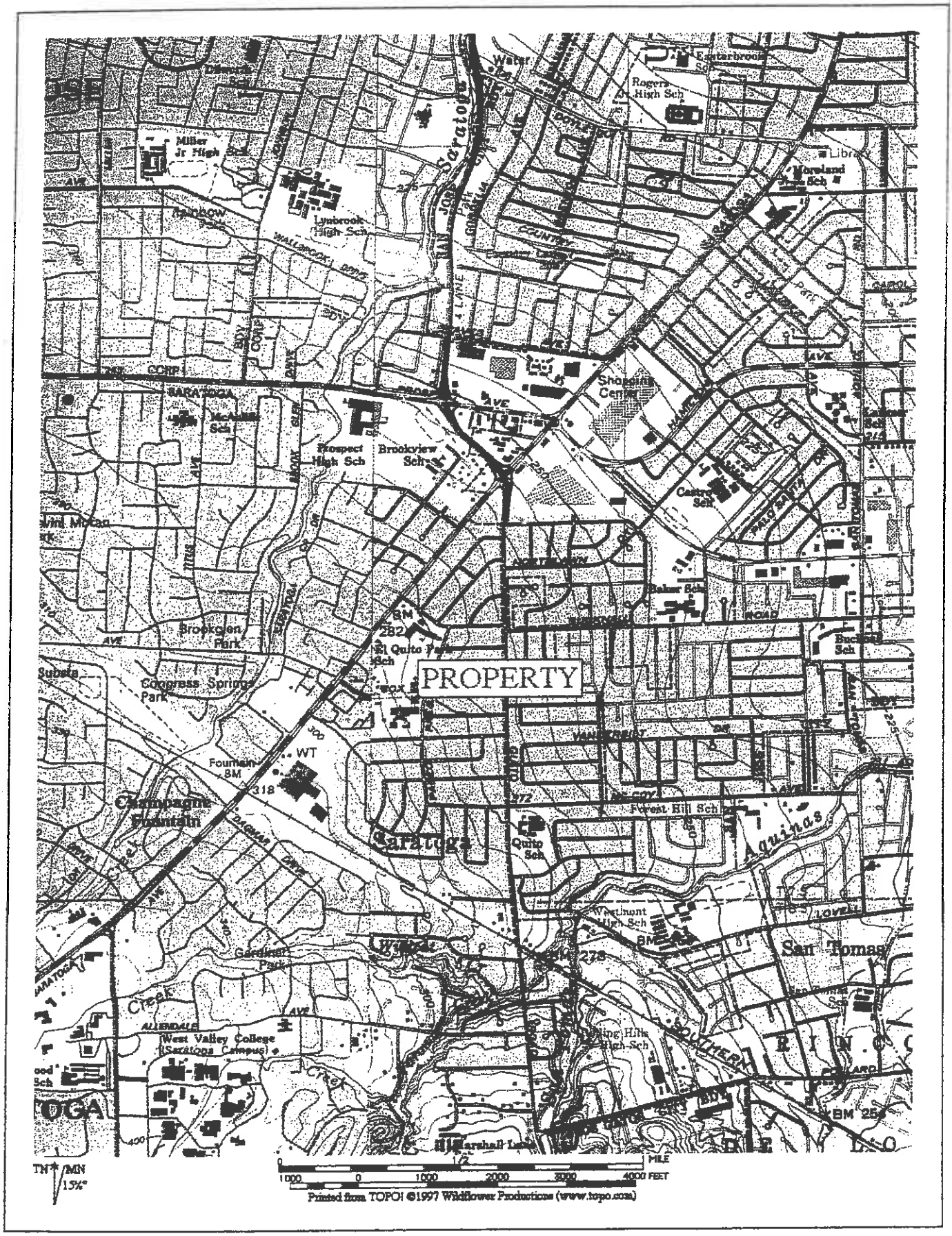
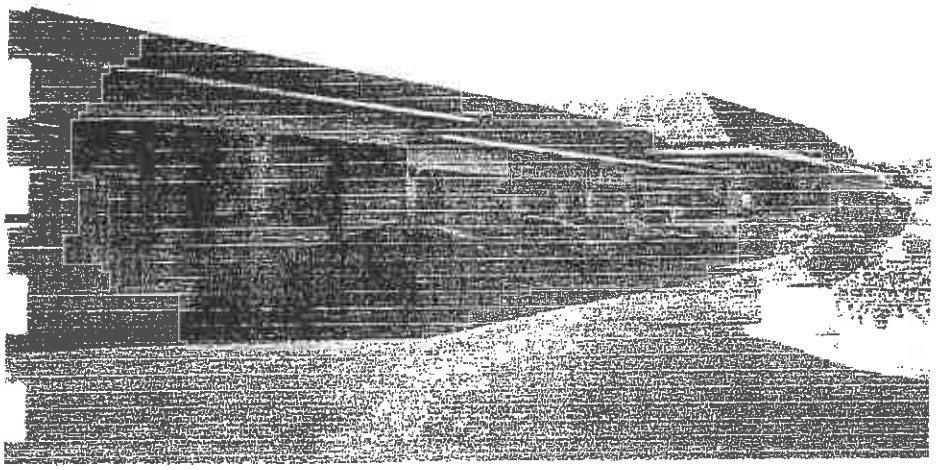


Figure 4 – U.S. Geological Survey Topographic Map

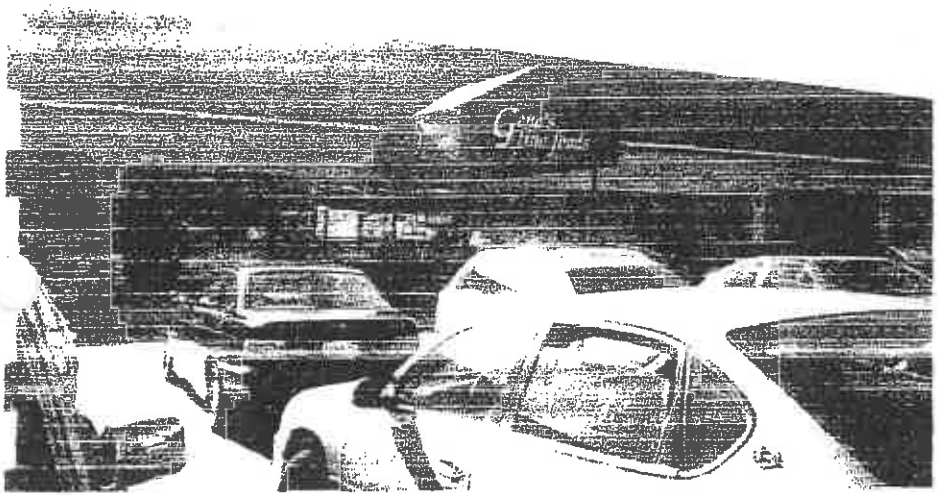


P-1

Northern Building on Property
Facing West/Southwest

P-2

Western Portion of North Building on
Property Facing Northeast



P-3

Gene's Fine Food (18850 Cox Ave)
Part of Southern Building

P-4

18808 Cox Ave (Quito Dry Cleaners)

P-5

Spent PCE Drum (Quito Dry Cleaners)

P-6

Behind Dry-Cleaning Machine;
Secondary Containment Pan on Floor

APPENDICES

Glossary
- Enclosed.

Field Inspection Checklist
- Enclosed.

Site Map
- Enclosed.

Applicable Copies of Environmentally Relevant Permits/Documents
- Sampling Locations Map (Section 5.4.1).

Hazardous Waste Manifest(s)
- Reviewed; not enclosed (Section 5.4.1).

Adjacent Properties Site Investigation Reports and other Documents
- Not enclosed.

Previous Environmental Site Investigation Reports

- **Phase I Environmental Site Assessment Report**
  Quito Village Shopping Center, Saratoga, CA
  McLaren/Hart, Alameda, CA (5/96)

  Reviewed, not enclosed (Section 5.6).

- **Report on Soil and Groundwater Sampling**
  Quito Village Center, Cox Avenue, Saratoga, CA
  E2C, Inc., Santa Clara, CA (11/00)

  Reviewed, not enclosed (Section 5.6).

Resumes of Individuals Signing Report and Conducting Investigation
- Resume of Larry Klein, pH7 Environmental.
- Resume of Stephen R. Clark, pH7 Environmental.

Author's Certifications and Credentials
- Enclosed.

Glossary

Phase I Environmental Assessment Terminology and Definitions

Adjoining Property- Any real property or properties the border of which is contiguous or partially contiguous with that of the Property, or would be contiguous or partially contiguous with the Property but for a street, road, or other public thoroughfare separating them.

Appropriate Inquiry-That inquiry constituting "all appropriate inquiry into the previous ownership and uses of the Property with good commercial and customary practice "as defined in CERCLA, 42 USC 9601 (35) (B), that will give a party to a commercial real estate transaction the innocent purchaser landowner defense to CERCLA liability (42 USC 9601 (A) and (B) and 9607 (b) (3), assuming compliance with other elements of the defense.

Approximate Minimum Search Distance-The area for which records must be obtained an reviewed pursuant to Section 7 of ASTM Standard Practice E 1527 97 subject to the limitations in that section. This may include areas outside the Property and shall be measured from the nearest Property boundary.

CERCLA-The Comprehensive Environmental Response, Compensation and Liability Act, as amended including amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 *et seq.*

Hazardous Substance-A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601 (14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of the regulation of which under the Solid Waste Disposal Act (43 USC 6901 *et seq.*) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant under Section 112 of the Clean air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2602 of Title 15.

Note: The term hazardous substances, as used in this report, is used to describe both hazardous substances and petroleum products.

Innocent Purchaser Landowner Defense-That defense to CERCLA liability provided in 42 USC 9601 (35) and 9607 (b)(3). One of the requirements of this defense is that the party make "all appropriate inquiry into the previous ownership and uses of the Property consistent with good commercial and customary practice." There are additional requirements to this defense.

Glossary

Phase I Environmental Assessment Terminology and Definitions

Petroleum Products-Those products included within the terms within the *petroleum exclusion* to CERCLA, 42 USC 9601 (14), as interpreted by the courts and EPA, that is; petroleum, including crude oil or any fraction thereof that is not otherwise listed under Subparagraphs (A) through (F) of 42 USC 9601 (14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and synthetic gas). (The word "fraction" refers to certain distillates of crude oil including gasoline kerosene, diesel oil, jet fuels, and fuel oil pursuant to *Standard Definitions of Petroleum Statistics, American Petroleum Institute, Fourth Edition, 1988*).

Practically Reviewable-Information that is practically reviewable means that information is provided by a source in a manner that, upon examination, yields information relevant to the Property without the need for extraordinary analysis of irrelevant data. The form of the data shall be such that the user can review the records for a limited geographical area.

Recognized Environmental Condition-The presence or likely presence of *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, groundwater, or surface water of the property, The term includes *hazardous substance* or *petroleum products* even under conditions in compliance with laws.

Subject Site or Property-The real property that is the subject of this Phase I Environmental Assessment. Real property includes buildings and other fixtures and improvement located on the Property and affixed to the land.

Environmental Abbreviations

µg/L	Micrograms per Liter (ppb)
ACBM	Asbestos Containing Building Material
ACM	Asbestos Containing Material
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AWP	Annual Workplan
BEP	Bond Expenditure Plan
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CA SLIC	Spills, Leaks, Investigation & Cleanup Cost Recovery Listings
Cal EPA	California Environmental Protection Agency
CAL-SITES	Calsites (database listing potential or confirmed hazardous substance release properties)
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	CERCLA Inventory System
CFR	Code of Federal Regulations
CHMIRS	California Hazardous Materials Incident Report System
C of O	Certificate of Occupancy
CORRACTS	Corrective Action Report (hazardous waste handlers with RCRA corrective action activity)
CORTESE	List of hazmat sites designated by the SWRCB, Integrated Waste Board & DTSC

Glossary

Environmental Abbreviations

CRL	Oregon Confirmed Release List
CSCS	State Confirmed & Suspected Contaminated Sites List
DEH	Department of Environmental Health
DEQ	Department of Environmental Quality
DMV	Department of Motor Vehicles
DTSC	Department of Toxic Substance Control
ECOLOGY	Washington Department of Ecology
ECSI	Environmental Cleanup Site Information System
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FINDS	Facility Index System
FOIA	U.S. Freedom of Information Act
FS	Feasibility Study
GEN	Generator of Hazardous Waste
Hazmat	Hazardous Material(s)
HAZNET	Hazardous Waste Information System (Cal EPA Facility and Manifest Data)
HVAC	Heating Ventilation Air Conditioning
HVOC	Halogenated Volatile Organic Compound
LQG	Large Quantity Generator of Hazardous Waste
LUST	Leaking Underground Storage Tank
MCL	Maximum Contaminant Level for Drinking Water
mg/Kg	Milligrams per Kilogram (ppm)
MSDS	Material Safety Data Sheet
MTBE	Methyl Tertiary Butyl Ether
NFRAP	No Further Remedial Action Planned (delisted CERCLIS sites)
NPDES	National Pollution Discharge Elimination System
NPL	National Priority List
OVA	Organic Vapor Analyzer
PAH	Polynuclear Aromatic Hydrocarbon
PAH	Polynuclear Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PCE	Perchloroethylene
pCi/L	Pico Curies per Liter
PID	Photoionization Detector
ppb	parts per billion
ppm	parts per million
PRP	Potentially Responsible Party
RCJ	Medical Waste under RCRA
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
REC	Recognized Environmental Condition
RI	Remedial Investigation
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Responsible Party
RWQCB	Regional Water Quality Control Board
SHWS	State Hazardous Waste Sites
SLIC	Spills, Leaks, Investigations and Cleanups
SQG	Small Quantity Generator of Hazardous Waste
Superfund	Funds allocated under CERCLA for investigations and clean-up of contaminated sites.
SWRCB	State Water Resources Control Board
TCE	Trichloroethylene

Glossary

Environmental Abbreviations

TRIS	Toxic Release Inventory System
TRPH	Total Recoverable Petroleum Hydrocarbon
TSD	Treatment, Storage, or Disposal Facility for Hazardous Waste
TVOA	Total Volatile Organic Aromatics
USDA	Unites States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VCS	Oregon Voluntary Cleanup Program Sites
VOC	Volatile Organic Compound

pH7 Environmental
Phase I Environmental Assessment
Checklist

Project Name: Quito Village Retail, Saratoga, CA

[x] A. The Phase I must be addressed to: GE Financial Assurance Holdings, Inc., its Subsidiaries and/or Assigns

[x] B. The Phase I must be provided to lender at least 20 days prior to closing.

[x] C. The Phase I must be dated within three months of the date of this loan commitment. (The search of the public agency records and the site inspection must also have been completed within three months of the date of this loan commitment.)

[x] D. The Phase I must include the name and title of the inspector and the date the inspection was performed. Resumes of individuals performing the property inspection and all individuals who sign the report must be attached.

E. THE PHASE I MUST BE IN COMPLIANCE WITH THE ASTM DESIGNATION: E 1527-00 STANDARDS AND MUST ALSO MEET THE FOLLOWING REQUIREMENTS:

[x] 1. **Site History.** The Phase I shall include a review of the history of the site and surrounding area back to the earlier of 1940 or the Property's obvious first developed use using historical sources including: Review of the historical aerial photographs which are reasonably obtainable commercially or through state or local government agencies; Review of Sanborn Fire Insurance Maps (where available); Review of historic City Directories and phone books; Interviews with the current Owner and/or Operators (historic if available) of the subject property; and Interviews with local officials and residents. This review shall clearly identify the sources of this information. If information is not available, then the Phase I should so state.

2. **Public Agency Records.** The environmental auditor must review public agency records at the federal, state and local (e.g. fire department, health department, local/regional pollution control agency, local/regional water quality agency, planning and/or building department) levels according to the requirements of the following table:

pH7 Environmental
Phase I Environmental Assessment
Checklist

	SOURCE OF REGULATORY INFO	ACRONYM	SEARCH RADIUS
	Federal Databases:		
x	National Priority List	NPL	1.0 mile
x	Comprehensive Environmental Response, and Liability Information System	CERCLIS	0.5 mile
x	Resource Conservation and Recovery Act Treatment, Storage, and Disposal Facilities	RCRA TSD	1.0 mile
x	Resource Conservation and Recovery Act Hazardous Waste Generators	RCRA Gen	Property and Adjoining Properties
x	Emergency Response Notification System	ERNS	Property Only
	State Databases		
x	State Confirmed and Suspected Contaminated Sites (NPL and CERCLIS equivalents)	CSCS	1.0 mile
x	Registered Underground Storage Tanks	UST	0.125 mile
x	Leaking Underground Storage Tanks	LUST	0.5 mile
x	Solid Waste Facilities/Landfill Sites	SWF/LS	0.5 mile
x	**Local Records (Fire, Health Departments, etc.)**		Property and Adjoining Properties

pH7 Environmental
Phase I Environmental Assessment
Checklist

[x] The date of each list must be included and the most current list available must be reviewed. If the Property or any adjoining property appears on any list, all available information from the appropriate regulatory agency must be obtained, reviewed by the environmental auditor, and discussed in detail in the body of the report.

[x] Any sites identified within the search areas described above shall be identified and discussed in the body of the report. The Phase I must include the environmental auditor's professional judgment about the significance of the listing of any sites to the analysis of recognized environmental conditions in connection with the subject Property. The report must include a discussion of groundwater, when applicable.

[x] The Phase I must include a map which shows the location of each site identified on any list reviewed and indicates the distance of such sites and the geographical and hydrogeological direction of such sites from the subject site.

[x] *If no information is found when reviewing public records, the Phase I must so state.*

3. **Site Inspection.** The approved inspector must personally inspect the subject Property, its improvements, and tenant spaces. Immediately adjacent properties shall be observed and their general environmental characteristics reported. Appropriately labeled photographs of environmental features of the subject Property and/or its neighbors must be included in the Phase I Report. The site inspection section of the Phase I must comment on the following:

[x] Signs of illegal dumping (stained soil or pavement, stressed vegetation, odors, etc.)

[x] Drums and containers (describe size, contents, and whether or not they are leaking).

[x] Unidentified substance containers which contain substances suspected of being hazardous substances or petroleum products (describe approximate quantities, types of containers, and storage conditions).

[x] Electrical equipment containing PCB's (describe age and condition of equipment and comment on ownership of such equipment).

[x] Description of each tenant's operations (note any unoccupied spaces)

[x] Above and below ground storage tanks and piping (describe type, content, capacity & age of tanks).

[x] Solid waste, waste water, wells, septic systems.

pH7 Environmental
Phase I Environmental Assessment
Checklist

[x] Describe source of potable water for the Property.

[x] Identify the sewage disposal system for the Property.

[x] Physical indications of potential environmental liabilities associated with current or former utilization of the property (e.g. curb cutouts, pump island bases, monitoring wells, test borings, etc.)

If any current uses of the Property are likely to involve the use, treatment, storage, disposal, or generation of hazardous substances (excluding household cleaning agents) or petroleum products, the Phase I must comment on each of the following items:

[x] Chemical use, storage, treatment and disposal practices, chemical waste streams and waste storage areas (describe approximate quantities involved, types of containers (if any) and storage conditions.

[x] If any tenant contracts with a hazardous waste disposal company, the Phase I must include a copy of the disposal contract or state that the inspector personally reviewed hazardous waste disposal manifests.

[x] Required permits (indicate permit number and expiration date, if any) and tenant's compliance with requirements.

[x] Retention basins, lagoons, impoundments, sumps, pits, dry wells, water wells.

[x] Spill control, containment devices or the lack thereof.

[x] Drainage patterns, ditches, streams, storm and sanitary sewers.

[n/a] Recommendations for implementation of corrective actions should be included if necessary.

[x] 4. **Interviews**. The Phase I report must include interviews with the key site manager, occupants of the subject Property, the Property owner (if necessary) to inquire about past and present uses of the Property. Any background information provided by the Borrower must be included in the Phase I report. If there is any indication of contamination of the Property, interviews with former owners, tenants, and neighboring site owners will be required. The Phase I report must include a summary of the interviews.

pH7 Environmental
Phase I Environmental Assessment
Checklist

[x] 5. **Conclusions.** The Phase I report must state conclusions and make specific recommendations concerning all signs of contamination or potential contamination as identified in the Phase I Environmental Audit. If no further investigation is recommended, the report should so state.

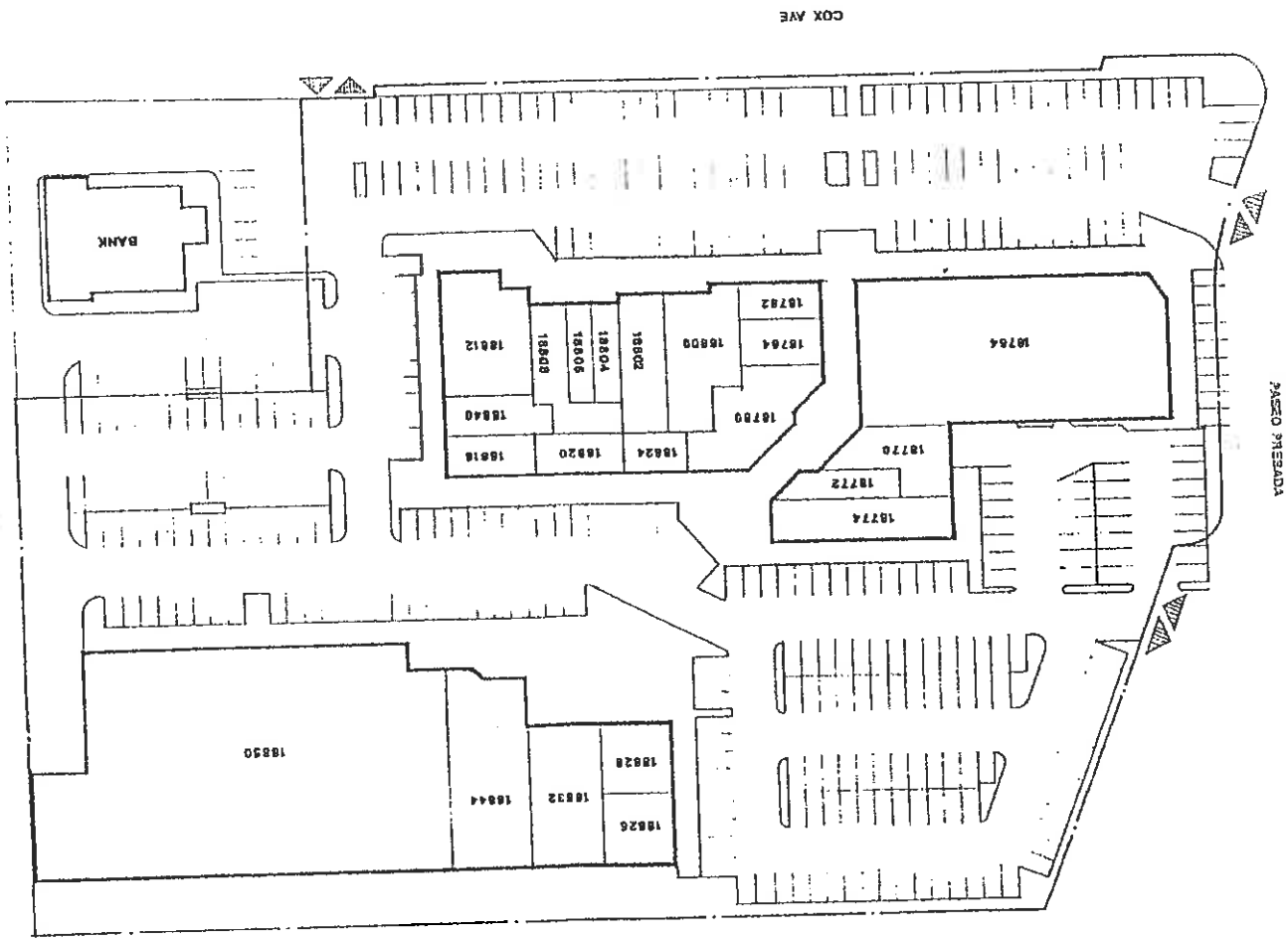
In order for an environmental firm (or a specific office of the firm) to be approved by the Lender, environmental auditors in the office which will prepare the Phase I must have:

[x] 1. A minimum four-year degree in a field related to the subject of the report and membership in related professional associations. Typically, this will be a degree in geology or environmental science.

[x] 2. Five years work experience in the field of their degree, including two years experience in evaluating hazardous materials contamination of real estate.

[x] 3. Direct experience in the specific subject of the report (e.g. testing for friable asbestos, Phase I Environmental Site Assessments, etc.).

Site Map



N

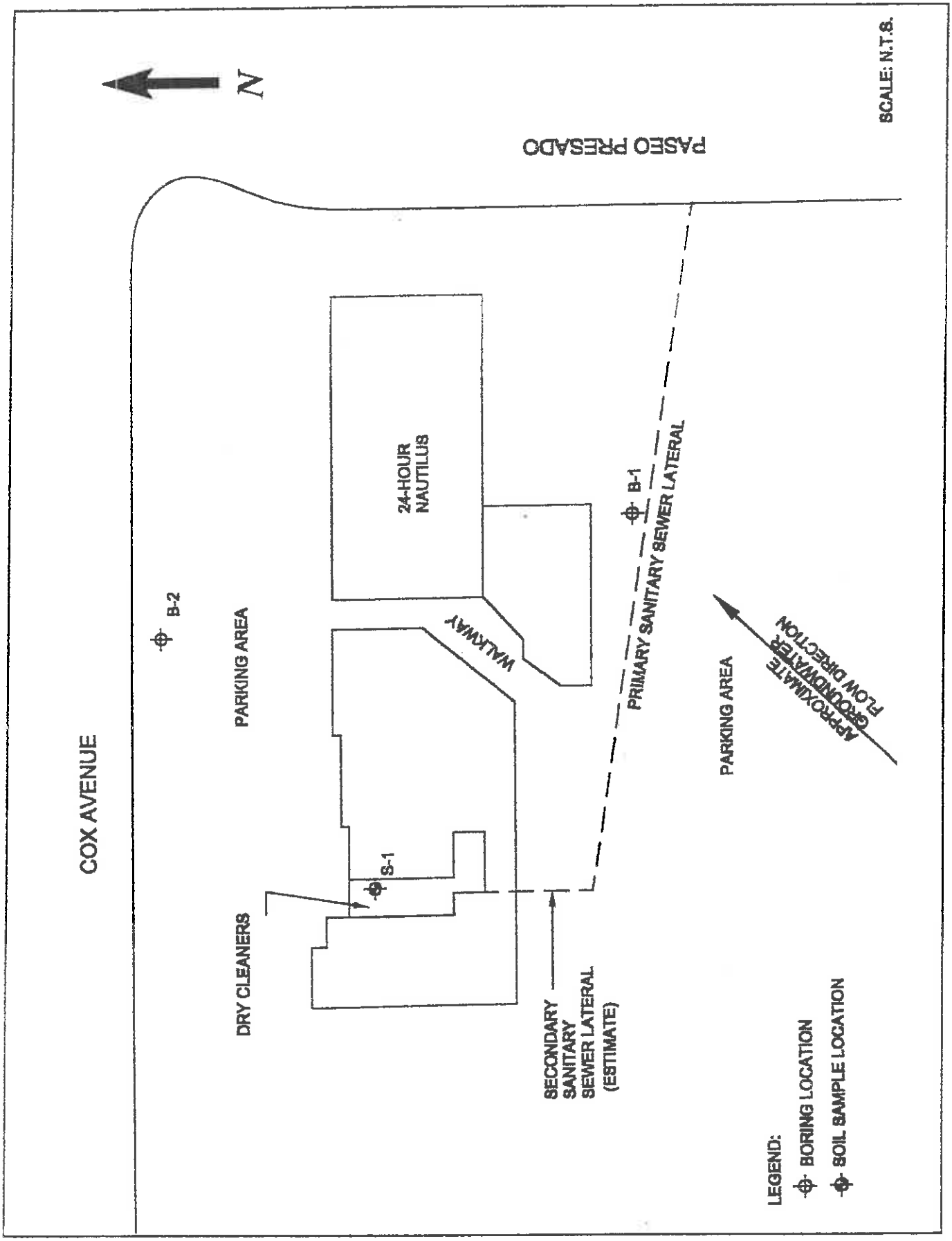
18826 - Learning Center
18828 - State Farm Insurance
18830 - Beauty Shop
18832 - Prolific Oven Bakery
18844 - Tuesday Morning
18850 - Gene's Fine Foods
18812 - Kelley's Liquors
18808 - Quito Cleaners
18806 - Shamrock Shoe Repair
18804 - Tanning Salon
18802 - Japanese Restaurant
18800 - Health Foods
18798 - Alpine Travel
18782 - Thai Restaurant
18784 - Saratoga Chiropractic
18780 - Saratoga Vision
18824 - Quito Nails
18820 - Antiques
18818 - Movable Feast
18840 - Fernwood Florist
18764 - 24 Hour Fitness
18770 - Mgmt. Offices
18772 - Nilou Day Spa
18774 - Backyard Pool Center
18776 - Art center and dance studio

QUITO VILLAGE CENTER

Cox Ave. at Paseo Presada
Saratoga, Ca.

2/5/93

PH7 PLANNING



November 2000 Sampling Locations

18211 Bollinger Canyon Road San Ramon CA 94583 (925) 831-1957 Fax (925) 838-2151

Larry D. Klein

Chemist
Environmental Assessor

Mr. Larry D. Klein received his Bachelor's degree in Chemistry from California State University at Long Beach in 1981. Mr. Klein studied graduate level chemistry at both California State University at Long Beach and UCLA and has earned certificates in Hazardous Materials Management and Site Assessment and Remediation. His accomplishments include:

- Served as Laboratory Director and General Manager of American Environmental Network (CA), Pleasant Hill, California (1990-1998), a commercial environmental laboratory certified by the State of California and accredited by the American Industrial Hygiene Association. Specialized in the analysis of soil, water and air by EPA, NIOSH and OSHA methods. Responsible for all technical direction, quality assurance, and business development.

  Extensive analytical project experience in site assessments and remediation, underground storage tanks (USTs), groundwater monitoring, hazardous waste characterization, ambient air testing, and occupational exposure monitoring. Generated legally defensible data for use by various regulatory agencies and other interested parties. Have also provided expert witness testimony regarding laboratory protocols and petroleum hydrocarbon characterization.

- Private consultant (1992-1998) for on-site assessment projects. Assisted in the development of sampling plans and testing protocols in support of Phase I and Phase II assessments.

- Served as Group Leader of the inorganic department of Earth Technology Analytical Laboratories, Huntington Beach, California (1988-1990). Lead chemist in department performing environmental analysis of soils, water, food, and other matrices using EPA and NIOSH methods. Managed laboratory special projects section.

- Served as R&D scientist for Beckman Instruments, Brea, California (1985-1988) on an engineering team developing automated clinical chemistry analyzers. Developed sequencing and data acquisition protocols for chemistry modules.

- University research assistant (1982-1983) developing assays and performing analysis of tissue samples to determine distribution of toxic metals in biological systems.

- Analytical chemist for Agri-Science, Santa Fe Springs, California (1980-1982), performing nutritional analysis of food and agricultural products as well as environmental testing.

CERTIFICATIONS AND MEMBERSHIPS

- Certificate in Hazardous Materials Management, U.C. Davis (1991)
- Certificate in Site Assessment and Remediation, U.C. Davis (1995)
- Member of the American Industrial Hygiene Association
- Member of the American Chemical Society

PUBLICATIONS

"An Improved Jaffe Method for the Determination of Creatinine", Proceedings of the American Association for Clinical Chemistry, Chicago, Illinois, 1986

"Bichromatic Determination of Total Calcium in Serum with Arsenazo III", Proceedings of the American Association for Clinical Chemistry, Chicago, Illinois, 1986

18211 Bollinger Canyon Road San Ramon CA 94583 (925) 831-1957 Fax (925) 838-2151

UNIVERSITY OF CALIFORNIA
UNIVERSITY EXTENSION, DAVIS

THIS IS TO CERTIFY THAT

LARRY D. KLEIN

HAS SATISFACTORILY COMPLETED THE PRESCRIBED
COURSE OF STUDY AND UPON RECOMMENDATION OF THE DEAN IS AWARDED
THIS CERTIFICATE IN

SITE ASSESSMENT AND REMEDIATION

PROGRAM DIRECTOR

DEAN

MARCH 11, 1995

DATE OF COMPLETION

UNIVERSITY OF CALIFORNIA
UNIVERSITY EXTENSION, DAVIS

THIS IS TO CERTIFY THAT

Larry Klein

HAS SATISFACTORILY COMPLETED THE PRESCRIBED
COURSE OF STUDY AND UPON RECOMMENDATION OF THE DEAN IS AWARDED
THIS CERTIFICATE IN

HAZARDOUS MATERIALS MANAGEMENT

Mona L Ellenbrook
PROGRAM DIRECTOR

DEAN

November 19, 1991
DATE OF COMPLETION

Stephen R. Clark

Geologist
Registered Environmental Assessor
Certified Hazardous Materials Manager

Mr. Stephen R. Clark received his Bachelors of Science degree in Geology from California State University at Sacramento in 1976. In 1989, he became a State of California Registered Environmental Assessor. In the past, Mr. Clark has applied his technical expertise extensively in the public and private sectors. His accomplishments include:

- Founded pH7 Environmental in 1990, and has since personally performed over 300 Phase I Environmental Site Assessments. Responsibilities include oversight of and quality assurance of geologists, chemists, and engineers. Duties also include Phase II Investigations for leaking underground tanks, pesticide residues, and other hazardous materials. Provides Phase I peer reviews for a major lender in the northwest.

- Served as Operations Manager for EnviroGroup (1987-1989), Lafayette, California with qualifications and experience in the practice of industrial hygiene. Two years of field experience encompassed environmental assessments for property transfers, asbestos surveys and removal surveillance, "sick building syndrome" investigations, pesticide surveys, and site surveys for hazardous materials including installation of monitoring wells. Laboratory duties included extensive analyses of bulk samples for asbestos content.

- Characterized nuclear weapons test emplacement holes over a span of eight years at the Nevada Test Site for Lawrence Livermore National Laboratory (1979-1987), including gravimetric structural geologic interpretation and material property analyses.

- Served as the general manager for Gasch & Associates (1977-1979), a geophysical/geology consulting firm in Sacramento. Performed engineering geophysics, groundwater investigations, well installations, and hydrologic testing for a period of three years.

CERTIFICATIONS

- State of California Registered Environmental Assessor (REA - 01334)
- Certificate in Hazardous Materials Management; U. C. Davis; 1991
- Accredited Asbestos Inspector, Management Planner, Response Planner, EPA (1995-1996)
- Optical Mineralogy and Microscopic Identification of Asbestos, 1988

PUBLICATIONS

"Structural Analysis with Borehole Gravity - A Case History", Society of Exploration Geophysicists International Conference, Las Vegas, Nevada, 1984

"Oriented Logging Tools at the Nevada Test Site", 3rd Containment Symposium, Idaho Falls, Idaho, 1985

State of California
California Environmental Protection Agency
Office of Environmental Health Hazard Assessment

Stephen R. Clark

has fulfilled the requirements for registration as a

Registered Environmental Assessor I (REA I).

Date Registered: *August 1989*

Joan E. Denton, Ph.D.
Director
Office of Environmental Health Hazard Assessment

REA - Class I Number: *01334*

Peter M. Rooney
Secretary for Environmental Protection
California Environmental Protection Agency

UNIVERSITY OF CALIFORNIA
UNIVERSITY EXTENSION, DAVIS

THIS IS TO CERTIFY THAT

Stephen R. Clark

HAS SATISFACTORILY COMPLETED THE PRESCRIBED
COURSE OF STUDY AND UPON RECOMMENDATION OF THE DEAN IS AWARDED
THIS CERTIFICATE IN

HAZARDOUS MATERIALS MANAGEMENT

Mona L Ellenbrock
PROGRAM DIRECTOR

Charles Lucas
DEAN

November 22, 1991
DATE OF COMPLETION

LIMITED PHASE ~~II~~ II
ENVIRONMENTAL SITE ASSESSMENT

6920 Koll Center Parkway
Suite 216
Pleasanton, CA 94566
925.426.2600
Fax 925.426.0105

Clayton
GROUP SERVICES

January 8, 2004

JAN 09 2004

Ms. Rene Earls
GE REAL ESTATE
16479 Dallas Parkway, Suite 500
Addison, Texas 75248

Clayton Project No. 70-04442.01

Subject: Limited Phase II Environmental Site Assessment: Quito Village Shopping Center, Saratoga, California

Dear Ms. Earls:

Clayton Group Services, Inc. (Clayton) is pleased to submit this letter report describing our limited Phase II ESA at the above-referenced subject property.

BACKGROUND

The subject property is a commercial shopping center, located on 6.24-acres in a commercial and residential setting. The subject property is developed with two buildings containing 80,500 square feet of interior floor space. The northern building at the subject property was constructed during the early 1950s with renovations circa 1981 and the southern building was constructed circa 1981. Refer to Figures 1 and 2.

A Phase I Environmental Site Assessment, conducted at the subject property by Clayton in November 2003, identified the following recognized environmental conditions:

- Quito Richfield, a gasoline service station, operated gasoline underground storage tanks (USTs) on the subject property from at least 1958 until the late 1960s. Historical city directories for Saratoga dated 1958, 1962 and 1965 listed Quito Richfield service station at 18736 Cox Avenue, which is listed as one of several addresses for the subject property on the assessor parcel map on file at the Saratoga Building Department. In addition, a building permit was on file at the Santa Clara County Building Department dated April 30, 1958 for the address of "Paseo Presada and Cox Avenue" to "add to 1 story service station – 2 tanks, pump island, trash bin" with the owner listed as Richfield Oil Co. Aerial photographs from 1956 and 1965 show a small square structure at the northeast corner of the property; there were no other structures on the four corners of Paseo Presada and Cox Avenue in those photographs.

No other records regarding the closure of the service station or soil/groundwater testing in the vicinity of the former service station were found during Clayton's Phase I ESA.

Clayton recommended conducting a geophysical survey to determine the existence of the USTs, and collecting soil and groundwater samples to determine if the subject property has been impacted by a release from the former gasoline station.

- A dry cleaner has been located at the subject property from at least 1962 to the present. Soil sampling conducted in 1991 indicated that 0.54 ug/kg of tetrachloroethylene (PCE) was found in the soil below the dry cleaners. Soil sampling in 1996 detected concentrations of PCE ranging from 13 to 390 ug/kg at different locations both directly below the dry cleaners and along the exterior of the buildings. Groundwater testing done in 2000 did not detect PCE in groundwater. However, the dry cleaner has continued to operate on the subject property since the 2000 investigation.

Because the dry cleaner is still operating onsite, Clayton recommended collecting soil and groundwater samples in the vicinity of the dry cleaning operation.

SCOPE OF WORK

Based on the findings of the Phase I ESA, Clayton completed the following additional investigations:

- A geophysical survey was completed near the northeastern corner of the subject property, in the location of the former Quito Richfield service station, to identify USTs and/or related excavations associated with historical operations.

- Two deep soil borings (B-1 and B-2) were completed to 60 feet below ground surface (bgs) using a hollow-stem auger drilling rig. Borings B-1 and B-2 were located in the area of the former Quito Richfield service station, and downgradient of the Quito Cleaners, respectively. Soil and groundwater samples were collected from boring B-1, and groundwater samples were collected from boring B-2.

- Three shallow soil borings (SB-1, SB-2, and SB-3) were completed to 5 feet bgs inside the Quito Cleaners suite, using limited access, direct push sampling equipment. One soil sample was collected from each boring.

FIELD ACTIVITIES

Geophysical Survey

On December 9, 2003, Clayton contracted Norcal Geophysical Consultants to conduct a geophysical survey in the area of the former Quito Richfield service station at the northeastern corner of the subject property. The geophysical survey was conducted using the following techniques:

- *Metal detection* – Norcal utilized a simple metal detector to identify buried utilities and other metallic artifacts in the area of the survey. Use of the metal detector identified several suspect utilities and other metallic "clutter" throughout most of the area occupied by the former service station. Approximate locations of utilities and other metallic anomalies were marked with spray-paint.

- *Magnetometry* – Norcal attempted to use a cesium-gas magnetometer to identify and delineate subsurface metallic artifacts. However, due to its high sensitivity and the presence of a large number of metallic artifacts, the cesium-gas magnetometer was unable to identify specific objects, such as USTs or product lines.

- *Ground-penetrating radar (GPR)* – A grid, using 10-foot spacing, was established over the area of the former service station. A GPR survey was conducted along the lanes defined by the grid to identify buried objects and areas of potentially disturbed soil. Several small anomalies, which are most likely buried utilities, were identified as transecting the area of the former service station, in the locations initially identified using metal detection.

  The GPR survey also identified an area where the native soil appeared to have been disturbed (e.g. backfilled). The identified area was approximately 30 feet by 20 feet in size, and was located along the eastern boundary of the subject property, approximately 30 feet south of the northern property boundary. The area of disturbed soil identified by the GPR corresponded to an area of subsided and uneven asphalt observed at ground surface. No USTs were identified within the disturbed soil. No other areas of disturbed soil were identified during the GPR survey.

  Based on its size and location, and the absence of any other potential areas, the area of disturbed soil along the eastern boundary of the subject property was considered the most likely location of the USTs associated with the former service station.

The area investigated during the geophysical survey and the location of the suspected former UST excavation are depicted on Figure 3 – Geophysical Data.

Based on data from the geophysical survey, soil boring B-1 was marked at the northeastern corner of the suspected excavation. Soil boring B-2, located downgradient of the Quito Cleaners, was also marked. The two soil boring locations were then cleared for utilities by Norcal.

Soil and Groundwater Sampling – Deep Soil Borings B-1 and B-2
Soil borings B-1 and B-2 were completed on December 17, 2003. Prior to conducting drilling activities, a permit for exploratory soil borings was obtained from the Santa Clara Valley Water District. Clayton also contacted Underground Service Alert for utility clearance.

Soil borings B-1 and B-2 were completed by HEW Drilling Company, Inc. of Palo Alto, CA, under Clayton's supervision. The soil borings were completed using CME 75 mobile drilling rig with 8-inch hollow stem augers. Soil samples were collected using a 2-inch diameter split-spoon sampler lined with 6-inch brass rings.

- Soil boring B-1 was completed at the northeast corner of the suspected excavation identified by the geophysical survey. Soil samples were collected at 10-foot intervals beginning at 10 feet bgs; one additional soil sample was collected at 15 feet bgs. Groundwater was encountered at approximately 55 feet bgs, and the boring was terminated at 60 feet bgs. One groundwater sample was collected from the soil boring.

- Soil boring B-2 was completed in the parking lot, approximately 50 northeast (downgradient) of Quito Cleaners. The location of the soil boring was selected to be as close to Quito Cleaners as possible without significantly disrupting access to the Quito Village Shopping Center. Because boring B-2 was not located in a suspected source area, no soil samples were collected for laboratory analysis. Grab samples of soil cuttings were used for logging purposes only. Groundwater was encountered around 55 feet bgs, and the boring was terminated at 60 feet bgs. One groundwater sample was collected from boring B-2.

Upon completion of sampling activities, both soil borings were backfilled to ground surface with cement slurry, and capped with concrete. Soil cuttings and wastewater generated during drilling activities were placed in 55-gallon drums and stored at the northeastern corner of the subject property.

No odors or staining were noted in any of the soil or groundwater samples collected. Locations of soil borings B-1 and B-2 are depicted on Figure 2.

A total of seven soil samples and two groundwater samples were collected from borings B-1 and B-2. All samples were stored in a chest cooled with ice and transported under Chain of Custody to McCampbell Analytical in Pacheco, California.

Near Surface Soil Sampling –Soil Borings SB-1, SB-2, and SB-3
Soil borings SB-1, SB-2, and SB-3 were completed inside Quito Cleaners on December 18, 2003. The soil borings were completed by Environmental Control Associates, Inc. (ECA) using limited-access, direct-push sampling equipment. Each soil boring was completed to 5 feet bgs. Upon reaching the target depth, one soil sample was collected from each boring.

- Soil boring SB-1 was completed behind the dry-cleaning plant, near a 55-gallon drum containing waste PCE and filters.
- Soil boring SB-2 was completed near the boiler, southeast of the dry-cleaning machine.
- Soil boring SB-3 was completed at the southeastern corner of the suite, in an area formerly used for storage of virgin PCE.

Upon completion of sampling activities, soil borings were backfilled with cement slurry and capped with concrete.

No odors or staining were noted in any of the soil samples collected. Locations of soil borings SB-1, SB-2, and SB-3 are depicted on Figure 4.

A total of three soil samples were collected from SB-1, SB-2, and SB-3. All soil samples were stored in a chest cooled with ice, and transported under Chain of Custody to McCampbell Analytical.

SAMPLE ANALYSES

The following samples were selected for laboratory analyses:

- Boring B-1 - One groundwater sample and one soil sample collected from 20 feet bgs were analyzed for total petroleum hydrocarbons – fuel fingerprint (TPH) using United States Environmental Protection Agency (USEPA) Method 8015, modified, and volatile organic compounds (VOCs) using USEPA Method 8260b.
- Boring B-2 – One groundwater sample was analyzed for VOCs.
- Borings SB-1, SB-2, and SB-3 – One soil sample from each boring, collected at 5 feet bgs, was analyzed for VOCs.

TPH or VOCs were not detected above laboratory detection limits in any of the analyzed soil or groundwater samples. A copy of the analytical report from McCampbell Analytical is attached.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results discussed above, the subject property does not appear to have been impacted by onsite dry-cleaning activities or by the former service station. Clayton does not recommend further investigation.

This report is for the exclusive use of GE Capital and any and all holders of a note or notes secured by a mortgage, deed of trust or deed to secure debt encumbering the subject property, and their respective affiliates, designates, successors and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by Clayton without prior written consent.

Clayton would like to thank GE for the opportunity to work on this project, and we look forward to working together in the future. Please contact Trevor Donaghu with any questions at (925) 426-2625.

Sincerely,

Trevor A. Donaghu, REA
Senior Project Manager
National Programs

Richard D. Fehler, QEP, REA
Vice President
Director, National Accounts

TAD/td

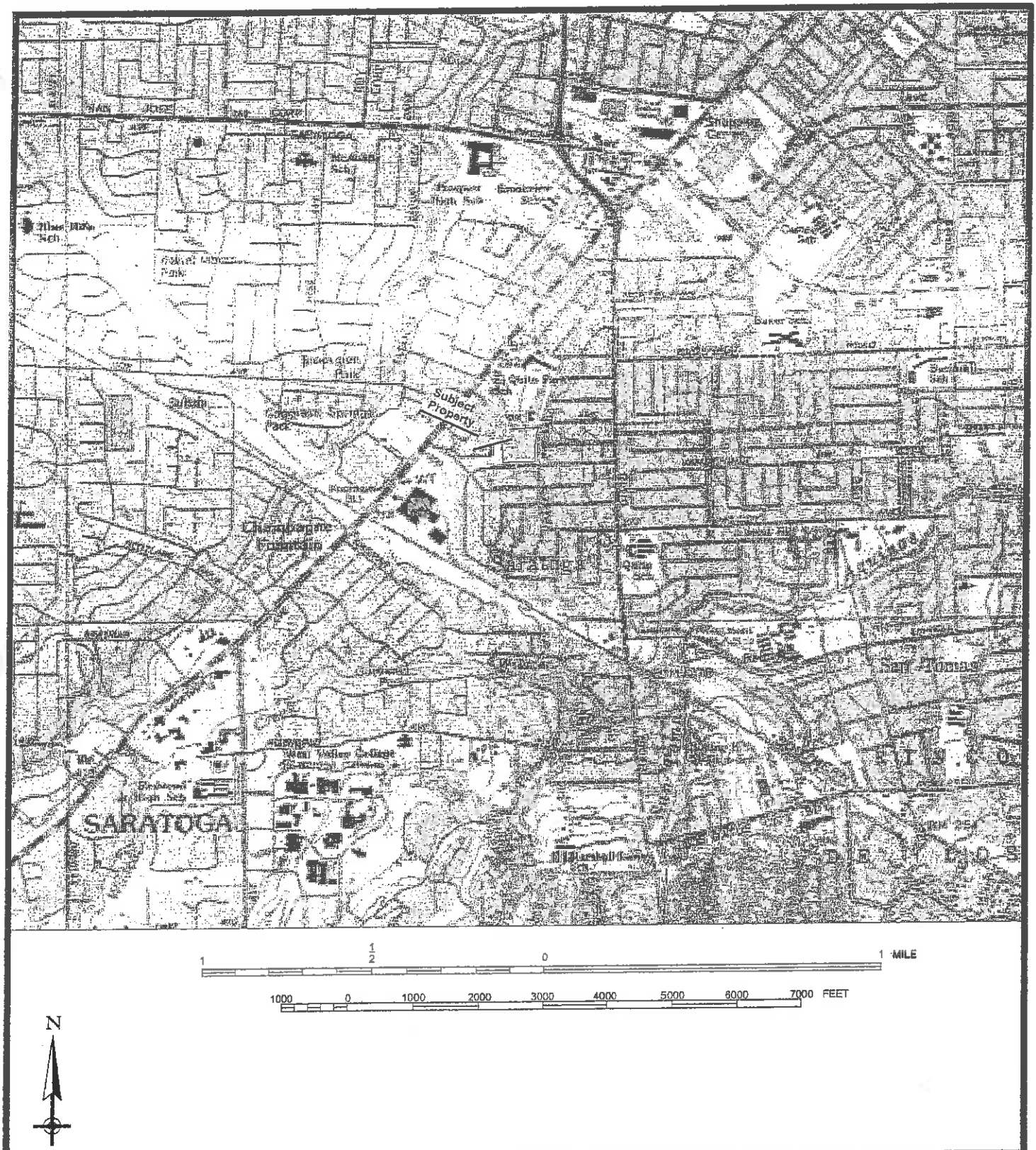
Attachments

cc: Ken Ranlet, GE Real Estate

Clayton

ATTACHMENT A

FIGURES

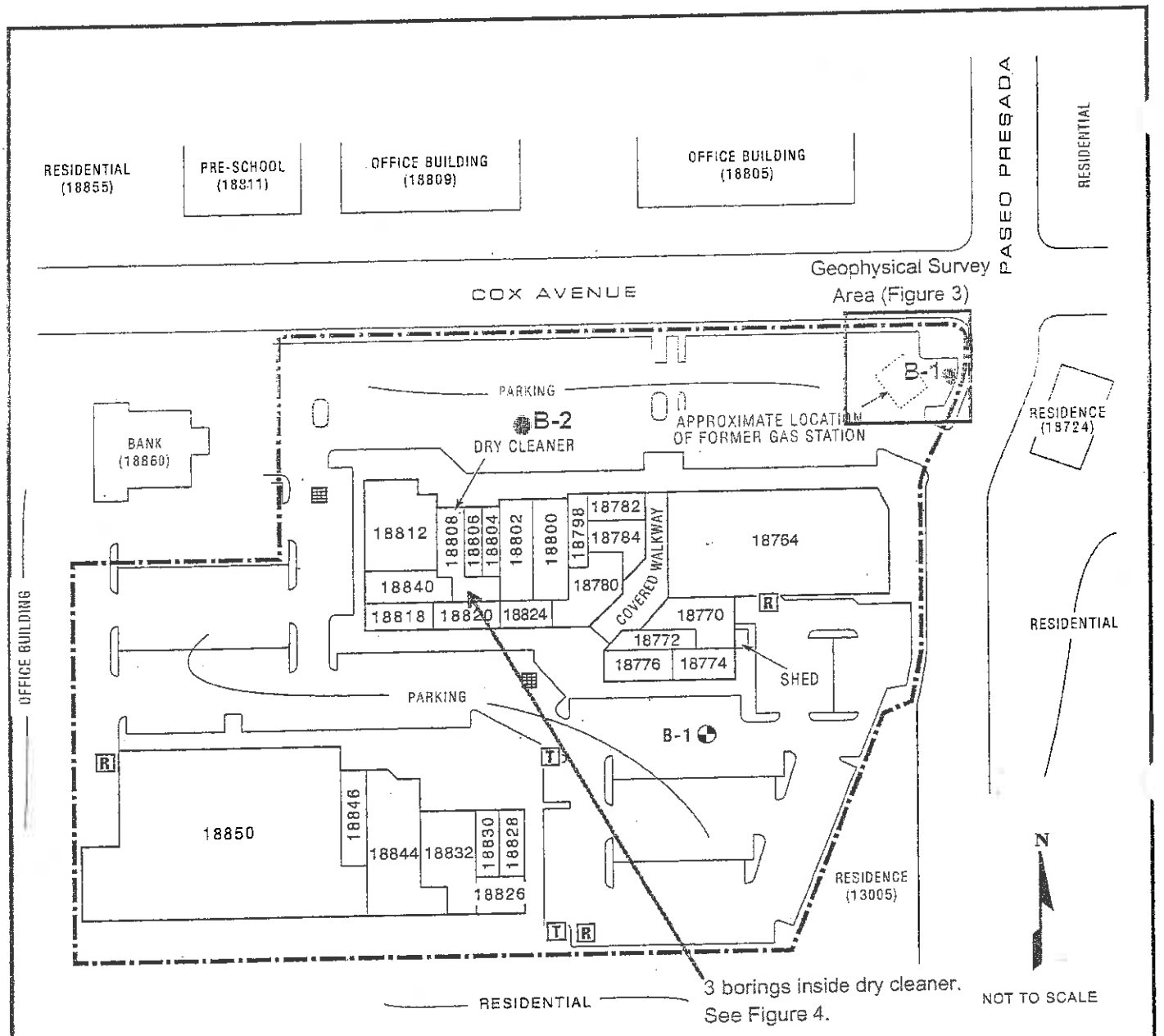


SITE LOCATION MAP
Quito Village Shopping Center
18764-18850 Cox Avenue
Saratoga, California

Clayton Project No. 70-04442.00

Figure
1

Clayton



ESTIMATED GROUNDWATER FLOW DIRECTION

EXPLANATION	
18826 - Gallagher Learning Center	18798 - Alpine Travel
18828 - State Farm Insurance	18782 - Yong Lo Garden
18830 - La Nouvelle Hair Dresser	18784 - Saratoga Chiropractic
18832 - Prolific Oven & Coffee House	18780 - Saratoga Vision Center
18844 - Tuesday Morning Sales	18824 - Quito Nails
18846 - Quito Village Bakery	18820 - The Reading Clinic
18850 - Gene's Quito Market	18818 - Movable Feast Deli
18812 - Kelly's Liquors	18840 - Fernwood Florist
18808 - Quito Cleaners	18764 - 24-Hur Fitness
18806 - Quito Shoe Repair	18770 - Terracommercial
18804 - Perfect Tan	18772 - Nilou Day Spa
18802 - Sushi 2-2 Train	18774 - Ernie's Pool & Spa
18800 - Saratoga Health Foods	18776 - Saratoga School of Dance

LEGEND	
—·—	Approximate Property Boundary
T	Pad Mounted Transformer
R	Refuse Bin
◔	Groundwater Sample (E_2C, 2000)
▦	Storm Drain

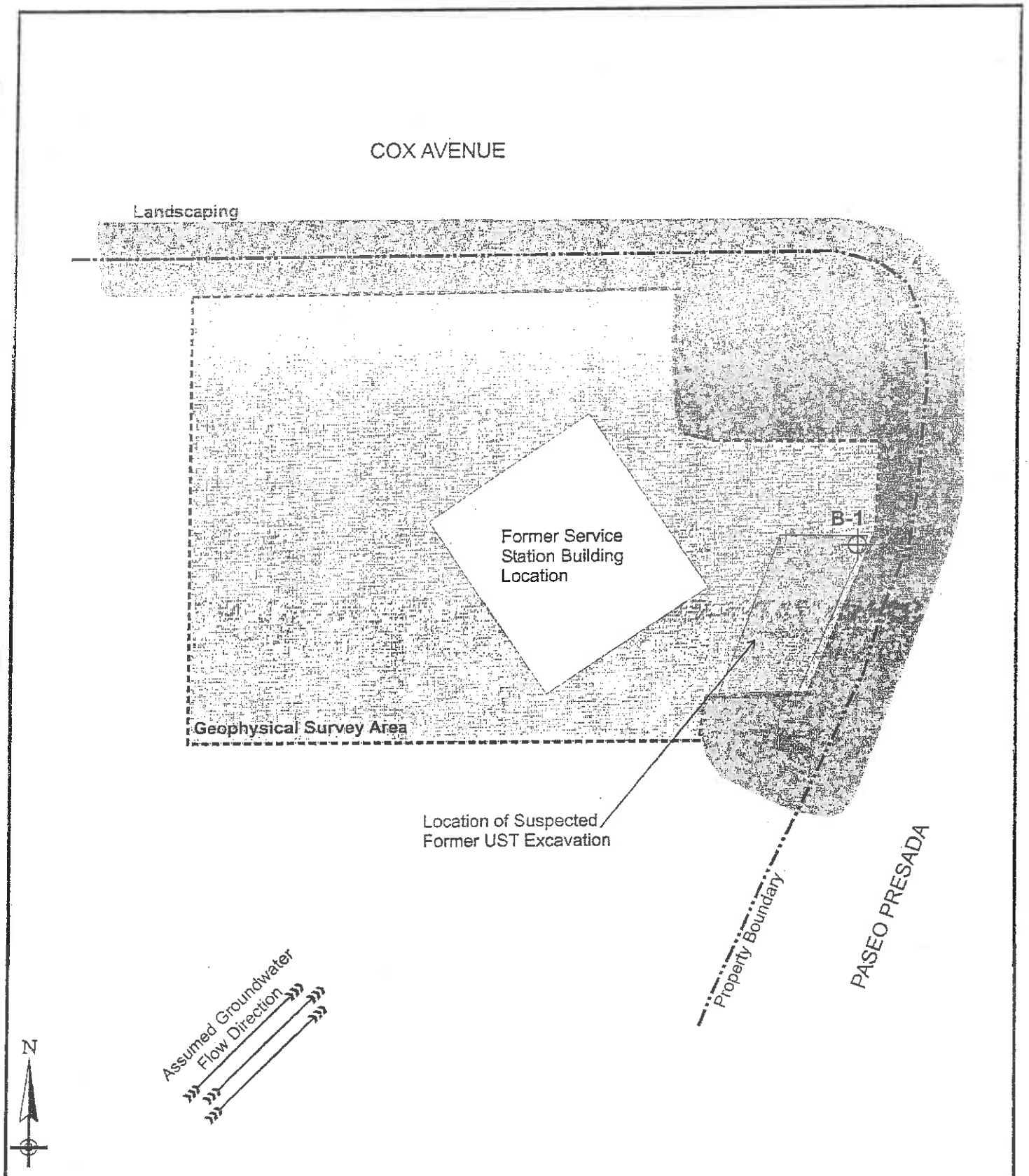
SITE AND ADJOINING PROPERTY MAP
Quito Village Shopping Center
18764-18850 Cox Avenue
Saratoga, California
Clayton Project No.: 70-04442.00

Figure 2

11/21/03

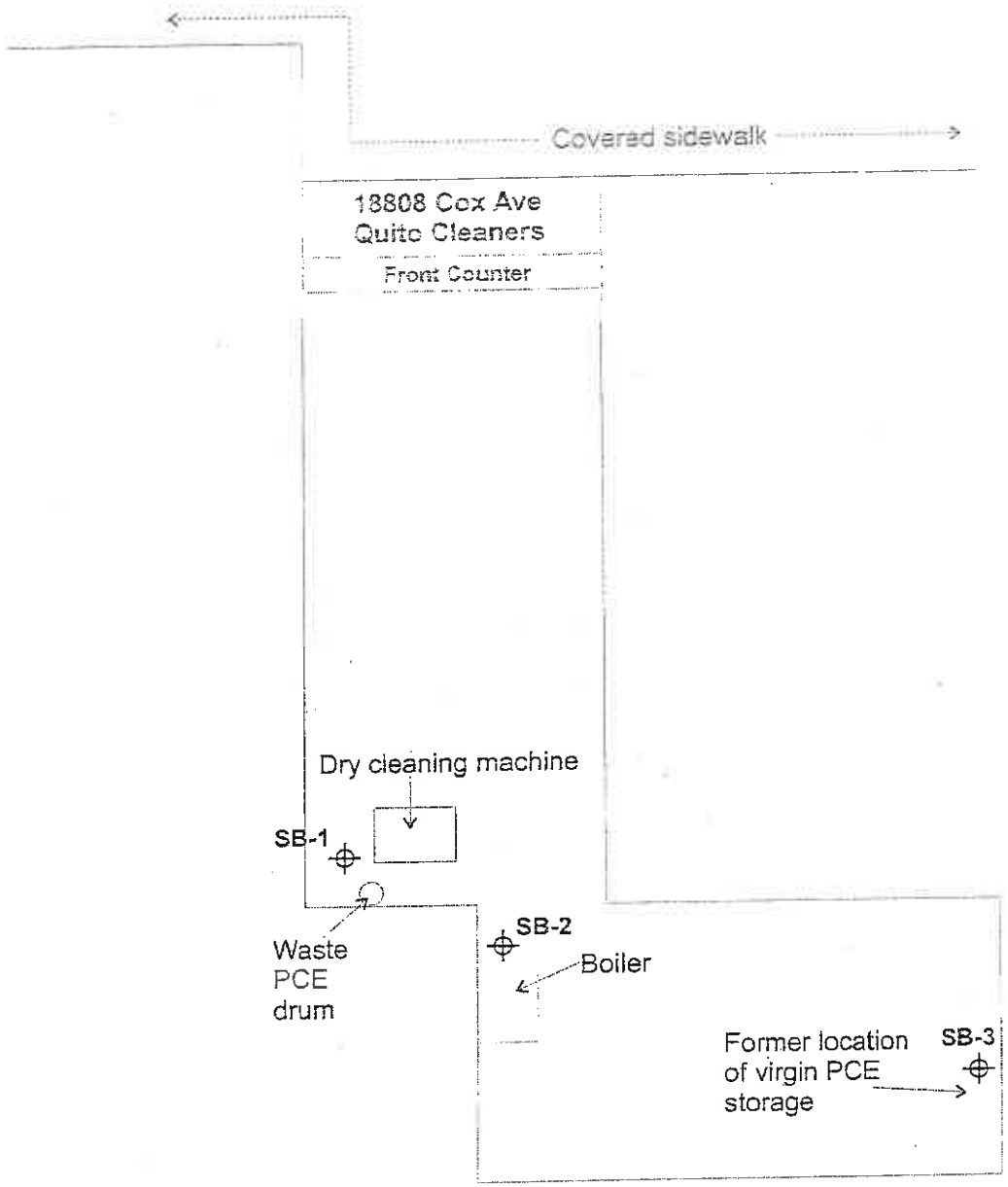
Clayton GROUP SERVICES

70-04442.00/TechGraphic



LEGEND	GEOPHYSICAL DATA	FIGURE
Soil Boring Location B-1 Subject Property Boundary Geophysical Survey Area	Quito Village Shopping Center Former Gas Station 18736 Cox Avenue Saratoga, California Clayton Project No. 70-04442.01	3

Clayton GROUP SERVICES



N

LEGEND	DRY CLEANER DETAIL	FIGURE
SB-3 Shallow soil boring location	Quito Cleaners 18808 Cox Avenue Saratoga, California Clayton Project No. 70-04442.00	4

Clayton GROUP SERVICES

Clayton

ATTACHMENT B

ANALYTICAL LABORATORY REPORTS

C9SP

0312337

Clayton GROUP SERVICES

CHAIN OF CUSTODY

Page 1 of 1

Lab: McCampbell Analytical

TAT: 24-Hour TAT

RUSH!

Report results to:

Name	Trevor Donaghu
Company	Clayton Group Services
Mailing Address	6920 Koll Center Parkway, Ste. 216
City, State, Zip	Pleasanton, California 94566
Telephone No.	(925) 426-2600
Fax No.	(925) 426-0106

Project Information

Project No.	70-04442.01
Name	Quito Village Shopping Ctr
Location	Saratoga, CA

Special instructions and/or specific regulatory requirements:

					Analyses Requested: VOCs - 8260b	TPH - Fuel Fingerprint - 8015	Sample Condition/Comments	Preservative
B-1@10'	17-Dec-03	0730	Soil	1			Hold	
B-1@15'	17-Dec-03	0740	Soil	1			Hold	
B-1@20'	17-Dec-03	0750	Soil	1	X	X		
B-1@30'	17-Dec-03	0800	Soil	1			Hold	
B-1@40'	17-Dec-03	0815	Soil	1			Hold	
B-1@50'	17-Dec-03	0835	Soil	1			Hold	
B-1@60'	17-Dec-03	0900	Soil	1			Hold	
	17-Dec-03							
W-1	17-Dec-03	0915	Water	5	X	X		
W-2	17-Dec-03	1250	Water	5	X			

ICE/T ✓ GOOD CONDITION ✓ HEAD SPACE ABSENT ✓ DECHLORINATED IN LAB ✓ PRESERVATION ✓ VOAS | O&G | METALS | OTHER

APPROPRIATE CONTAINERS ✓ PRESERVED IN LAB

Collected by:	Trevor A. Donaghu	Date/Time	12/17/03 1250
Relinquished by:	Trevor A. Donaghu	Date/Time	12/17/03 1547
Relinquished by:		Date/Time	
Method of Shipment:			

Collector's Signature:		Date/Time	12/17/03
Received by:		Date/Time	12/17 3:50pm
Received by:		Date/Time	
Sample Condition on Rcpt:			

11 Q

McCampbell Analytical Inc.
110 Second Avenue South, #D7
Pacheco, CA 94553-5560
(925) 798-1620

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0312337

Report to:
Don Ashton
Clayton Group Services
6920 Koll Center Parkway, Ste.216
Pleasanton, CA 94566

TEL: (925) 426-2600
FAX: (925) 426-0106
ProjectNo: #70-04442.01; Quito Village Shopping C
PO:

Bill to:
Joan Miller
Clayton Group Services
6920 Koll Center Pkwy, Ste. 216
Pleasanton, CA 94566

Requested TAT: 1 day
Date Received: 12/17/03
Date Printed: 12/17/03

Sample ID	ClientSampID	Matrix	Collection Date	Hold	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
					Requested Tests (See legend below)														
0312337-001	B-1@10'	Soil	12/17/03 7:30:00	☑	A		A												
0312337-002	B-1@15'	Soil	12/17/03 7:40:00	☑	A		A												
0312337-003	B-1@20'	Soil	12/17/03 7:50:00	☐	A		A												
0312337-004	B-1@30'	Soil	12/17/03 8:00:00	☑	A		A												
0312337-005	B-1@40'	Soil	12/17/03 8:15:00	☑	A		A												
0312337-006	B-1@50'	Soil	12/17/03 8:35:00	☑	A		A												
0312337-007	B-1@60'	Soil	12/17/03 9:00:00	☑	A		A												
0312337-008	W-1	Water	12/17/03 9:15:00	☐		B		A											
0312337-009	W-2	Water	12/17/03 12:50:00	☐		A													

Test Legend:

1	8260B_S	2	8260B_W	3	G-MBTEX_S	4	G-MBTEX_W	5	
6		7		8		9		10	
11		12		13		14		15	

Prepared by: Melissa Valles

Comments:

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

McCampbell Analytical Inc.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone: 925-798-1620 Fax: 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Clayton Group Services 6920 Koll Center Parkway, Ste.216 Pleasanton, CA 94566	Client Project ID: #70-04442.01; Quito Village Shopping Ctr.	Date Sampled: 12/17/03
		Date Received: 12/17/03
	Client Contact: Trevor Donaghu	Date Extracted: 12/17/03
	Client P.O.:	Date Analyzed: 12/17/03

Fuel FingerPrint *

Extraction method: SW3550C Analytical methods: SW8015C Work Order: 0312337

Lab ID	Client ID	Matrix	Fuel Fingerprint
0312337-003A	B-1@20'	S	No Detectable Pattern.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

McCampbell Analytical Inc.
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Clayton Group Services 6920 Koll Center Parkway, Ste.216 Pleasanton, CA 94566	Client Project ID: #70-04442.01; Quito Village Shopping Ctr.	Date Sampled: 12/17/03
		Date Received: 12/17/03
	Client Contact: Trevor Donaghu	Date Extracted: 12/17/03
	Client P.O.:	Date Analyzed: 12/17/03

Fuel FingerPrint *

Extraction method: SW3510C Analytical method: SW8015C Work Order: 0312337

Lab ID	Client ID	Matrix	Fuel Fingerprint
0312337-008A	W-1	W	No Detectable Pattern.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

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Clayton Group Services 6920 Koll Center Parkway, Ste.216 Pleasanton, CA 94566	Client Project ID: #70-04442.01; Quito Village Shopping Ctr.	Date Sampled: 12/17/03
		Date Received: 12/17/03
	Client Contact: Trevor Donaghu	Date Extracted: 12/17/03
	Client P.O.:	Date Analyzed: 12/17/03

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

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0312337

Lab ID	0312337-003A
Client ID	B-1@20'
Matrix	Soil

Compound	Concentration #	DF	Reporting Limit	Compound	Concentration #	DF	Reporting Limit
Acetone	ND	1.0	50	Benzene	ND	1.0	5.0
Bromobenzene	ND	1.0	5.0	Bromochloromethane	ND	1.0	5.0
Bromodichloromethane	ND	1.0	5.0	Bromoform	ND	1.0	5.0
2-Butanone (MEK)	ND	1.0	10	Bromomethane	ND	1.0	5.0
n-Butyl benzene	ND	1.0	5.0	sec-Butyl benzene	ND	1.0	5.0
tert-Butyl benzene	ND	1.0	5.0	Carbon Disulfide	ND	1.0	5.0
Carbon Tetrachloride	ND	1.0	5.0	Chlorobenzene	ND	1.0	5.0
Chloroethane	ND	1.0	5.0	2-Chloroethyl Vinyl Ether	ND	1.0	10
Chloroform	ND	1.0	5.0	Chloromethane	ND	1.0	5.0
2-Chlorotoluene	ND	1.0	5.0	4-Chlorotoluene	ND	1.0	5.0
Dibromochloromethane	ND	1.0	5.0	1,2-Dibromo-3-chloropropane	ND	1.0	5.0
1,2-Dibromoethane (EDB)	ND	1.0	5.0	Dibromomethane	ND	1.0	5.0
1,2-Dichlorobenzene	ND	1.0	5.0	1,3-Dichlorobenzene	ND	1.0	5.0
1,4-Dichlorobenzene	ND	1.0	5.0	Dichlorodifluoromethane	ND	1.0	5.0
1,1-Dichloroethane	ND	1.0	5.0	1,2-Dichloroethane (1,2-DCA)	ND	1.0	5.0
1,1-Dichloroethene	ND	1.0	5.0	cis-1,2-Dichloroethene	ND	1.0	5.0
trans-1,2-Dichloroethene	ND	1.0	5.0	1,2-Dichloropropane	ND	1.0	5.0
1,3-Dichloropropane	ND	1.0	5.0	2,2-Dichloropropane	ND	1.0	5.0
1,1-Dichloropropene	ND	1.0	5.0	cis-1,3-Dichloropropene	ND	1.0	5.0
trans-1,3-Dichloropropene	ND	1.0	5.0	Ethylbenzene	ND	1.0	5.0
Hexachlorobutadiene	ND	1.0	5.0	2-Hexanone	ND	1.0	5.0
Iodomethane (Methyl iodide)	ND	1.0	50	Isopropylbenzene	ND	1.0	5.0
4-Isopropyl toluene	ND	1.0	5.0	Methyl-t-butyl ether (MTBE)	ND	1.0	5.0
Methylene chloride	ND	1.0	5.0	4-Methyl-2-pentanone (MIBK)	ND	1.0	5.0
Naphthalene	ND	1.0	5.0	n-Propyl benzene	ND	1.0	5.0
Styrene	ND	1.0	5.0	1,1,1,2-Tetrachloroethane	ND	1.0	5.0
1,1,2,2-Tetrachloroethane	ND	1.0	5.0	Tetrachloroethene	ND	1.0	5.0
Toluene	ND	1.0	5.0	1,2,3-Trichlorobenzene	ND	1.0	5.0
1,2,4-Trichlorobenzene	ND	1.0	5.0	1,1,1-Trichloroethane	ND	1.0	5.0
1,1,2-Trichloroethane	ND	1.0	5.0	Trichloroethene	ND	1.0	5.0
Trichlorofluoromethane	ND	1.0	5.0	1,2,3-Trichloropropane	ND	1.0	5.0
1,2,4-Trimethylbenzene	ND	1.0	5.0	1,3,5-Trimethylbenzene	ND	1.0	5.0
Vinyl Acetate	ND	1.0	50	Vinyl Chloride	ND	1.0	5.0
Xylenes	ND	1.0	5.0				

Surrogate Recoveries (%)

%SS1:	101	%SS2:	103
%SS3:	104		

Comments:

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; j) sample diluted due to high organic content.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

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110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
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http://www.mccampbell.com E-mail: main@mccampbell.com

Clayton Group Services 6920 Koll Center Parkway, Ste.216 Pleasanton, CA 94566	Client Project ID: #70-04442.01; Quito Village Shopping Ctr.	Date Sampled: 12/17/03
		Date Received: 12/17/03
	Client Contact: Trevor Donaghu	Date Extracted: 12/18/03
	Client P.O.:	Date Analyzed: 12/18/03

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

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0312337

Lab ID	0312337-008B						
Client ID	W-1						
Matrix	Water						
Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	5.0	Benzene	ND	1.0	0.5
Bromobenzene	ND	1.0	0.5	Bromochloromethane	ND	1.0	0.5
Bromodichloromethane	ND	1.0	0.5	Bromoform	ND	1.0	0.5
Bromomethane	ND	1.0	0.5	2-Butanone (MEK)	ND	1.0	1.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Ethylbenzene	ND	1.0	0.5
Hexachlorobutadiene	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Iodomethane (Methyl iodide)	ND	1.0	5.0	Isopropylbenzene	ND	1.0	0.5
4-Isopropyl toluene	ND	1.0	0.5	Methyl-t-butyl ether (MTBE)	ND	1.0	0.5
Methylene chloride	ND	1.0	0.5	4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5
Naphthalene	ND	1.0	0.5	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Acetate	ND	1.0	5.0	Vinyl Chloride	ND	1.0	0.5
Xylenes	ND	1.0	0.5				

Surrogate Recoveries (%)

%SS1:	105	%SS2:	99.8
%SS3:	106		

Comments:

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; j) sample diluted due to high organic content.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

McCampbell Analytical Inc.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone: 925-798-1620 Fax: 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Clayton Group Services	Client Project ID: #70-04442.01; Quito Village Shopping Ctr.	Date Sampled: 12/17/03
		Date Received: 12/17/03
6920 Koll Center Parkway, Ste.216	Client Contact: Trevor Donaghu	Date Extracted: 12/18/03
Pleasanton, CA 94566	Client P.O.:	Date Analyzed: 12/18/03

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

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0312337

Lab ID	0312337-009A
Client ID	W-2
Matrix	Water

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	5.0	Benzene	ND	1.0	0.5
Bromobenzene	ND	1.0	0.5	Bromochloromethane	ND	1.0	0.5
Bromodichloromethane	ND	1.0	0.5	Bromoform	ND	1.0	0.5
Bromomethane	ND	1.0	0.5	2-Butanone (MEK)	ND	1.0	1.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Ethylbenzene	ND	1.0	0.5
Hexachlorobutadiene	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Iodomethane (Methyl Iodide)	ND	1.0	5.0	Isopropylbenzene	ND	1.0	0.5
4-Isopropyl toluene	ND	1.0	0.5	Methyl-t-butyl ether (MTBE)	ND	1.0	0.5
Methylene chloride	ND	1.0	0.5	4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5
Naphthalene	ND	1.0	0.5	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Acetate	ND	1.0	5.0	Vinyl Chloride	ND	1.0	0.5
Xylenes	ND	1.0	0.5				

Surrogate Recoveries (%)			
%SS1:	104	%SS2:	99.9
%SS3:	105		

Comments:

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

(b) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; j) sample diluted due to high organic content.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

0312428

Clayton GROUP SERVICES

RUSH! CHAIN OF CUSTODY

Page 1 of 1

Lab: McCambell

TAT: RUSH-24 hour

Report results to:

Name: Trevor Donaghu
Company: Clayton Group Services
Mailing Address: 6920 Koll Center Parkway, Ste. 216
City, State, Zip: Pleasanton, California 94566
Telephone No.: (925) 426-2625
Fax No.: (925) 426-0106

Project Information

Project No.: 4442.01
Name:
Location: Saratoga

Special Instructions and/or specific regulatory requirements:

					Analyses Requested: 8260B-VOCs	Sample Condition/Comments	Preservative
B-1	18-Dec-03	PM	soil	1	X		
B-2	18-Dec-03	PM	soil	1	X		
B-3	18-Dec-03	PM	soil	1	X		

Collected by: Mathew Reimer Date/Time 12/18/03
Relinquished by: Date/Time 12/19/03
Relinquished by: Date/Time 12/19/03 - 1145
Method of Shipment:

Collector's Signature: Date/Time
Received by: Date/Time 12/19-03 - 1030
Received by: Date/Time 12/19 1945
Sample Condition on Rcpt:

McCampbell Analytical Inc.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone: 925-798-1620 Fax: 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Clayton Group Services	Client Project ID: #4442.01	Date Sampled: 12/18/03
6920 Koll Center Parkway, Ste.216		Date Received: 12/19/03
Pleasanton, CA 94566	Client Contact: Trevor Donaghu	Date Extracted: 12/19/03
	Client P.O.:	Date Analyzed: 12/20/03

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

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0312428

Lab ID	0312428-001A						
Client ID	B-1						
Matrix	Soil						
Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	50	Benzene	ND	1.0	5.0
Bromobenzene	ND	1.0	5.0	Bromochloromethane	ND	1.0	5.0
Bromodichloromethane	ND	1.0	5.0	Bromoform	ND	1.0	5.0
2-Butanone (MEK)	ND	1.0	10	Bromomethane	ND	1.0	5.0
n-Butyl benzene	ND	1.0	5.0	sec-Butyl benzene	ND	1.0	5.0
tert-Butyl benzene	ND	1.0	5.0	Carbon Disulfide	ND	1.0	5.0
Carbon Tetrachloride	ND	1.0	5.0	Chlorobenzene	ND	1.0	5.0
Chloroethane	ND	1.0	5.0	2-Chloroethyl Vinyl Ether	ND	1.0	10
Chloroform	ND	1.0	5.0	Chloromethane	ND	1.0	5.0
2-Chlorotoluene	ND	1.0	5.0	4-Chlorotoluene	ND	1.0	5.0
Dibromochloromethane	ND	1.0	5.0	1,2-Dibromo-3-chloropropane	ND	1.0	5.0
1,2-Dibromoethane (EDB)	ND	1.0	5.0	Dibromomethane	ND	1.0	5.0
1,2-Dichlorobenzene	ND	1.0	5.0	1,3-Dichlorobenzene	ND	1.0	5.0
1,4-Dichlorobenzene	ND	1.0	5.0	Dichlorodifluoromethane	ND	1.0	5.0
1,1-Dichloroethane	ND	1.0	5.0	1,2-Dichloroethane (1,2-DCA)	ND	1.0	5.0
1,1-Dichloroethene	ND	1.0	5.0	cis-1,2-Dichloroethene	ND	1.0	5.0
trans-1,2-Dichloroethene	ND	1.0	5.0	1,2-Dichloropropane	ND	1.0	5.0
1,3-Dichloropropane	ND	1.0	5.0	2,2-Dichloropropane	ND	1.0	5.0
1,1-Dichloropropene	ND	1.0	5.0	cis-1,3-Dichloropropene	ND	1.0	5.0
trans-1,3-Dichloropropene	ND	1.0	5.0	Ethylbenzene	ND	1.0	5.0
Hexachlorobutadiene	ND	1.0	5.0	2-Hexanone	ND	1.0	5.0
Iodomethane (Methyl iodide)	ND	1.0	50	Isopropylbenzene	ND	1.0	5.0
4-Isopropyl toluene	ND	1.0	5.0	Methyl-t-butyl ether (MTBE)	ND	1.0	5.0
Methylene chloride	ND	1.0	5.0	4-Methyl-2-pentanone (MIBK)	ND	1.0	5.0
Naphthalene	ND	1.0	5.0	n-Propyl benzene	ND	1.0	5.0
Styrene	ND	1.0	5.0	1,1,1,2-Tetrachloroethane	ND	1.0	5.0
1,1,2,2-Tetrachloroethane	ND	1.0	5.0	Tetrachloroethene	ND	1.0	5.0
Toluene	ND	1.0	5.0	1,2,3-Trichlorobenzene	ND	1.0	5.0
1,2,4-Trichlorobenzene	ND	1.0	5.0	1,1,1-Trichloroethane	ND	1.0	5.0
1,1,2-Trichloroethane	ND	1.0	5.0	Trichloroethene	ND	1.0	5.0
Trichlorofluoromethane	ND	1.0	5.0	1,2,3-Trichloropropane	ND	1.0	5.0
1,2,4-Trimethylbenzene	ND	1.0	5.0	1,3,5-Trimethylbenzene	ND	1.0	5.0
Vinyl Acetate	ND	1.0	50	Vinyl Chloride	ND	1.0	5.0
Xylenes	ND	1.0	5.0				

Surrogate Recoveries (%)

%SS1:	99.9	%SS2:	106
%SS3:	110		

Comments:

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; j) sample diluted due to high organic content.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

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Telephone: 925-798-1620 Fax: 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Clayton Group Services	Client Project ID: #4442.01	Date Sampled: 12/18/03
		Date Received: 12/19/03
6920 Koll Center Parkway, Ste.216	Client Contact: Trevor Donaghu	Date Extracted: 12/19/03
Pleasanton, CA 94566	Client P.O.:	Date Analyzed: 12/20/03

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

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0312428

Lab ID	0312428-002A						
Client ID	B-2						
Matrix	Soil						
Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	50	Benzene	ND	1.0	5.0
Bromobenzene	ND	1.0	5.0	Bromochloromethane	ND	1.0	5.0
Bromodichloromethane	ND	1.0	5.0	Bromoform	ND	1.0	5.0
2-Butanone (MEK)	ND	1.0	10	Bromomethane	ND	1.0	5.0
n-Butyl benzene	ND	1.0	5.0	sec-Butyl benzene	ND	1.0	5.0
tert-Butyl benzene	ND	1.0	5.0	Carbon Disulfide	ND	1.0	5.0
Carbon Tetrachloride	ND	1.0	5.0	Chlorobenzene	ND	1.0	5.0
Chloroethane	ND	1.0	5.0	2-Chloroethyl Vinyl Ether	ND	1.0	10
Chloroform	ND	1.0	5.0	Chloromethane	ND	1.0	5.0
2-Chlorotoluene	ND	1.0	5.0	4-Chlorotoluene	ND	1.0	5.0
Dibromochloromethane	ND	1.0	5.0	1,2-Dibromo-3-chloropropane	ND	1.0	5.0
1,2-Dibromoethane (EDB)	ND	1.0	5.0	Dibromomethane	ND	1.0	5.0
1,2-Dichlorobenzene	ND	1.0	5.0	1,3-Dichlorobenzene	ND	1.0	5.0
1,4-Dichlorobenzene	ND	1.0	5.0	Dichlorodifluoromethane	ND	1.0	5.0
1,1-Dichloroethane	ND	1.0	5.0	1,2-Dichloroethane (1,2-DCA)	ND	1.0	5.0
1,1-Dichloroethene	ND	1.0	5.0	cis-1,2-Dichloroethene	ND	1.0	5.0
trans-1,2-Dichloroethene	ND	1.0	5.0	1,2-Dichloropropane	ND	1.0	5.0
1,3-Dichloropropane	ND	1.0	5.0	2,2-Dichloropropane	ND	1.0	5.0
1,1-Dichloropropene	ND	1.0	5.0	cis-1,3-Dichloropropene	ND	1.0	5.0
trans-1,3-Dichloropropene	ND	1.0	5.0	Ethylbenzene	ND	1.0	5.0
Hexachlorobutadiene	ND	1.0	5.0	2-Hexanone	ND	1.0	5.0
Iodomethane (Methyl iodide)	ND	1.0	50	Isopropylbenzene	ND	1.0	5.0
4-Isopropyl toluene	ND	1.0	5.0	Methyl-t-butyl ether (MTBE)	ND	1.0	5.0
Methylene chloride	ND	1.0	5.0	4-Methyl-2-pentanone (MIBK)	ND	1.0	5.0
Naphthalene	ND	1.0	5.0	n-Propyl benzene	ND	1.0	5.0
Styrene	ND	1.0	5.0	1,1,1,2-Tetrachloroethane	ND	1.0	5.0
1,1,2,2-Tetrachloroethane	ND	1.0	5.0	Tetrachloroethene	ND	1.0	5.0
Toluene	ND	1.0	5.0	1,2,3-Trichlorobenzene	ND	1.0	5.0
1,2,4-Trichlorobenzene	ND	1.0	5.0	1,1,1-Trichloroethane	ND	1.0	5.0
1,1,2-Trichloroethane	ND	1.0	5.0	Trichloroethene	ND	1.0	5.0
Trichlorofluoromethane	ND	1.0	5.0	1,2,3-Trichloropropane	ND	1.0	5.0
1,2,4-Trimethylbenzene	ND	1.0	5.0	1,3,5-Trimethylbenzene	ND	1.0	5.0
Vinyl Acetate	ND	1.0	50	Vinyl Chloride	ND	1.0	5.0
Xylenes	ND	1.0	5.0				

Surrogate Recoveries (%)

%SS1:	96.8	%SS2:	105
%SS3:	109		

Comments:

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

ND means not detected above the reporting limit, N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; j) sample diluted due to high organic content.

DHS Certification No. 1644

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Clayton Group Services	Client Project ID: #1442.01	Date Sampled: 12/18/03
6920 Koll Center Parkway, Ste.216		Date Received: 12/19/03
Pleasanton, CA 94566	Client Contact: Trevor Donaghue	Date Extracted: 12/19/03
	Client P.O.:	Date Analyzed: 12/20/03

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

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0312428

Lab ID	0312428-002A
Client ID	B-3
Matrix	Soil

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	50	Benzene	ND	1.0	5.0
Bromobenzene	ND	1.0	5.0	Bromochloromethane	ND	1.0	5.0
Bromodichloromethane	ND	1.0	5.0	Bromoform	ND	1.0	5.0
2-Butanone (MEK)	ND	1.0	10	Bromomethane	ND	1.0	5.0
n-Butyl benzene	ND	1.0	5.0	sec-Butyl benzene	ND	1.0	5.0
tert-Butyl benzene	ND	1.0	5.0	Carbon Disulfide	ND	1.0	5.0
Carbon Tetrachloride	ND	1.0	5.0	Chlorobenzene	ND	1.0	5.0
Chloroethane	ND	1.0	5.0	2-Chloroethyl Vinyl Ether	ND	1.0	10
Chloroform	ND	1.0	5.0	Chloromethane	ND	1.0	5.0
2-Chlorotoluene	ND	1.0	5.0	4-Chlorotoluene	ND	1.0	5.0
Dibromochloromethane	ND	1.0	5.0	1,2-Dibromo-3-chloropropane	ND	1.0	5.0
1,2-Dibromoethane (EDB)	ND	1.0	5.0	Dibromomethane	ND	1.0	5.0
1,2-Dichlorobenzene	ND	1.0	5.0	1,3-Dichlorobenzene	ND	1.0	5.0
1,4-Dichlorobenzene	ND	1.0	5.0	Dichlorodifluoromethane	ND	1.0	5.0
1,1-Dichloroethane	ND	1.0	5.0	1,2-Dichloroethane (1,2-DCA)	ND	1.0	5.0
1,1-Dichloroethene	ND	1.0	5.0	cis-1,2-Dichloroethene	ND	1.0	5.0
trans-1,2-Dichloroethene	ND	1.0	5.0	1,2-Dichloropropane	ND	1.0	5.0
1,3-Dichloropropane	ND	1.0	5.0	2,2-Dichloropropane	ND	1.0	5.0
1,1-Dichloropropene	ND	1.0	5.0	cis-1,3-Dichloropropene	ND	1.0	5.0
trans-1,3-Dichloropropene	ND	1.0	5.0	Ethylbenzene	ND	1.0	5.0
Hexachlorobutadiene	ND	1.0	5.0	2-Hexanone	ND	1.0	5.0
Iodomethane (Methyl iodide)	ND	1.0	50	Isopropylbenzene	ND	1.0	5.0
4-Isopropyl toluene	ND	1.0	5.0	Methyl-t-butyl ether (MTBE)	ND	1.0	5.0
Methylene chloride	ND	1.0	5.0	4-Methyl-2-pentanone (MIBK)	ND	1.0	5.0
Naphthalene	ND	1.0	5.0	n-Propyl benzene	ND	1.0	5.0
Styrene	ND	1.0	5.0	1,1,1,2-Tetrachloroethane	ND	1.0	5.0
1,1,2,2-Tetrachloroethane	ND	1.0	5.0	Tetrachloroethene	ND	1.0	5.0
Toluene	ND	1.0	5.0	1,2,3-Trichlorobenzene	ND	1.0	5.0
1,2,4-Trichlorobenzene	ND	1.0	5.0	1,1,1-Trichloroethane	ND	1.0	5.0
1,1,2-Trichloroethane	ND	1.0	5.0	Trichloroethene	ND	1.0	5.0
Trichlorofluoromethane	ND	1.0	5.0	1,2,3-Trichloropropane	ND	1.0	5.0
1,2,4-Trimethylbenzene	ND	1.0	5.0	1,3,5-Trimethylbenzene	ND	1.0	5.0
Vinyl Acetate	ND	1.0	50	Vinyl Chloride	ND	1.0	5.0
Xylenes	ND	1.0	5.0				

Surrogate Recoveries (%)

%SS1:	98.1	%SS2:	107
%SS3:	111		

Comments:

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; j) sample diluted due to high organic content.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

CHICAGO TITLE COMPANY

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The Policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Missouri corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Company

BY _____ President

ATTEST _____ Secretary

Visit Us on our Website: www.ctic.com

Chicago Title Company

675 N. 1st Street, Suite 300 • San Jose, CA 95112
408 292-4212 • FAX 408 282-1404

PRELIMINARY REPORT

Title Officer: Jan Nguyen C&I
Escrow Officer: Sharon LaFountain
Escrow No.: 07-**98202297**-SL

Title No.: 07-**98202297**-JN
Locate No.: CACTI7743-7743-2982-0098202297

TO: Meacham/Oppenheimer
2165 S. Bascom Avenue, Suite D
Campbell, CA 95008

ATTN: Dave Taxin

SHORT TERM RATE: Yes

PROPERTY ADDRESS: 18736-18860 Cox Avenue, Saratoga, California

EFFECTIVE DATE: January 16, 2007, 07:30 A.M.

The form of Policy or Policies of title insurance contemplated by this report is:

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE as to Parcel(s) One;
   AN EASEMENT more fully described below as to Parcel(s) Two

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Quito Village Group, LLC, a California limited liability company

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

RR\RL 01/19/2007

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SARATOGA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel One:

All of Parcel 2, as shown upon that certain Parcel Map filed for record in Book 389 of Maps, at Page 19, Santa Clara County Records.

Parcel Two:

A non-exclusive easement for ingress, egress and parking, as defined and created in that certain "Reciprocal Easement Agreement" recorded on December 30, 2003, Instrument No. 17553183, Official Records of Santa Clara County.

APN: 389-12-019

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. **Property taxes,** which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2007-2008.

2. **Property taxes,** including any personal property taxes and any assessments collected with taxes, for the fiscal year 2006-2007, Assessor's Parcel Number 389-12-019.

Code Area Number:	15-032
1st Installment:	$109,510.61 Paid
2nd Installment:	$109,510.61 Payable, but not yet due
Land:	$8,637,567.00
Improvements:	$8,674,660.00
Exemption:	None Shown
Personal Property:	$0.00

3. Special Tax for Santa Clara County Library District Joint Powers Authority Community Facilities District No. 2005-1, under the Mello-Roos Community Facilities Act of 1982 as disclosed by a Notice of Special Tax Lien Recorded June 24, 2005, Instrument No. 18438576, Official Records, payable in continuing installments collected with the real property taxes.

4. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.

5. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to:	Pacific Gas and Electric Company, a California corporation
Purpose:	The right to erect, maintain, replace, remove and use a line of with all necessary and proper crossarms, braces, anchors, guy and other appliances and fixtures for use in connection therewith, and to suspend therefrom, maintain and use such wires as second party shall from time to time deems necessary for the transmission and distribution of electric energy
Recorded:	September 27, 1951, Book 747805, of Official Records
Affects:	As follows:

Within a strip of land of rthe uniform width of 10 feet, lying contiguous to and Northerly of the Southerly boundary line of said premises, and extending from the Easterly boundary line of said parcel of land conveyed by said deed dated December 15, 1950, Westerly to the Westerly boundary line of said parcel of land conveyed by said deed dated February 7, 1951

By instrument recorded June 8, 1959 in Book 4442, Page 387, Official Records, Pacific Telephone and Telegraph Company was granted the right to use said facilities.

6. **An irrevocable offer** to dedicate an easement over a portion of said land for Public Street and Road Purposes`.

Recorded:	June 19, 1961, Book 5203, Page 144, of Official Records
Affects:	As follows:

All that certain property situated in the City of Saratoga, County of Santa Clara, State of California, described as follows:

Beginning at a point of intersection of the Westerly line of Paseo Presada (60 feet wide) and the Northwesterly line of Tract No. 669 El Quito Park per map of same recorded November 14, 1949 in Book 24 of Maps at Pages 43, 44 and 45, Santa Clara County Records; thence along the said Northwesterly line of Tract No. 669 N. 18° 58' 45" E. 207.00 feet to an intersection with the Westerly prolongation of the Southerly line of Paseo Oramas; thence along said Westerly prolongation S. 88° 13' W. 61.05 feet; thence reversing direction Easterly and Southerly along a curve to the right tangent to the last course with radius 20 feet and central angle 110° 45' 45" for an arc distance of 38.66 feet to a point from which the aforesaid Northwesterly line of Tract No. 669 is distant 30.00 feet Southeasterly (measured at right angles to the said Northwesterly line); thence parallel with the said Northwesterly line S. 18° 58' 45" W. 62.91 feet to a point of curve; thence along the curve to the left of radius 137.67 feet through a central angle fo 20° 58' 15" for an arc distance of 50.39 feet to a point of tangency; and thence along the tangent S. 01° 59' 30" E. 58.34 feet to the point of beginning, being a portion of Lot 3 of the Subdivision of Sorosis Farm, per Map of said filed for record April 26, 1896 in Book "I" of Maps at Page 13, Santa Clara County Records.

Said document also disclosed that the portion of said land hereinabove stated is to be used for ingress and egress, public utilities, storm and sanitary sewers, water pipe lines and street purposes by owners of other parcels of land.

7. An Agreement, affecting said land, for the purposes, stated herein, upon the terms, covenants and conditions referred to therein, between the parties named herein

For:	Agreement for Mutual Cross-Easements
Dated:	January 3rd, 1980
Executed By:	Werner Stern and Edith Stern and Quito-Saratoga Center, Inc., a California Corporation
Recorded:	January 11, 1980 in Book F76 at Page 519 of Official Records

8. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to:	Pacific Gas and Electric Company, a California corporation and The Pacific Telephone and Telegraph Company, a California corporation
Purpose:	The right from time to time to construct, install, inspect, maintain, replace, remove and use facilities
Recorded:	November 20, 1988, Book F744, Page 110, of Official Records
Affects:	As follows:

A strip of land of the uniform width of 10 feet extending from the Southerly boundary line of Parcel 1, as shown upon said Map Southeasterly to the Southerly boundary line of said Parcel 2 and lying 5 feet on each side of the line which begins at a point in the Southerly boundary line of said Parcel 1 and runs thence

(1) South 72° 38 1/2' East 101.6 feet; thence
(2) South 66° 03' East 96.7 feet; thence
(3) South 65° 36' East 82.7 feet; thence
(4) South 72° 13 1/2' East 112.2 feet; thence
(5) South 2° 57 1/2' East approximately 150 feet to the Southerly boundary line of said Parcel 2; said point of beginning bears South 88° 13' West 154.4 feet distant from the found railroad spike accepted as marking the southeast corner of said Parcel 1.

9. **An irrevocable offer** to dedicate an easement over a portion of said land for Landscape Purposes.

Recorded: February 2, 1981, Book F883, Page 471, of Official Records
Affects: As follows:

A strip of land eight feet wide measured from the edge of curb of the Southerly retaining wall along Cox Avenue to the edge of curb of the northern boundary of the northern parking lot of Quito Center between the western entrance from Cox Avenue to Quito Center to the Southwest corner of Cox Avenue and Paseo Presada.

10. Any Rights, Interests or Claims which may exist or arise by reason of the following facts shown by a survey by Wecker Surveys dated December 2, 2003, Job No. "Parcel 2, 389 B.M. 19", and inspections of said land; excepting matters subsequent to 12/2/03:

(A) the fact that a block wall, curbs, parking spaces and a telephone pedestal encroach onto the easement recorded as Inst. No. 747805, and the easement recorded as 4442 O.R. 387, along the southerly boundary.

(B) the fact that a block wall, curbs, parking spaces and a driveway encroach onto the easement recorded as 5204 O.R. 144 near the northeasterly portion.

(C) the fact that a block wall, curbs, parking spaces and a concrete walkway encroach onto the easement recorded as F744 O.R. 110 over various portions.

(D) the fact that a concrete walkway encroaches onto the easement recorded as F883 O.R. 471 along the northerly boundary.

(E) the fact that parking spaces, curbing and concrete encroach onto land adjoining to the east.

(F) the fact that a retaining wall encroaches onto land adjoining to the north.

(G) the fact that a block wall encroaches 0.7' onto land adjoining to the west near the southwesterly corner.

11. **A deed of trust** to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount:	$13,200,000.00
Dated:	December 8, 2003
Trustor:	Quito Village Group, LLC, a California limited liability company
Trustee:	Chicago Title Insurance Company
Beneficiary:	General Electric Capital Corporation, a Delaware Corporation
Loan No.:	76-0030790
Recorded:	December 30, 2003, Instrument No. 17553184, of Official Records

An assignment of all the moneys due, or to become due, as rental, as additional security for the obligations secured by deed of trust shown as item no. 11.

Assigned to:	General Electric Capital Corporation, a Delaware Corporation
by Assignment Recorded:	December 30, 2003, Instrument No. 17553185, of Official Records

An assignment of the beneficial interest under said deed of trust which names:

Assignee:	LaSalle Bank National Association, as Trustee for the registered holders of GE Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2004-C2
Loan No.:	76-0030790
Recorded:	October 15, 2004, Instrument No. 18049878, of Official Records

12. **An unrecorded lease** with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled:	Notice Non-Responsibility
Lessor:	Quito Village Group, LLC
Lessee:	The Reading Clinic
Recorded:	August 15, 2005, Instrument No. 18521927, of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

13. **An unrecorded lease** with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled:	Notice Non-Responsibility
Lessor:	Quito Village Group, LLC
Lessee:	Cazuelas Authentic-Mexican Food
Recorded:	November 6, 2006, Instrument No. 19172523, of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

14. **Any claims for mechanics' liens** on said land that may be recorded, by reason of a recent work of improvement that is disclosed by the document shown below.

Document:	Notice Non-Responsibility
Recorded:	November 6, 2006, Instrument No. 19172523, of Official Records

15. **Before issuing its policy of title insurance**, this Company will require for review, the following documents from the Limited Liability Company named below.

Limited Liability Company: Quito Village Group, LLC

(a) A copy of its operating agreement and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

(b) Confirmation that its Articles of Organization (LLC-1), and Certificate of Amendment (LLC-2), any restated Articles of Organization (LLC-10) and/or Certificate of Correction (LLC-11) have been filed with the Secretary of State.

(c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

(d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.

(e) If the Limited Liability Company was formed in a foreign jurisdiction, evidence satisfactory to the Company, that it has complied with California "doing business" laws, if applicable.

After review of the requested documents, the Company reserves the right to add additional items or make additional requirements prior to the issuance of any policy of title insurance.

16. **Any rights of the parties in possession** of a portion of, or all of, said land, which rights are not disclosed by the public record.

This Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

17. **Any easements** not disclosed by those public records which impart constructive notice as to matters affecting title to real property and which are not visible and apparent from an inspection of the surface of said land.

18. **Any facts, rights, interests or claims** which a correct survey would disclose and which are not disclosed by the public records.

19. "If an Alta Policy is requested, this Company will require an Inspection prior to the Close of Escrow."

END OF ITEMS

Note 1. There are NO deeds affecting said land, recorded within six (6) months of the date of this report.

Note 2. **The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

Note 3. If a 1970 ALTA Owner's or Lender's or 1975 ALTA Leasehold Owner's or Lender's policy form has been requested, the policy, when approved for issuance, will be endorsed to add the following to the Exclusions From Coverage contained therein:

Loan Policy Exclusion:

Any claim, which arises out of the transaction creating the interest of the mortgage insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

(i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or

(ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or

(iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:

(a) to timely record the instrument of transfer; or

(b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

Owners Policy Exclusion:

Any claim, which arises out of the transaction vesting in the insured, the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

(i) the transaction creating the estate or interest by this policy being deemed a fraudulent conveyance or fraudulent transfer; or

(ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:

(a) to timely record the instrument of transfer; or

(b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

Note 4. NOTE: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note 5. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

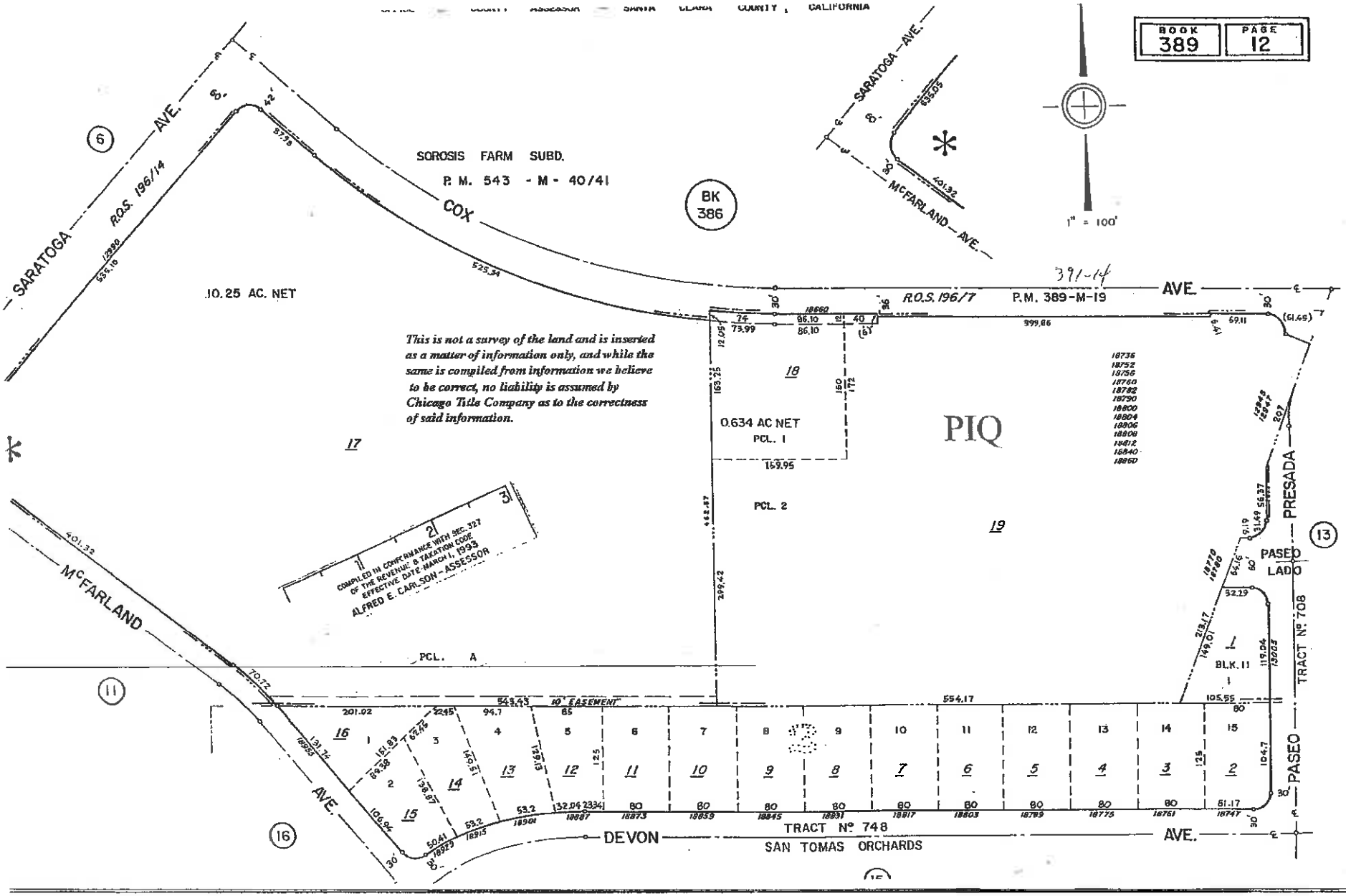
Note 6. Wiring instructions for Chicago Title Company, San Jose, CA, are as follows:

Receiving Bank:	Bank of America 275 Valencia Blvd, 2nd Floor Brea, CA 92823-6340
ABA Routing No.:	026009593
Credit Account Name:	Chicago Title Company - San Jose Commercial 675 N. 1st Street, Suite 300, San Jose, CA 95112
Credit Account No.:	12353-81969
Escrow No.:	07-**98202297**-SL

These wiring instructions are for this specific transaction involving the Title Department of the San Jose office of Chicago Title Company. These instructions therefore should not be used in other transactions without first verifying the information with our accounting department. It is imperative that the wire text be exactly as indicated. Any extraneous information may cause unnecessary delays in confirming the receipt of funds.

END OF NOTES

BOOK	PAGE
389	12



ATTACHMENT ONE

AMERICAN LAND TITLE ASSOCIATION
RESIDENTIAL TITLE INSURANCE POLICY (6-1-87) EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
   - land use
   - improvements on the land
   - land division
   - environmental protection

   This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at policy date.
   This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
   - a notice of exercising the right appears in the public records on the Policy Date
   - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowledge of the taking
3. Title Risks:
   - that are created, allowed, or agreed to by you
   - that are known to you, but not to us, on the Policy Date-unless they appeared in the public records
   - that result in no loss to you
   - that first affect your title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
   - to any land outside the area specifically described and referred to in Item 3 of Schedule A
     or
   - in streets, alleys, or waterways that touch your land

   This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees, and the expenses resulting from:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
2. Any easements or liens not shown by the public records. This does not limit the lien coverage in Item 8 of Covered Title Risks.
3. Any facts about the land which a correct survey would disclose and which are not shown by the public records. This does not limit the forced removal coverage in item 12 of Covered Title Risks.
4. Any water rights or claims or title to water in or under the land, whether or not shown by the public records.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

SCHEDULE B, PART I
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

ATTACHMENT ONE
(CONTINUED)

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)
WITH A.L.T.A. ENDORSEMENT-FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
   (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
   (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
      (a) to timely record the instrument of transfer; or
      (b) of such recordation to impart notice to a purchaser for value or a judgement or lien creditor.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy, or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
   (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
      (a) to timely record the instrument of transfer; or
      (b) of such recordation to impart notice to a purchaser for value or a judgement or lien creditor.

The above ALTA policy forms, dated 10-17-92, may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

ATTACHMENT ONE
(CONTINUED)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
   a. building
   b. zoning
   c. Land use
   d. improvements on Land
   e. Land division
   f. environmental protection

   This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
   This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
   a. notice of exercising the right appears in the Public Records at the Policy Date; or
   b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date – this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 14, 15, 16 and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 14:	1.00% of Policy Amount or $ 2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 15:	1.00% of Policy Amount or $ 5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 16:	1.00% of Policy Amount or $ 5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 18:	1.00% of Policy Amount or $ 2,500.00 (whichever is less)	$ 5,000.00

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvements now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) created, suffered, assumed or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (this paragraph does limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22 ,23, 24, 25 and 26); or
   (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known to the Insured at:
   (a) The time of the advance; or
   (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

Notice

You may be entitled to receive a $20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do not have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is subject of your current transaction, you must - prior to the close of the current transaction - inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company of the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you qualify for a discount which is subject to other terms and conditions.

Effective through November 1, 2014

Fidelity National Title Group of Companies' Privacy Statement

July 1, 2001

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Fidelity National Title Group, Inc.
Privacy Compliance Officer
601 Riverside Avenue
Jacksonville, FL 32204

Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

BOOK 2291 PAGE 100

212-416

WERNER STERN, a married man dealing with his separate property, and

ERNEST H. RENZEL, JR., a married dealing with his separate property,

hereinafter called first party, does hereby grant to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party, its successors and assigns, the right to erect, maintain, replace, remove and use a line of poles with all necessary and proper crossarms, braces, anchors, guys and other appliances and fixtures for use in connection therewith, and to suspend therefrom, maintain and use such wires as second party shall from time to time deem necessary for the transmission and distribution of electric energy, together with a right of way along said line of poles, over and across those certain premises,

situate in the _____ County of Santa Clara

State of California, which are described as follows:

That certain parcel of land, situate in Quito Rancho, conveyed by Fred H. Smith et ux to Werner Stern et al by deed dated December 15, 1950, and recorded in volume 2119 of official records at page 393, records of said County of Santa Clara, and that certain parcel of land, situate in said Quito Rancho, conveyed by Fred H. Smith et ux to Werner Stern et al by deed dated February 7, 1951, and recorded in volume 2157 of official records at page 70, records of said County of Santa Clara.

The route of said line of poles across said premises shall be as follows:

Within a strip of land of the uniform width of 10 feet, lying contiguous to and northerly of the southerly boundary line of said premises, and extending from the easterly boundary line of said parcel of land conveyed by said deed dated December 15, 1950, westerly to the westerly boundary line of said parcel of land conveyed by said deed dated February 7, 1951.

BOOK 2291 PAGE 100

737805

SEP 27 2 ... ELECTRIC CO

Said right includes the trimming by second party of any trees along said poles and wires whenever considered necessary for the complete enjoyment thereof.

IN WITNESS WHEREOF first party has executed these presents this 15 day of

[illegible] 1951

Ernest H. Renzel Jr.

Executed in the presence of:

Witness

PREPARED [illegible]

CHECKED [illegible]

BOOK 2291 PAGE 101

State of California,

County of Santa Clara } ss.

On this 29th day of August A. D. One Thousand Nine Hundred and Fifty-one, before me, Victor F. Solari, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared Harry F. Dolan, known to me to be the same person whose name is subscribed to the within instrument, as a witness thereto, who, being duly sworn, deposed and said, that he resides in the said County of Santa Clara, State of California, that he was present and saw Ernest H. Rentel Jr. and Werner Storm (personally known to him to be the persons described in and who executed the said instrument, as parties thereto), sign and execute the same, and that, at their request, he, the said affiant, thereupon subscribed his name as a witness thereto.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, at my office, in the said County of Santa Clara, the day and year in this certificate first above written.

Victor F. Solari

Notary Public in and for the said County of Santa Clara State of California

BOOK 4442 PAGE 387

[illegible] property
[illegible] property
[illegible] the right from time to
[illegible] of [illegible] wires and cables
[illegible] together with a right of way
[illegible] and upon the following described real
[illegible] State of California:

[illegible] in the deed recorded in Book 2291 of Official
[illegible] Page 200, Recorder's Serial No. 747805.

[illegible] shall use Pacific Gas and Electric Company's existing poles or pole [illegible] possible.

1644406
BOOK 4442 PAGE 387
FILED FOR RECORD
AT REQUEST OF
THE NAVY TITLE AND TRUST COMPANY
JUN 8 2 20 PM 1959
SANTA [illegible] COUNTY

Dated May 21 1959 Ernest H. Renzelli

Witness A. P. Herrmann [illegible]

STATE OF CALIFORNIA } ss.
City and County of San Francisco

On this 5th day of June, 1959, before me, MARIE G. RICE, a notary public in and for said City and County of San Francisco, residing therein, duly commissioned and sworn, personally appeared A. P. [illegible], known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who, being by me duly sworn, deposes and says: that he resides in the _____ County of [illegible] State of California; that he was present and saw [illegible] personally known to him to be the person described in the within and annexed instrument, sign the same as part [illegible] thereto; and that [illegible] acknowledged to said affiant that [illegible] executed the same and, at [illegible] request, affiant subscribed his name as a witness thereto.

IN WITNESS [illegible], I have hereunto set my hand and affixed my official seal, at my office, in the said [illegible] County of San Francisco, the day and year in this certificate first above written.

Marie G. Rice
NOTARY PUBLIC
in and for the City and County of San Francisco, State of California

2015081

SDR-257

OH

OFFER TO DEDICATE PROPERTY FOR STREET PURPOSES

BOOK 5203 PAGE 144

For valuable consideration, the undersigned owners of the hereinafter described real property, hereby warranting that they constitute all of the owners thereof, for themselves, their heirs, successors and assigns, hereby irrevocably offer to dedicate to the City of Saratoga, a Municipal Corporation, an easement and right of way for a public city street (including all trees or growth presently growing or as may be grown within said right of way) upon, under, over and across that certain real property situated in the City of Saratoga, County of Santa Clara, State of California, and more particularly described as follows:

Quito Shopping Center--Paseo Presada dedication.

All that certain property situated in the City of Saratoga, County of Santa Clara, State of California, described as follows:

BEGINNING at the point of intersection of the Westerly line of Paseo Presada (60 feet wide) and the Northwesterly line of Tract No. 669 ElQuito Park per map of same recorded Nov. 14, 1949 in Book 24 of Maps at pages 43, 44 and 45, Santa Clara County Records; thence along the said Northwesterly line of Tract No. 669 N.18°58'45"E. 207.00 feet to an intersection with the Westerly prolongation of the Southerly line of Paseo Oramas; thence along said Westerly prolongation S.88°13'W. 61.05 feet; thence reversing direction Easterly and Southerly along a curve to the right tangent to the last coursewith radius 20 feet and central angle 110°45'45" for an arc distance of 38.66 feet to a point from which the aforesaid Northwesterly line of Tract No. 669 is distant 30.00 feet Southeasterly (measured at right angles to the said Northwesterly line); thence parallel with the said Northwesterly line S.18°58'45"W. 62.91 feet to a point of curve; thence along the curve to the left of radius 137.67 feet through a central angle of 20°58'15" for an arc distance of 50.39 feet to a point of tangency; and thence along the tangent S.01°59'30"E. 58.34 feet to the point of beginning, being a portion of Lot 3 of the Subdivision of Sorosis Farm, per Map of same filed for Record April 26, 1896 in Book "I" of Maps at page 13, Santa Clar a County Records.

. . . . . .

BOOK 5203 PAGE 145

2015081

BOOK 5203 PAGE 144
FILED FOR RECORD
AT REQUEST OF
City of Saratoga
JUN 19 3 04 PM 1961
OFFICIAL RECORDS
SANTA CLARA COUNTY
PAUL R. TEILH
RECORDER

The undersigned understand that the within offer can only be accepted by resolution of the City Council of the City of Saratoga pursuant to Streets and Highways Code Section 1806 of the State of California, and recordation of this instrument shall not and will not constitute acceptance of the within offer to dedicate. This offer shall be irrevocable and shall be binding upon our heirs, personal representatives, successors and assigns. The plural as used herein shall include the singular, and the singular shall include the plural.

Executed this 1 day of June, 19 61.

E. H. Renzel Jr et al

E. H. Renzel Jr

(All signatures must be acknowledged before Notary Public - attach either corporate, individual, or partnership notary form).

25.8

INDIVIDUAL ACKNOWLEDGEMENT

State of California } SS.
County of Santa Clara

On this 1st day of June 19 61, before me, Eunice Royse, a Notary Public in and for said Santa Clara County, personally appeared E. H. Renzel, Jr.

known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Eunice Royse

Notary Public in and for said Santa Clara County and State.

My commission expires 21 January 7 19 65

When recorded mail to:

Herman Mager
Attorney at Law
Suite 600
Bank of America Bldg.
12 South First Street
San Jose, CA 95113

VTC 175302-1 Acco PB
APN 391-14-24;-21
CA 15-032

F 76 PAGE 519

6621732

F 76 PAGE 519

Recorded at the request of
Valley Title Company

JAN 11 1980 8:01AM

GEORGE A. MANN
REGISTRAR-RECORDER
Santa Clara County, Official Records

AGREEMENT FOR MUTUAL
CROSS-EASEMENTS

This Agreement made between WERNER STERN AND EDITH STERN, hereinafter referred to as "STERNS" and QUITO-SARATOGA CENTER, INC. a California corporation, hereinafter referred to as "QUITO", agree to quitclaim to each other mutual cross easements under APN 391-14-24 & 391-14-21 for parking motor vehicles for tenants, customers and employees. Ingress and egress areas, and tenants and employees restricted parking areas to be agreed upon at a later date.

STERNS' quitclaim of easement to be subject to the terms, covenants and conditions set forth in that certain lease between STERNS and FIRST NATIONAL BANK, as assigned to BANK OF THE WEST, dated August 7, 1978 and all of the rights of LESSEE therein setforth.

STERNS' quitclaim of easement is made without warranty, expressed or implied.

IN WITNESS WHEREOF parties have hereunto set their hands this third day of January, 1980.

WERNER STERN

EDITH STERN

QUITO-SARATOGA CENTER, INC.
a California corporation

BY: _____

Its: President

JAN 11 1980

F 76 PAGE 520

STATE OF CALIFORNIA,
County of SANTA CLARA } ss.

On January 4, 1980 before me, the undersigned, a Notary Public in and for said County and State personally appeared Werner Stern and Edith Stern

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

S. HANEY
NOTARY PUBLIC - CALIFORNIA
Santa Clara County
My Commission Expires Apr. 19, 1982

Notary Public

ACKNOWLEDGMENT—GENERAL
VTC-126

STATE OF CALIFORNIA,
County of Santa Clara } ss.

On January 4, 1980, before me a Notary Public in and for said County and State personally appeared A. M. Shelton known to me to be the President of Quito-Saratoga Center, Inc. the corporation that executed the within and foregoing instrument, and also known to me to be the person(s) who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

OFFICIAL SEAL
CYNTHIA A. GOMES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SANTA CLARA COUNTY
My Commission Expires December 30, 1980

Cynthia A. Gomes
Notary Public

ACKNOWLEDGMENT—CORPORATION
VTC-27

JAN 11 1980

62-3111 2-73 REV. 1139

AFTER RECORDING RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Land Department, Room 804
111 Almaden Boulevard
San Jose, CA 95198

Location: City/[redacted] SARATOGA
Recording Fee $5.00
Documentary Transfer Tax $ NONE
☐ Computed on Full Value of Property Conveyed, or
☐ Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale

Ernest J. Rossi
Signature of declarant or agent determining tax

F 744 PAGE 110 6907438

FOR RECORDER'S USE ONLY

AT REQUEST OF
P.C.+E.
Nov 20 11 55 AM '80
OFFICIAL RECORDS
SANTA CLARA COUNTY
GEORGE A. MAIN
REGISTRAR-RECORDER
F 744 PAGE 110

5.00

EASEMENT

Consideration or value of interest conveyed herein does not exceed $100.00

QUITO-SARATOGA CENTER, INC., a California corporation,

first party, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, and THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a California corporation, second party, the right from time to time to construct, install, inspect, maintain, replace, remove and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands situate in the City of Saratoga, County of Santa Clara, State of California, described as follows:

APN 391-14-024

PARCEL 2 as shown upon the Parcel Map filed for record in Book 389 of Maps at page 19, Santa Clara County Records.

Said facilities shall consist of:

Such underground conduits, pipes, manholes, service boxes, wires, cables and electrical conductors; aboveground marker posts, risers and service pedestals; underground and aboveground switches, fuses, terminals and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as second party deems necessary located within the strip of land described as follows:

A strip of land of the uniform width of 10 feet extending from the southerly boundary line of PARCEL 1, as shown upon said map, southeasterly to the southerly boundary line of said PARCEL 2 and lying 5 feet on each side of the line which begins at a point in the southerly boundary line of said PARCEL 1 and runs thence

(1) south 72° 38' east 101.6 feet; thence

P.G.&E. CO. COPY

NOV 20 1980

(2) south 66° 03' east 96.7 feet; thence

(3) south 65° 36' east 82.7 feet; thence

(4) south 72° 13½' east 112.2 feet; thence

(5) south 2° 57½' east approximately 150 feet to the southerly boundary line of said PARCEL 2; said point of beginning bears south 88° 13' west 154.4 feet distant from the found railroad spike accepted as marking the southeast corner of said PARCEL 1.

NOV 20 1980

...partment
...3113 Rev. 3/76

F 744 PAGE 112 SHEET B

First party shall not erect or construct any building or other structure or drill or operate any well within said strip of land.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF first party has executed these presents this 29th day of August, 1980.

ATTEST:

Assistant Secretary
Hyme R. Sullivan

QUITO-SARATOGA CENTER, INC.,

Arthur M. Shelton
President

Executed in the presence of:

Witness
George R. Klukas

GM 414500, Map H-14, SJL11570, FB 119-05, D&C 21009-G, Auth B-35234-E, N½ of SW¼ & S½ of NW¼ of Sec. 32, T.7S., R.1W., MDB&M (mk/doc/lgg) (Tape W)

FOR NOTARY'S USE ONLY

62-4203 (Corporation) Rev. 7/78

STATE OF CALIFORNIA
County of Contra Costa } ss.

On this 29th day of August in the year 1980 before me, Arthur M. Shelton a Notary Public in and for said State, duly commissioned and sworn, personally appeared Arthur M. Shelton

Official Seal

OFFICIAL SEAL
NOEL S. BURGE
NOTARY PUBLIC — CALIFORNIA
COUNTY OF CONTRA COSTA
My Commission Expires July 26, 1983

known to me to be the President

of the corporation that executed the within instrument, and to be the person(s) who executed the said instrument on behalf of said corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Noel S. Burge
Notary Public in and for the said State

P.G.&E. CO. COPY

NOV 20 1980

6969308
F 883 PAGE 471

OFFER TO DEDICATE EASEMENT FOR LANDSCAPE PURPOSES

For valuable consideration, the undersigned owners of the hereinafter described real property, hereby warranting that they constitute all of the owners thereof, for themselves, their heirs, successors and assigns, hereby irrevocably offer to dedicate to the City of Saratoga, a Municipal Corporation, an easement for a public landscaped strip under, over, and across that certain real property situated in the City of Saratoga, County of Santa Clara, State of California. Said property is more particularly described as follows:

A strip of land eight feet wide measured from the edge of curb of the southerly retaining wall along Cox Avenue to the edge of curb of the northern boundary of the northern parking lot of Quito Center between the western entrance from Cox Avenue to Quito Center to the southwest corner of Cox Avenue and Paseo Presada.

F 883 PAGE 471

Dept. of Public Works
CITY OF SARATOGA
13777 Fruitvale Avenue
SARATOGA, CALIFORNIA

OH

6969308
FILED FOR RECORD AT REQUEST OF
FEB 2 2 12 PM '81
OFFICIAL RECORDS SANTA CLARA COUNTY GEORGE A. MANN REGISTRAR RECORDER

NO FEE TO BE CHARGED IN ACCORDANCE WITH GOVT. CODE SEC. 6103, CITY OF SARATOGA

DEPT. OF PUBLIC WORKS
CITY OF SARATOGA
13777 FRUITVALE AVE.
SARATOGA, CALIF. 95070

JURAT NOT COMPLETELY FILMED

The undersigned understand that the within offer can only be accepted by resolution of the City Council of the City of Saratoga, and recordation of this instrument shall not and will not constitute acceptance of the within offer to dedicate. This offer shall be irrevocable and shall be binding upon our heirs, personal representatives, successors and assigns. The plural as used herein shall include the singular, and the singular shall include the plural.

Executed this 4th day of March, 1980.

Quito-Saratoga Center, Inc.

By [signature]
President

FEB 02 1981

(All signatures must be acknowledged before a Notary Public. Attach either corporate, individual or partnership notary form.)

Chicago Title Co.
992781-WM

DOCUMENT: 17553184

Pages 20

Fees	80 00
Taxes	
Copies	
AMT PAID	80 00

Loan No. 76-0030790

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Sheppard, Mullin, Richter & Hampton LLP
650 Town Center Drive, 4th Floor
Costa Mesa, California 92626-1925
Attn: Steven L. Satz, Esquire

BRENDA DAVIS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
Chicago Title

RDE # 102
12/30/2003
3:30 PM

THIS SPACE ABOVE FOR RECORDER'S USE

391-14-021.01; X024; X020; 10

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

from

QUITO VILLAGE GROUP, LLC
(Grantor)

to

CHICAGO TITLE INSURANCE COMPANY
(Trustee)

for the benefit of
GENERAL ELECTRIC CAPITAL CORPORATION
(Beneficiary)

Dated as of: December 8, 2003

Property Location: Quito Village Shopping Center.
Saratoga, California

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

This Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (this "**Deed of Trust**") is executed as of December 8, 2003, by **QUITO VILLAGE GROUP, LLC**, a California limited liability company, whose organization number is 200335310039 ("**Grantor**"), whose address for notice hereunder is c/o Terracommerical, Inc., 160 West Santa Clara Street, Suite 990, San Jose, California 95113, Attention: Robert L. Longinetti, to **CHICAGO TITLE INSURANCE COMPANY** ("**Trustee**"), for the benefit of **GENERAL ELECTRIC CAPITAL CORPORATION**, a Delaware corporation ("**Beneficiary**"), whose address for notice is c/o GEMSA Loan Services, L.P., 1500 City West Boulevard, Suite 200, Houston, Texas 77042-2300, Attention: Portfolio Manager/Access Program.

ARTICLE 1

DEFINITIONS

Section 1.1 **Definitions**. As used herein, the following terms shall have the following meanings:

"**Indebtedness**": The sum of all principal, interest and all other amounts due under or secured by the Loan Documents.

"**Loan**": The Loan made to the Grantor by the Beneficiary as evidenced and secured by the Loan Documents.

"**Loan Documents**": The (a) Loan Agreement of even date between Grantor and Beneficiary (the "**Loan Agreeme nt**"), (b) Promissory Note of even date, executed by Grantor, payable to the order of Beneficiary, in the stated principal amount of $13,200,000.00 (the "**Note**"), (c) this Deed of Trust, (d) all other documents now or hereafter executed by Grantor, or any other person or entity, to evidence, secure or guaranty the payment of all or any portion of the Indebtedness or the performance of all or any portion of the Obligations or otherwise executed in connection with the Note or this Deed of Trust and (e) all modifications, restatements, extensions, renewals and replacements of the foregoing; provided however, in no event shall the term "Loan Documents" include that certain Hazardous Materials Indemnity Agreement dated the date hereof in favor of Beneficiary.

"**Mortgaged Property**": (a) the real property described in Exhibit A, together with any greater estate therein as hereafter may be acquired by Grantor (the "**Land**"), (b) all buildings, structures and other improvements, now or at any time situated, placed or constructed upon the Land (the "**Improvements**"), (c) all the estate, right, title, claim or demand whatsoever of Grantor either in law or in equity, in possession or expectancy, of, in and to the Mortgaged Property or any part thereof, (d) all materials, supplies, equipment, apparatus and other items of personal property now owned or hereafter acquired by Grantor and now or hereafter attached to, installed in or used in connection with any of the Improvements or the Land, and water, gas, electrical, storm and sanitary sewer facilities and all other utilities whether or not situated in easements (the "**Fixtures**"), (e) all right, title and interest of Grantor in and to all goods, accounts, general intangibles, investment property, instruments, letters of credit, letter-of-credit rights, deposit accounts, documents, chattel paper and all other personal property of any kind or character, including such items of personal property as presently or hereafter defined in the UCC, now owned or hereafter acquired by Grantor and now or hereafter affixed to, placed upon, used in connection with, arising from or otherwise related to the Land and Improvements or which may be used in or relating to the planning, development, financing or operation of the Mortgaged Property, including, without

limitation, furniture, furnishings, equipment, machinery, money, insurance proceeds, accounts, contract rights, software, trademarks, goodwill, promissory notes, electronic and tangible chattel paper, payment intangibles, documents, trade names, licenses and/or franchise agreements, rights of Grantor under leases of Fixtures or other personal property or equipment, inventory, all refundable, returnable or reimbursable fees, deposits or other funds or evidences of credit or indebtedness deposited by or on behalf of Grantor with any governmental authorities, boards, corporations, providers of utility services, public or private, including specifically, but without limitation, all refundable, returnable or reimbursable tap fees, utility deposits, commitment fees and development costs, and commercial tort claims arising from the development, construction, use, occupancy, operation, maintenance, enjoyment, acquisition or ownership of the Mortgaged Property (the "**Personalty**"), (f) all reserves, escrows or impounds required under the Loan Agreement and all deposit accounts (including accounts holding security deposits) maintained by Grantor with respect to the Mortgaged Property, (g) all plans, specifications, shop drawings and other technical descriptions prepared for construction, repair or alteration of the Improvements, and all amendments and modifications thereof (the "**Plans**"), (h) all leases, subleases, licenses, concessions, occupancy agreements, rental contracts, or other agreements (written or oral) now or hereafter existing relating to the use or occupancy of all or any part of the Mortgaged Property, together with all guarantees, letters of credit and other credit support, modifications, extensions and renewals thereof (whether before or after the filing by or against Grantor of any petition of relief under 11 U.S.C. § 101 et seq., as same may be amended from time to time (the "**Bankruptcy Code**")) and all related security and other deposits (the "**Leases**") and all of Grantor's claims and rights (the "**Bankruptcy Claims**") to the payment of damages arising from any rejection by a lessee of any Lease under the Bankruptcy Code, (i) all of the rents, revenues, issues, income, proceeds, profits, and all other payments of any kind under the Leases for using, leasing, licensing, possessing, operating from, residing in, selling or otherwise enjoying the Mortgaged Property whether paid or accruing before or after the filing by or against Grantor of any petition for relief under the Bankruptcy Code (the "**Rents**"), (j) all other agreements, such as construction contracts, architects' agreements, engineers' contracts, utility contracts, maintenance agreements, franchise agreements, service contracts, permits, licenses, certificates and entitlements in any way relating to the development, construction, use, occupancy, operation, maintenance, enjoyment, acquisition or ownership of the Mortgaged Property (the "**Property Agreements**"), (k) all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances appertaining to the foregoing, and all right, title and interest, if any, of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the Land or any part thereof, (l) all accessions, replacements and substitutions for any of the foregoing and all proceeds thereof, (m) all insurance policies (regardless of whether required by Lender), unearned premiums therefor and proceeds from such policies covering any of the above property now or hereafter acquired by Grantor, (n) all mineral, water, oil and gas rights now or hereafter acquired and relating to all or any part of the Mortgaged Property, (o) all tradenames, trademarks, service marks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Mortgaged Property; and (p) all of Grantor's right, title and interest in and to any awards, remunerations, reimbursements, settlements or compensation heretofore made or hereafter to be made by any governmental authority pertaining to the Land, Improvements, Fixtures or Personalty. As used in this Deed of Trust, the term "**Mortgaged Property**" shall mean all or, where the context permits or requires, any portion of the above or any interest therein.

"**Obligations**": All of the agreements, covenants, conditions, warranties, representations and other obligations (other than to repay the Indebtedness) made or undertaken by Grantor or any other person or entity to Beneficiary or others as set forth in the Loan Documents.

"**Permitted Encumbrances**": The outstanding liens, easements, restrictions, security interests and other exceptions to title set forth in the policy of title insurance insuring the lien of this Deed of Trust, together with the liens and security interests in favor of Beneficiary created by the Loan Documents, none of which, individually or in the aggregate, materially interfere with the benefits of the security intended to

be provided by this Deed of Trust, materially and adversely affect the value of the Mortgaged Property, impair the use or operations of the Mortgaged Property or impair Grantor's ability to pay its obligations in a timely manner.

"State": The State of California.

"UCC": The Uniform Commercial Code of the State in effect from time to time or, if the creation, perfection and enforcement of any security interest herein granted is governed by the laws of a state other than the State, then, as to the matter in question, the Uniform Commercial Code in effect in that state from time to time.

Section 1.2 Other Terms. Capitalized terms not otherwise defined herein shall have the meaning set forth in the Loan Agreement.

ARTICLE 2

GRANT

Section 2.1 Grant. To secure the full and timely payment of the Indebtedness and the full and timely performance of the Obligations, Grantor hereby GRANTS, BARGAINS, SELLS, CONVEYS and ASSIGNS to Trustee (and with respect to any portions of the Mortgaged Property that constitute personal property, to Beneficiary) the Mortgaged Property subject, however, to the Permitted Encumbrances; TO HAVE AND TO HOLD the Mortgaged Property to Trustee, IN TRUST, WITH POWER OF SALE, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND the title to the Mortgaged Property unto Trustee and Beneficiary and their respective successors, substitutes and assigns.

ARTICLE 3

WARRANTIES, REPRESENTATIONS AND COVENANTS

Grantor warrants, represents and covenants to Beneficiary as follows:

Section 3.1 **Title to Mortgaged Property and Lien of this Instrument**. Grantor owns the Mortgaged Property free and clear of any liens, claims or interests, except the Permitted Encumbrances. This Deed of Trust creates valid, enforceable first priority liens and security interests against the Mortgaged Property. Grantor warrants that Grantor has good, marketable and insurable title to the Mortgaged Property and has the full power, authority and right to execute, deliver and perform its obligations under this Deed of Trust.

Section 3.2 **First Lien Status**. Grantor shall preserve and protect the first lien and security interest status of this Deed of Trust and the other Loan Documents. If any lien or security interest other than the Permitted Encumbrances is asserted against the Mortgaged Property, Grantor shall promptly, and at its expense, (a) give Beneficiary a detailed written notice of such lien or security interest (including origin, amount and other terms), and (b) pay the underlying claim in full or take such other action so as to cause it to be released or, in Beneficiary's discretion, provide a bond or other security satisfactory to Beneficiary for the payment of such claim.

Section 3.3 **Payment and Performance**. Grantor shall pay the Indebtedness when due under the Loan Documents and shall perform the Obligations in full when they are required to be performed.

Section 3.4 **Replacement of Fixtures and Personalty**. Grantor shall not, without the prior written consent of Beneficiary, permit any of the Fixtures or Personalty to be removed at any time from the Land or Improvements, unless the removed item is removed temporarily for maintenance and repair or, if removed permanently, is obsolete and is replaced by an article of equal or better suitability and value, owned by Grantor subject to the liens and security interests of this Deed of Trust and the other Loan Documents, and free and clear of any other lien or security interest except such as may be first approved in writing by Beneficiary.

Section 3.5 **Maintenance of Rights of Way, Easements and Licenses**. Grantor shall maintain all rights of way, easements, grants, privileges, licenses, certificates, permits, entitlements and franchises necessary for the use of the Mortgaged Property and will not, without the prior consent of Beneficiary, consent to any public restriction (including any zoning ordinance) or private restriction as to the use of the Mortgaged Property. Grantor shall comply with all restrictive covenants affecting the Mortgaged Property, and all zoning ordinances and other public or private restrictions as to the use of the Mortgaged Property.

Section 3.6 **Inspection**. Grantor shall permit Beneficiary and its agents, representatives and employees, upon reasonable prior notice to Grantor, to inspect the Mortgaged Property and conduct such environmental and engineering studies as Beneficiary may require, provided that such inspections and studies shall not materially interfere with the use and operation of the Mortgaged Property.

Section 3.7 **Other Covenants**. All of the covenants in the Loan Agreement are incorporated herein by reference and, together with covenants in this Article 3, shall be covenants running with the land. The covenants set forth in the Loan Agreement include, among other provisions: (a) the obligation to pay when due all taxes on the Mortgaged Property or assessed against Beneficiary with respect to the Loan, (b) the right of Beneficiary to inspect the Mortgaged Property, (c) the obligation to keep the Mortgaged Property insured as Beneficiary may require, (d) the obligation to comply with all legal requirements (including environmental laws), maintain the Mortgaged Property in good condition, and promptly repair any damage or casualty, and (e) except as otherwise permitted under the Loan Agreement, the obligation of Grantor to obtain Beneficiary's consent prior to entering into, modifying or taking other actions with respect to Leases.

Section 3.8 **Condemnation Awards and Insurance Proceeds**.

(a) **Condemnation Awards**. Grantor assigns all awards and compensation for any condemnation or other taking, or any purchase in lieu thereof, to Beneficiary and authorizes Beneficiary to collect and receive such awards and compensation and to give proper receipts and acquittances therefor, subject to the terms of the Loan Agreement. Grantor hereby specifically, unconditionally and irrevocably waives all rights of a property owner granted under California Code of Civil Procedure Section 1265.225(a), which provides for allocation of condemnation proceeds between a property owner and a lienholder, and any other law or successor statute of similar import, and agrees that the provisions of the Loan Agreement shall govern the disposition of such proceeds.

(b) **Insurance Proceeds**. Grantor assigns to Beneficiary all proceeds of any insurance policies insuring against loss or damage to the Mortgaged Property. Grantor authorizes Beneficiary to collect and receive such proceeds and authorizes and directs the issuer of each of such insurance policies to make payment for all such losses directly to Beneficiary, instead of to Grantor and Beneficiary jointly.

Section 3.9 **Transfer or Encumbrance of Mortgaged Property**.

(a) Without the prior written consent of Beneficiary,

(i) neither Grantor nor any other Person having an ownership or beneficial interest in Grantor shall (A) directly or indirectly sell, transfer, convey, mortgage, pledge, or assign any interest in the Mortgaged Property or any part thereof (including any partnership, membership or any other ownership interest in Grantor); (B) further encumber, alienate, grant a Lien or grant any other interest in the Mortgaged Property or any part thereof (including any partnership, membership or other ownership interest in Grantor), whether voluntarily or involuntarily; or (C) enter into any easement or other agreement granting rights in or restricting the use or development of the Mortgaged Property;

(ii) no new general partner, member, or limited partner having the ability to control the affairs of Grantor shall be admitted to or created in Grantor (nor shall any existing general partner or member or controlling limited partner withdraw from Grantor), and no change in Grantor's organizational documents relating to control over Grantor and/or the Mortgaged Property shall be effected; and

(iii) no transfer shall be permitted which would cause Robert L. Longinetti and Peter D. Danna, collectively, to cease to (A) own a controlling interest in Grantor and the Mortgaged Property, or (B) have the power to direct the affairs of Grantor.

(b) As used in this Section 3.9, "transfer" shall include (i) an installment sales agreement wherein Grantor agrees to sell the Mortgaged Property or any part thereof for a price to be paid in installments; (ii) an agreement by Grantor leasing all or a substantial part of the Mortgaged Property for other than actual occupancy by a space tenant thereunder or a sale, assignment or other transfer of, or the grant of a security interest in, Grantor's right, title and interest in and to any Leases or any Rents; (iii) the sale, transfer, conveyance, mortgage, pledge, or assignment of the legal or beneficial ownership of any partnership interest in any general partner in Grantor that is a partnership; (iv) the sale, transfer, conveyance, mortgage, pledge, or assignment of the legal or beneficial ownership of any voting stock in any general partner in Grantor that is a corporation; and (v) the sale, transfer, conveyance, mortgage, pledge, or assignment of any membership interest in any general partner of Grantor that is a limited liability company. "Transfer" is specifically intended to include any pledge or assignment, directly or indirectly, of a controlling interest in Grantor or its general partner, controlling member, or controlling limited partner for purposes of securing so-called "mezzanine" indebtedness to such transferor. Notwithstanding anything to the contrary in this Section 3.9, "transfer" shall not include (A) the leasing of individual units within the Project so long as Grantor complies with the provisions of the Loan Documents relating to such leasing activity; or (B) the transfers of limited partner, membership or other ownership interests in Grantor so long as such transfers, alone or in the aggregate, do not result in the transfer of a controlling interest or more than 49% of the ownership or beneficial interest in the Grantor and the provisions of Sections 3.9(a)(ii) and 3.9(a)(iii) are satisfied. Notwithstanding anything in this Section 3.9 to the contrary, no transfer shall be permitted which would be in violation of the covenants set forth in Section 6.15 of the Loan Agreement.

(c) Beneficiary shall not be required to demonstrate any actual impairment of its security or any increased risk of default hereunder in order to declare the Indebtedness immediately due and payable upon Grantor's sale, conveyance, alienation, mortgage, encumbrance, pledge or transfer of the Mortgaged Property without Beneficiary's consent. This provision shall apply to every sale, conveyance, alienation, mortgage, encumbrance, pledge or transfer of the Mortgaged Property regardless of whether voluntary or not, or whether or not Beneficiary has consented to any previous sale, conveyance, alienation, mortgage, encumbrance, pledge or transfer of the Mortgaged Property.

(d) Beneficiary's consent to one sale, conveyance, alienation, mortgage, encumbrance, pledge or transfer of the Mortgaged Property or any interest in Grantor shall not be deemed to be a waiver of Beneficiary's right to require such consent to any future occurrence of same. Any sale, conveyance,

alienation, mortgage, encumbrance, pledge or transfer of the Mortgaged Property made in contravention of this paragraph shall be null and void and of no force and effect.

(e) Grantor agrees to bear and shall pay or reimburse Beneficiary on demand for all reasonable expenses (including, without limitation, reasonable attorneys' fees and disbursements, title search costs and title insurance endorsement premiums and Rating Agency [as defined below] fees and expenses) incurred by Beneficiary in connection with the review, approval and documentation of any such sale, conveyance, alienation, mortgage, encumbrance, pledge or transfer.

(f) Beneficiary's consent to the sale or transfer of the Mortgaged Property will not be unreasonably withheld after consideration of all relevant factors, provided that:

(i) no Event of Default or event which with the giving of notice or the passage of time would constitute an Event of Default shall have occurred and remain uncured;

(ii) the proposed transferee ("**Transferee**") shall be a reputable entity or person of good character, creditworthy, with sufficient financial worth considering the obligations assumed and undertaken, as evidenced by financial statements and other information reasonably requested by Beneficiary and shall be a Single Purpose Entity;

(iii) the Transferee and its property manager shall have sufficient experience in the ownership and management of properties similar to the Mortgaged Property, and Beneficiary shall be provided with reasonable evidence thereof (and Beneficiary reserves the right to approve the Transferee without approving the substitution of the property manager);

(iv) Beneficiary shall have received confirmation in writing from the Rating Agencies (as hereinafter defined) to the effect that such transfer will not result in a qualification, downgrade or withdrawal of any rating initially assigned or to be assigned in a Secondary Market Transaction. The term "**Rating Agencies**" as used herein shall mean each of Standard & Poor's Ratings Group, a division of McGraw-Hill, Inc., Moody's Group Service, Inc. and Fitch, Inc., or any other nationally-recognized statistical rating agency which has been approved by Beneficiary;

(v) the Transferee shall have executed and delivered to Beneficiary an assumption agreement in form and substance acceptable to Beneficiary, evidencing such Transferee's agreement to abide and be bound by the terms of the Note, this Deed of Trust and the other Loan Documents, together with such legal opinions and title insurance endorsements as may be reasonably requested by Beneficiary; and

(vi) Beneficiary shall have received an assumption fee equal to one percent (1%) of the then unpaid principal balance of the Note in addition to the payment of all costs and expenses incurred by Beneficiary in connection with such assumption (including reasonable attorneys' fees and costs).

ARTICLE 4

DEFAULT AND FORECLOSURE

Section 4.1 **Remedies.** If an Event of Default (as defined in the Loan Agreement) exists, Beneficiary may, at Beneficiary's election, and by or through Trustee or otherwise, exercise any or all of the following rights, remedies and recourses:

(a) **Acceleration**. Declare the Indebtedness to be immediately due and payable, without further notice, presentment, protest, notice of intent to accelerate, notice of acceleration, demand or action of any nature whatsoever (each of which hereby is expressly waived by Grantor), whereupon the same shall become immediately due and payable.

(b) **Entry on Mortgaged Property**. Enter the Mortgaged Property and take exclusive possession thereof and of all books, records and accounts relating thereto. If Grantor remains in possession of the Mortgaged Property after an Event of Default and without Beneficiary's prior written consent, Beneficiary may invoke any legal remedies to dispossess Grantor.

(c) **Operation of Mortgaged Property**. Hold, lease, develop, manage, operate or otherwise use the Mortgaged Property upon such terms and conditions as Beneficiary may deem reasonable under the circumstances (making such repairs, alterations, additions and improvements and taking other actions, from time to time, as Beneficiary deems necessary or desirable), and apply all Rents and other amounts collected by Beneficiary or Trustee in connection therewith in accordance with the provisions of Section 4.8.

(d) **Judicial Action** Bring an action in any court of competent jurisdiction to foreclose this Deed of Trust or to obtain specific performance of any covenant or agreement contained herein or in the other Loan Documents.

(e) **Foreclosure By Power of Sale**.

(i) Should Beneficiary elect to foreclose by exercise of the power of sale herein contained, Beneficiary shall deliver to Trustee a written declaration of default and demand for sale, and shall deposit with Trustee this Deed of Trust and the Note and such receipts and evidence of expenditures made and secured hereby as Trustee may require.

(ii) Upon receipt of notice from Beneficiary, Trustee shall cause to be recorded, published and delivered to Grantor such notice of default and election to sell as is then required by law. Trustee shall, without demand on Grantor, after lapse of such time as may then be required by law and after recordation of such notice of default and after notice of sale having been given as required by law, sell the Mortgaged Property at the time and place of sale fixed by it in said notice of sale, either as a whole, or in separate lots or parcels or items and in such order as Beneficiary may direct Trustee so to do, at public auction to the highest bidder for cash in lawful money of the United States payable at the time of sale. Trustee shall deliver to such purchaser or purchasers thereof its good and sufficient deed or deeds conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matter or fact shall be conclusive proof of the truthfulness thereof. Any person, including without limitation Grantor, Trustee or Beneficiary, may purchase at such sale, and Grantor hereby covenants to warrant and defend the title of such purchaser or purchasers.

(iii) Subject to applicable law, Trustee may postpone the sale of all or any portion of the Mortgaged Property by public announcement at the time and place of sale, and from time to time thereafter may postpone such sale by public announcement or subsequently noticed sale, and without further notice make such sale at the time fixed by the last postponement, or may, in its discretion, give a new notice of sale.

(f) **Unified Sale of Real Property, Fixtures and Personal Property**. Notwithstanding any other provisions of this Deed of Trust, Beneficiary may elect to proceed against any or all of the real property, personal property and fixtures constituting the Mortgaged Property in any manner permitted under UCC Section 9501(4)(a); and if the Beneficiary elects to proceed in the manner permitted under

UCC Section 9501(4)(a)(ii), Beneficiary may further elect to proceed by judicial or nonjudicial foreclosure with respect to all or any of the real property, personal property and fixtures covered hereby, as designated by Beneficiary, and Beneficiary or the Trustee (as applicable) are hereby authorized and empowered to conduct any such sale of any real property, personal property and fixtures in accordance with the procedures applicable to real property. Where the Mortgaged Property consists of real property and personal property, any reinstatement of the Indebtedness secured hereby, following an Event of Default and an election by the Beneficiary to accelerate the maturity of said obligation, which is made by Grantor or any other person or entity permitted to exercise the right of reinstatement under Section 2924c of the California Civil Code or any successor statute, shall not invalidate, rescind or otherwise affect any sale, disposition or other proceeding held or conducted with respect to any personal property or fixtures prior to such reinstatement.

(g) **Receiver**. Beneficiary shall be entitled, as a matter of absolute right and without regard to the value of any security for the Indebtedness or the solvency of any person liable therefor, to the appointment of a receiver for the Mortgaged Property upon ex parte application to any court of competent jurisdiction. Grantor waives any right to any hearing or notice of hearing prior to the appointment of a receiver. Such receiver and his agents shall be empowered (i) to take possession of the Mortgaged Property and any businesses conducted by Grantor or any other person thereon and any business assets used in connection therewith and, if the receiver deems it appropriate, to operate the same, (ii) to exclude Grantor and Grantor's agents, servants, and employees from the Mortgaged Property, (iii) to collect the rents, issues, profits, and income therefrom, (iv) to complete any construction which may be in progress, (v) to do such maintenance and make such repairs and alterations as the receiver deems necessary, (vi) to use all stores of materials, supplies, and maintenance equipment on the Mortgaged Property and replace such items at the expense of the receivership estate, (vii) to pay all taxes and assessments against the Mortgaged Property, all premiums for insurance thereon, all utility and other operating expenses, and all sums due under any prior or subsequent encumbrance, and (viii) generally to do anything which Grantor could legally do if Grantor were in possession of the Mortgaged Property. All expenses incurred by the receiver or his agents shall constitute a part of the Indebtedness. Any revenues collected by the receiver shall be applied first to the expenses of the receivership, including attorneys' fees incurred by the receiver and by Beneficiary, together with interest thereon at the Default Rate from the date incurred until repaid, and the balance shall be applied toward the Indebtedness or in such other manner as the court may direct. Unless sooner terminated with the express consent of Beneficiary, any such receivership will continue until the Indebtedness has been discharged in full, or until title to the Mortgaged Property has passed after foreclosure sale and all applicable periods of redemption have expired. Beneficiary's rights hereunder include its rights under California Code of Civil Procedure Section 564, as such section may be amended from time to time.

(h) **UCC**. Exercise any or all rights and remedies granted to a secured party upon default under the UCC, in such order and in such manner as Beneficiary, in its sole discretion, may determine, including, without limiting the generality of the foregoing: (i) the right to take possession of the personal property or any part thereof, and to take such other measures as Beneficiary may deem necessary for the care, protection and preservation of the personal property, and (ii) the right to require Grantor at its expense to assemble the personal property and make it available to Beneficiary at a convenient place acceptable to Beneficiary. Any notice of sale, disposition or other intended action by Beneficiary with respect to the personal property sent to Grantor in accordance with the provisions hereof at least five (5) days prior to such action, shall constitute commercially reasonable notice to Grantor.

(i) **Action for Breach of Contract**. In accordance with California Code of Civil Procedure Section 736, as such section may be amended from time to time, Beneficiary may bring an action for breach of contract against Grantor for breach of any "environmental provision" (as such term is defined in

such section) made by Grantor herein or in any other Loan Document, for the recovery of damages and/or for the enforcement of the environmental provision.

(j) **Waiver of Security**. In accordance with California Code of Civil Procedure Section 726.5, as such Section may be amended from time to time, waive the security of this Deed of Trust as to any parcel of the Mortgaged Property that is "environmentally impaired" or is an "affected parcel" (as such terms are defined in such Section), and as to any personal property attached to such parcel, and thereafter to exercise against Grantor, to the extent permitted by such Section 726.5, the rights and remedies of an unsecured creditor, including reduction of Beneficiary's claim against Grantor to judgment, and any other rights and remedies permitted by law. In the event the Beneficiary elects, in accordance with California Code of Civil Procedure Section 726.5, to waive all or part of the security of this Deed of Trust and proceed against Grantor on an unsecured basis, the valuation of the real property, the determination of the environmentally impaired status of such security and any cause of action for a money judgment shall, at the request of Beneficiary, be referred to a referee in accordance with California Code of Civil Procedure Sections 638 et seq. Such referee shall be an M.A.I. appraiser selected by Beneficiary and approved by Grantor, which approval shall not be unreasonably withheld or delayed. The decision of such referee shall be binding upon both Grantor and Beneficiary, and judgment upon the award rendered by such referee shall be entered in the court in which such proceeding was commenced in accordance with California Code of Civil Procedure Sections 644 and 645. Grantor shall pay all reasonable costs and expenses incurred by Beneficiary in connection with any proceeding under California Code of Civil Procedure Section 726.5, as such section may be amended from time to time.

(k) **Other**. Exercise all other rights, remedies and recourses granted under the Loan Documents or otherwise available at law or in equity.

Section 4.2 **Separate Sales**. The Mortgaged Property may be sold in one or more parcels and in such manner and order as Beneficiary, in its sole discretion, may direct Trustee so to do. A sale of less than the whole of the Mortgaged Property or any defective or irregular sale made hereunder shall not exhaust the power of sale provided for herein, and subsequent sales may be made hereunder until all obligations secured hereby have been satisfied, or the entire Mortgaged Property sold, without defect or irregularity.

Section 4.3 **Credit Bids**. At any sale or disposition of any or all of the Mortgaged Property held or made under the power of sale granted in this Deed of Trust or in connection with judicial proceedings, or by virtue of a judgment and decree of foreclosure and sale, if Beneficiary is the purchaser at such sale or disposition Beneficiary shall have the right to offset its bid at such sale to the extent of the Indebtedness, including the portion of the Indebtedness attributable to the expenses of sale, costs of any action and other sums for which Grantor is obligated to pay or reimburse Beneficiary or Trustee under this Deed of Trust.

Section 4.4 **Remedies Cumulative, Concurrent and Nonexclusive**. Beneficiary shall have all rights, remedies and recourses granted in the Loan Documents and available at law or equity (including the UCC), which rights (a) shall be cumulative and concurrent, (b) may be pursued separately, successively or concurrently against Grantor or others obligated under the Note and the other Loan Documents, or against the Mortgaged Property, or against any one or more of them, at the sole discretion of Beneficiary, (c) may be exercised as often as occasion therefor shall arise, and the exercise or failure to exercise any of them shall not be construed as a waiver or release thereof or of any other right, remedy or recourse, and (d) are intended to be, and shall be, nonexclusive. No action by Beneficiary in the enforcement of any rights, remedies or recourses under the Loan Documents or otherwise at law or equity shall be deemed to cure any Event of Default.

Section 4.5 **Release of and/or Resort to Collateral**. Beneficiary may release, regardless of consideration and without the necessity for any notice to or consent by the holder of any subordinate lien on the Mortgaged Property, any part of the Mortgaged Property without, as to the remainder, in any way impairing, affecting, subordinating or releasing the lien or security interests created in or evidenced by the Loan Documents or their stature as a first and prior lien and security interest in and to the Mortgaged Property. For payment of the Indebtedness, Beneficiary may resort to any other security in such order and manner as Beneficiary may elect.

Section 4.6 **Waiver of Redemption, Notice and Marshalling of Assets**. To the fullest extent permitted by law, Grantor hereby irrevocably and unconditionally waives and releases (a) all benefit that might accrue to Grantor by virtue of any present or future statute of limitations or law or judicial decision exempting the Mortgaged Property from attachment, levy or sale on execution or providing for any appraisement, valuation, stay of execution, exemption from civil process, redemption or extension of time for payment, (b) all notices of any Event of Default or of Beneficiary's election to exercise or Beneficiary's actual exercise of any right, remedy or recourse provided for under the Loan Documents, and (c) any right to a marshalling of assets or a sale in inverse order of alienation.

Section 4.7 **Discontinuance of Proceedings**. If Beneficiary shall have proceeded to invoke any right, remedy or recourse permitted under the Loan Documents and shall thereafter elect to discontinue or abandon it for any reason, Beneficiary shall have the unqualified right to do so and, in such an event, Grantor and Beneficiary shall be restored to their former positions with respect to the Indebtedness, the Obligations, the Loan Documents, the Mortgaged Property and otherwise, and the rights, remedies, recourses and powers of Beneficiary shall continue as if the right, remedy or recourse had never been invoked, but no such discontinuance or abandonment shall waive any Event of Default which may then exist or the right of Beneficiary thereafter to exercise any right, remedy or recourse under the Loan Documents for such Event of Default.

Section 4.8 **Application of Proceeds**. The proceeds of any sale of, and the Rents and other amounts generated by the holding, leasing, management, operation or other use of the Mortgaged Property, shall be applied by Beneficiary or Trustee (or the receiver, if one is appointed) in the following order unless otherwise required by applicable law:

(a) to the payment of the reasonable costs and expenses of taking possession of the Mortgaged Property and of holding, using, leasing, repairing, improving and selling the same, including, without limitation (i) Trustee's and receiver's fees and expenses, (ii) court costs, (iii) reasonable attorneys' and accountants' fees and expenses, (iv) costs of advertisement, (v) insurance premiums and (vi) the payment of all ground rent, real estate taxes and assessments, except any taxes, assessments or other charges subject to which the Mortgaged Property shall have been sold;

(b) to the payment of all amounts (including interest), other than the unpaid principal balance of the Note and accrued but unpaid interest, which may be due to Beneficiary under the Loan Documents;

(c) to the payment of the Indebtedness and performance of the Obligations in such manner and order of preference as Beneficiary in its sole discretion may determine; and

(d) the balance, if any, to the payment of the persons legally entitled thereto.

Section 4.9 **Occupancy After Foreclosure**. Upon expiration of any applicable periods for redemption and delivery of a deed to the purchaser at any judicial or nonjudicial foreclosure sale pursuant to Section 4.1, such purchaser shall become the legal owner of the Mortgaged Property. All occupants of the Mortgaged Property shall, at the option of such purchaser, become tenants of the purchaser at such

time and shall deliver possession thereof immediately to the purchaser upon demand. It shall not be necessary for the purchaser at said sale to bring any action for possession of the Mortgaged Property other than the statutory action of forcible detainer in any justice court having jurisdiction over the Mortgaged Property.

Section 4.10 **Additional Advances and Disbursements; Costs of Enforcement** If any Event of Default exists, Beneficiary shall have the right, but not the obligation, to cure such Event of Default in the name and on behalf of Grantor. All sums advanced and expenses incurred at any time by Beneficiary under this Section 4.10, or otherwise under this Deed of Trust or any of the other Loan Documents or applicable law, shall bear interest from the date that such sum is advanced or expense incurred, to and including the date of reimbursement, computed at the Default Rate (as defined in the Loan Agreement), and all such sums, together with interest thereon, shall be secured by this Deed of Trust.

(b) Grantor shall pay all expenses (including reasonable attorneys' fees and expenses) of or incidental to the perfection and enforcement of this Deed of Trust and the other Loan Documents, or the enforcement, compromise or settlement of the Indebtedness or any claim under this Deed of Trust and the other Loan Documents, and for the curing thereof, or for defending or asserting the rights and claims of Beneficiary in respect thereof, by litigation or otherwise.

Section 4.11 **No Mortgagee in Possession**. Neither the enforcement of any of the remedies under this Article 4, the assignment of the Rents and Leases under Article 5, the security interests under Article 6, nor any other remedies afforded to Beneficiary under the Loan Documents, at law or in equity shall cause Beneficiary to be deemed or construed to be a mortgagee in possession of the Mortgaged Property, to obligate Beneficiary to lease the Mortgaged Property or attempt to do so, or to take any action, incur any expense, or perform or discharge any obligation, duty or liability whatsoever under any of the Leases or otherwise.

Section 4.12 **Actions and Proceedings**. Beneficiary has the right to appear in and defend any action or proceeding brought with respect to the Mortgaged Property and to bring any action or proceeding, in the name and on behalf of Grantor, which Beneficiary, in its discretion, decides should be brought to protect its interest in the Mortgaged Property.

ARTICLE 5

ASSIGNMENT OF LEASES AND RENTS

Section 5.1 **Assignment**. Grantor acknowledges and confirms that it has executed and delivered to Beneficiary an Assignment of Leases and Rents of even date (the "**Assignment of Leases and Rents**"), intending that such instrument create a present, absolute assignment to Beneficiary of the Leases and Rents. Without limiting the intended benefits or the remedies provided under the Assignment of Leases and Rents, Grantor hereby assigns to Beneficiary, as further security for the Indebtedness and the Obligations, the Leases and Rents. While any Event of Default exists, Beneficiary shall be entitled to exercise any or all of the remedies provided in the Assignment of Leases and Rents and in Article 4 hereof, including, without limitation, the right to have a receiver appointed. If any conflict or inconsistency exists between the assignment of the Rents and the Leases in this Deed of Trust and the absolute assignment of the Rents and the Leases in the Assignment of Leases and Rents, the terms of the Assignment of Leases and Rents shall control.

Section 5.2 **No Merger of Estates**. So long as any part of the Indebtedness and he Obligations secured hereby remain unpaid and undischarged, the fee and leasehold estates to the

Mortgaged Property shall not merge, but shall remain separate and distinct, notwithstanding the union of such estates either in Grantor, Beneficiary, any lessee or any third party by purchase or otherwise.

ARTICLE 6

SECURITY AGREEMENT

Section 6.1 **Security Interest**. This Deed of Trust constitutes a "Security Agreement" on personal property within the meaning of the UCC and other applicable law with respect to the Personalty, Fixtures, Plans, Leases, Rents and Property Agreements. To this end, Grantor grants to Beneficiary, a first and prior security interest in the Personalty, Fixtures, Plans, Leases, Rents and Property Agreements and all other Mortgaged Property which is personal property to secure the payment of the Indebtedness and performance of the Obligations, and agrees that Beneficiary shall have all the rights and remedies of a secured party under the UCC with respect to such property. Any notice of sale, disposition or other intended action by Beneficiary with respect to the Personalty, Fixtures, Plans, Leases, Rents and Property Agreements sent to Grantor at least five (5) days prior to any action under the UCC shall constitute reasonable notice to Grantor.

Section 6.2 **Financing Statements**. Grantor shall execute and deliver to Beneficiary, in form and substance satisfactory to Beneficiary, such financing statements and such further assurances as Beneficiary may, from time to time, reasonably consider necessary to create, perfect and preserve Beneficiary's security interest hereunder and Beneficiary may cause such statements and assurances to be recorded and filed, at such times and places as may be required or permitted by law to so create, perfect and preserve such security interest. Grantor's state of organization is the State and its chief executive office is in the State at the address set forth in the first paragraph of this Deed of Trust.

Section 6.3 **No Obligation of Trustee or Beneficiary**. The security interest herein granted shall in no event cause Trustee or Beneficiary to be deemed or construed as a mortgagee in possession of the Mortgaged Property, to obligate Trustee or Beneficiary to lease the Mortgaged Property or attempt to do so, or to take any action, incur any expense or perform or discharge any obligation, duty or liability whatsoever under any of the Leases or otherwise.

Section 6.4 **Fixture Filing**. This Deed of Trust shall also constitute a "fixture filing" for the purposes of the UCC against all of the Mortgaged Property which is or is to become fixtures. Information concerning the security interest herein granted may be obtained at the addresses of Debtor (Grantor) and Secured Party (Beneficiary) as set forth in the first paragraph of this Deed of Trust.

Section 6.5 **Continuing Effect Notwithstanding Termination of Deed of Trust**. It is expressly agreed that until such time as the Indebtedness and Obligations have been paid and performed in full, or until the security interest granted hereby has been released in writing by Beneficiary, this Deed of Trust shall remain fully effective as a security agreement, notwithstanding that the lien on real property that is created by this Deed of Trust may be extinguished or released, by foreclosure of this Deed of Trust or otherwise.

ARTICLE 7

CONCERNING THE TRUSTEE

Section 7.1 **Certain Rights and Powers**. With the approval of Beneficiary, Trustee shall have the right to select, employ and consult with counsel. Trustee may, at any time, or from time to time, without liability therefor and without notice, upon written request of Beneficiary, and without affecting

the personal liability of any person for payment and performance of the Indebtedness and Obligations or the effect of this Deed of Trust upon the remainder of the Mortgaged Property, (a) reconvey any part of the Mortgaged Property without warranty, (b) consent in writing to the making of any map or plat of the Mortgaged Property or any portion thereof, (c) join in granting any easement or creating any restriction affecting the Mortgaged Property, or (d) join in any subordination agreement or other agreement affecting this Deed of Trust or the lien or charge hereof. Trustee shall have the right to rely on any instrument, document or signature authorizing or supporting any action taken or proposed to be taken by him hereunder, believed by him in good faith to be genuine. Trustee shall be entitled to reimbursement for actual, reasonable expenses incurred by him in the performance of his duties hereunder. Grantor shall, from time to time, pay the compensation due to Trustee hereunder and reimburse Trustee for, and indemnify, defend and save Trustee harmless against, all liability and reasonable expenses which may be incurred by him in the performance of his duties. Grantor's obligations under this Section 7.1 shall not be reduced or impaired by principles of comparative or contributory negligence.

Section 7.2 **Retention of Money**. All moneys received by Trustee shall, until used or applied as herein provided, be held in trust for the purposes for which they were received. but need not be segregated in any manner from any other moneys (except to the extent required by law), and Trustee shall be under no liability for interest on any moneys received by him hereunder.

Section 7.3 **Successor Trustees**. If Trustee or any successor Trustee shall die, resign or become disqualified from acting in the execution of this trust, or Beneficiary shall desire to appoint a substitute Trustee, Beneficiary shall have full power to appoint one or more substitute Trustees and, if preferred, several substitute Trustees in succession who shall succeed to all the estates, rights, powers and duties of Trustee. Such appointment may be executed by any authorized agent of Beneficiary, and as so executed, such appointment shall be conclusively presumed to be executed with authority, valid and sufficient, without further proof of any action.

Section 7.4 **Perfection of Appointment**. Should any deed, conveyance or instrument of any nature be required from Grantor by any successor Trustee to more fully and certainly vest in and confirm to such successor Trustee such estates, rights, powers and duties, then, upon request by such Trustee, all such deeds, conveyances and instruments shall be made, executed, acknowledged and delivered and shall be caused to be recorded and/or filed by Grantor.

ARTICLE 8

MISCELLANEOUS

Section 8.1 **Limitation on Interest**. It is the intention of the parties hereto to conform strictly to applicable usury laws. Accordingly, all agreements between Grantor and Beneficiary with respect to the Loan are hereby expressly limited so that in no event, whether by reason of acceleration of maturity or otherwise, shall the amount paid or agreed to be paid to Beneficiary or charged by Beneficiary for the use, forbearance or detention of the money to be lent hereunder or otherwise, exceed the maximum amount allowed by law. If the Loan would be usurious under applicable law (including the laws of the state where the Mortgaged Property is located and the laws of the United States of America), then, notwithstanding anything to the contrary in the Loan Documents: (a) the aggregate of all consideration which constitutes interest under applicable law that is contracted for, taken, reserved, charged or received under the Loan Documents shall under no circumstances exceed the maximum amount of interest allowed by applicable law, and any excess shall be credited on the Indebtedness; and (b) if maturity is accelerated by reason of an election by Beneficiary, or in the event of any prepayment, then any consideration which constitutes interest may never include more than the maximum amount allowed by applicable law. In such case, excess interest, if any, provided for in the Loan Documents or otherwise, to the extent

permitted by applicable law, shall be amortized, prorated, allocated and spread from the date of advance until payment in full so that the actual rate of interest is uniform through the term hereof. If such amortization, proration, allocation and spreading is not permitted under applicable law, then such excess interest shall be canceled automatically as of the date of such acceleration or prepayment and, if theretofore paid, shall be credited on the Indebtedness. The Loan Documents are contracts made under and shall be construed in accordance with and governed by the laws of the State, except that if at any time the laws of the United States of America permit Beneficiary to contract for, take, reserve, charge or receive a higher rate of interest than is allowed by the laws of the State (whether such federal laws directly so provide or refer to the law of any state), then such federal laws shall to such extent govern as to the rate of interest which Beneficiary may contract for, take, reserve, charge or receive under the Loan Documents.

Section 8.2 **Notices**. Any notice required or permitted to be given under this Deed of Trust shall be (a) in writing, (b) sent in the manner set forth in the Loan Agreement, and (c) effective in accordance with the terms of the Loan Agreement.

Section 8.3 **Covenants Running with the Land**. All Obligations contained in this Deed of Trust are intended by Grantor, Beneficiary and Trustee to be, and shall be construed as, covenants running with the Mortgaged Property. As used herein, "Grantor" shall refer to the party named in the first paragraph of this Deed of Trust and to any subsequent owner of all or any portion of the Mortgaged Property (without in any way implying that Beneficiary has or will consent to any such conveyance or transfer of the Mortgaged Property). All persons or entities who may have or acquire an interest in the Mortgaged Property shall be deemed to have notice of, and be bound by, the terms of the Loan Agreement and the other Loan Documents; however, no such party shall be entitled to any rights thereunder without the prior written consent of Beneficiary.

Section 8.4 **Attorney-in-Fact**. Grantor hereby irrevocably appoints Beneficiary and its successors and assigns, as its attorney-in-fact, which agency is coupled with an interest, (a) to execute and/or record any notices of completion, cessation of labor or any other notices that Beneficiary deems appropriate to protect Beneficiary's interest, if Grantor shall fail to do so within ten (10) days after written request by Beneficiary, (b) upon the issuance of a deed pursuant to the foreclosure of this Deed of Trust or the delivery of a deed in lieu of foreclosure, to execute all instruments of assignment, conveyance or further assurance with respect to the Leases, Rents, Personalty, Fixtures, Plans and Property Agreements in favor of the grantee of any such deed and as may be necessary or desirable for such purpose, (c) to prepare, execute and file or record financing statements, continuation statements, applications for registration and like papers necessary to create, perfect or preserve Beneficiary's security interests and rights in or to any of the collateral, and (d) while any Event of Default exists, to perform any obligation of Grantor hereunder; however: (i) Beneficiary shall not under any circumstances be obligated to perform any obligation of Grantor; (ii) any sums advanced by Beneficiary in such performance shall be added to and included in the Indebtedness and shall bear interest at the Default Rate; (iii) Beneficiary as such attorney-in-fact shall only be accountable for such funds as are actually received by Beneficiary; and (iv) Beneficiary shall not be liable to Grantor or any other person or entity for any failure to take any action which it is empowered to take under this Section.

Section 8.5 **Successors and Assigns**. This Deed of Trust shall be binding upon and inure to the benefit of Beneficiary and Grantor and their respective successors and assigns. Grantor shall not, without the prior written consent of Beneficiary, assign any rights, duties or obligations hereunder.

Section 8.6 **No Waiver**. Any failure by Trustee or Beneficiary to insist upon strict performance of any of the terms, provisions or conditions of the Loan Documents shall not be deemed to

be a waiver of same, and Trustee or Beneficiary shall have the right at any time to insist upon strict performance of all of such terms, provisions and conditions.

Section 8.7 **Subrogation**. To the extent proceeds of the Note have been used to extinguish, extend or renew any indebtedness against the Mortgaged Property, then Beneficiary shall be subrogated to all of the rights, liens and interests existing against the Mortgaged Property and held by the holder of such indebtedness and such former rights, liens and interests, if any, are not waived, but are continued in full force and effect in favor of Beneficiary.

Section 8.8 **Loan Agreement**. If any conflict or inconsistency exists between this Deed of Trust and the Loan Agreement, the Loan Agreement shall govern.

Section 8.9 **Reconveyance by Trustee**. Upon full payment and performance of all Indebtedness and Obligations, Beneficiary shall request Trustee in writing to reconvey the Mortgaged Property, and shall surrender this Deed of Trust, the Note and any other instruments evidencing any of the Indebtedness to Trustee for cancellation and retention. When Trustee receives Beneficiary's written request for reconveyance and all Trustee's fees owing to it under this Deed of Trust (which shall be paid by Grantor), Trustee shall reconvey to Grantor, or the person or persons legally entitled thereto, without warranty, any portion of the Mortgaged Property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in any reconveyance may be described as "the person or persons legally entitled thereto."

Section 8.10 **Waiver of Stay, Moratorium and Similar Rights**. Grantor agrees, to the full extent that it may lawfully do so, that it will not at any time insist upon or plead or in any way take advantage of any appraisement, valuation, stay, marshalling of assets, extension, redemption or moratorium law now or hereafter in force and effect so as to prevent or hinder the enforcement of the provisions of this Deed of Trust or the indebtedness secured hereby, or any agreement between Grantor and Beneficiary or any rights or remedies of Beneficiary.

Section 8.11 **Limitation on Liability**. Grantor's liability hereunder is subject to the limitation on liability provisions of Article 12 of the Loan Agreement.

Section 8.12 **Obligations of Grantor, Joint and Several**. If more than one person or entity has executed this Deed of Trust as "Grantor," the obligations of all such persons or entities hereunder shall be joint and several.

Section 8.13 **Governing Law**. This Deed of Trust shall be governed by the laws of the State and the applicable laws of the United States of America.

Section 8.14 **Headings**. The Article, Section and Subsection titles hereof are inserted for convenience of reference only and shall in no way alter, modify or define, or be used in construing, the text of such Articles, Sections or Subsections.

Section 8.15 **Entire Agreement**. This Deed of Trust and the other Loan Documents embody the entire agreement and understanding between Beneficiary and Grantor and supersede all prior agreements and understandings between such parties relating to the subject matter hereof and thereof. Accordingly, the Loan Documents may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

Section 8.16 **Counterparts**. This Deed of Trust may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document.

Section 8.17 **Deed of Trust Not to Secure Environmental Covenants, Obligations, and Indemnities or Guaranty Obligations**. Notwithstanding anything in this Deed of Trust to the contrary, this Deed of Trust is not intended to, and by the express provisions hereof, does not secure (a) any environmental (i) covenant, (ii) obligation or (iii) indemnity of Grantor made or provided herein, in the Loan Agreement or in the Environmental Indemnity Agreement executed simultaneously herewith, or (b) the obligations of any (i) guarantor of any Indebtedness or Obligations or (ii) third party indemnitor under the Environmental Indemnity Agreement or under any other indemnity.

Section 8.18 **Request for Notice**. Grantor hereby requests that a copy of any notice of default and any notice of sale hereunder be mailed to it at the address set forth in the first paragraph of this Deed of Trust.

Remainder of Page Intentionally Left Blank

EXECUTED as of the date first above written.

QUITO VILLAGE GROUP, LLC,
a California limited liability company

By: _____
Robert L. Longinetti
Its Manager

By: _____
Peter D. Danna
Its Manager

STATE OF CALIFORNIA)
)
COUNTY OF SANTA CLARA)

On DECEMBER 30, 2003, before me, WILLIAM G. MAGLEBY, a Notary Public in and for said State, personally appeared

ROBERT L. LONGINETTI and PETER D. DANNA,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signed _____

WILLIAM G. MAGLEBY
Commission #1314141
Notary Public - California
Santa Clara County
My Comm. Expires, Aug 18, 2005

EXHIBIT A

LEGAL DESCRIPTION

All that certain Real Property in the City of Saratoga, County of Santa Clara, State of California, described as follows:

Parcel One:

All of Parcel 2, as shown upon that certain Parcel Map filed for record in Book 389 of Maps, at Page 19, Santa Clara County Records.

Parcel Two:

A non-exclusive easement for ingress, egress and parking, as defined and created in that certain "Reciprocal Easement Agreement" recorded on December 30, 2003, Instrument No. 17553183, Official Records of Santa Clara County.

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

Sheppard, Mullin, Richter &
Hampton, LLP
650 Town Center Drive, 4th
FLoor
Costa Mesa, CA 92626-1925
Attn: Steven L. Satz, Esq.

DOCUMENT: 17553185

Pages: 10

Fees	34 00
Taxes	
Copies	
AMT PAID	34 00

BRENDA DAVIS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
Chicago Title

RDE # 102
12/30/2003
3:30 PM

Escrow No. 992781
Order No. 992781

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assignment of Leases and Rents

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

CPFR4 –11/13/96bk

4..

Loan No. 76-0030790

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Sheppard, Mullin, Richter & Hampton LLP
650 Town Center Drive, 4th Floor
Costa Mesa, CA 92626-1925
Attention: Steven L. Satz, Esquire

THIS SPACE ABOVE FOR RECORDER'S USE

ASSIGNMENT OF LEASES AND RENTS

from

QUITO VILLAGE GROUP, LLC
(Borrower)

to

GENERAL ELECTRIC CAPITAL CORPORATION
(Lender)

Dated as of: December 8, 2003

Property Location: Quito Village Shopping Center.
Saratoga, California

ASSIGNMENT OF LEASES AND RENTS

This Assignment of Leases and Rents (this "**Agreement**") is executed as of December 8, 2003, by **QUITO VILLAGE GROUP, LLC**, a California limited liability company, whose address for notice is c/o Terracommerical, Inc., 160 West Santa Clara Street, Suite 990, San Jose, California 95113, Attention: Robert L. Longinetti ("**Borrower**"), to **GENERAL ELECTRIC CAPITAL CORPORATION**, a Delaware corporation, whose address for notice is c/o GEMSA Loan Services, L.P., 1500 City West Boulevard, Suite 200, Houston, Texas 77042-2300, Attention: Portfolio Manager/Access Program ("**Lender**").

AGREEMENT:

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower and Lender agree as follows:

1. **Absolute Assignment**. Borrower unconditionally and absolutely assigns to Lender all of Borrower's right, title and interest in and to: (a) all leases, subleases, occupancy agreements, licenses, concessions, rental contracts and other agreements (written or oral) now or hereafter existing relating to the use or occupancy of the project located on the real property described in ***Exhibit A*** hereto (the "**Property**"), together with all guarantees, letters of credit and other credit support, modifications, extensions and renewals thereof (whether before or after the filing by or against Borrower of any petition of relief under 11 U.S.C. § 101 et seq., as same may be amended from time to time [the "**Bankruptcy Code**"]), and all related security and other deposits (collectively, the "**Leases**"); (b) all rents, revenues, issues, profits, income and proceeds due or to become due from tenants of the Property, including rentals and all other payments of any kind under the Leases for using, leasing, licensing, possessing, operating from, rendering in, selling or otherwise enjoying the Property (collectively, the "**Rents**"); (c) all of Borrower's claims and rights (the "**Bankruptcy Claims**") to the payment of damages arising from any rejection by a lessee of any Lease under the Bankruptcy Code; and (d) any and all other rights of Borrower in and to the items set forth in subsections (a) through (c) above, and all amendments, modifications, replacements, renewals, proceeds and substitutions thereof. This Agreement is an absolute assignment to Lender and not an assignment as security for the performance of the obligations under the Loan Documents (defined below), or any other indebtedness.

2. **Rights of Lender**. Subject to the provisions of Section 6 below, Lender shall have the right, power and authority to: (a) notify any person that the Leases have been assigned to Lender and that all Rents are to be paid directly to Lender, whether or not Lender has commenced or completed foreclosure or taken possession of the Property; (b) settle, compromise, release, extend the time of payment of, and make allowances, adjustments and discounts of any Rents or other obligations under the Leases; (c) enforce payment of Rents and other rights under the Leases, prosecute any action or proceeding, and defend against any claim with respect to Rents and Leases; (d) enter upon, take possession of and operate the Property; (e) lease all or any part of the Property; and/or (f) perform any and all obligations of Borrower under the Leases and exercise any and all rights of Borrower therein contained to the full extent of Borrower's rights and obligations thereunder, with or without the bringing of any action or the appointment of a receiver. At Lender's request, Borrower shall deliver a copy of this Agreement to each tenant under a Lease and to each manager and managing agent or operator of the Property. Borrower irrevocably directs any tenant, manager, managing agent, or operator of the Property, without any requirement for notice to or consent by Borrower, to comply with all demands of Lender under this Agreement and to turn over to Lender on demand all Rents which it receives.

3. **No Obligation or Liability**. Notwithstanding Lender's rights hereunder, Lender shall not be obligated to perform, and Lender does not undertake to perform, any obligation, duty or liability with respect to the Leases, Rents or Property on account of this Agreement. Lender shall have no responsibility on account of this Agreement for the control, care, maintenance or repair of the Property, for any waste committed on the Property, for any dangerous or defective condition of the Property, or for any negligence in the management, upkeep, repair or control of the Property. Lender shall not be liable for any loss sustained by Borrower resulting from Lender's failure to let the Property after an Event of Default (as defined in the Loan Agreement) or from any other act or omission of Lender in managing the Property after an Event of Default. Nothing herein contained shall be construed as constituting Lender a "mortgagee in possession" in the absence of the taking of actual possession of the Property by Lender. In the exercise of the powers herein granted Lender, no liability shall be asserted or enforced against Lender, all such liability being expressly waived and released by Borrower.

4. **Right to Apply Rents**. Lender shall have the right, but not the obligation, to use and apply any Rents received hereunder in such order and such manner as Lender may determine for:

(a) **Enforcement or Defense**. The payment of costs and expenses of enforcing or defending the terms of this Agreement or the rights of Lender hereunder, and collecting any Rents;

(b) **Loan Payments**. Interest, principal or other amounts payable pursuant to (i) the Loan Agreement of even date between Lender and Borrower (the "**Loan Agreement**"); (ii) the Promissory Note of even date herewith in the stated principal amount of $13,200,000.00, executed by Borrower, bearing interest and being payable to the order of Lender (the "**Note**"); (iii) the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, of even date, executed by Borrower for the benefit of Lender and relating to the Property (the "**Mortgage**"); and all other documents and instruments evidencing, governing and securing the loan evidenced by the Note (the "**Loan**") and any and all modifications, amendments or extensions thereof or replacements or substitutions therefor (the Loan Agreement, the Note, the Mortgage, such other documents and instruments, and such modifications, amendments, extensions, replacements, and substitutions thereof being herein collectively called the "**Loan Documents**"); and

(c) **Operating Expenses**. Payment of costs and expenses of the operation and maintenance of the Property, including (i) rentals and other charges payable by Borrower under any ground lease or other agreement affecting the Property; (ii) electricity, telephone, water and other utility costs, taxes, assessments, water charges and sewer rents and other utility and governmental charges levied, assessed or imposed against the Property; (iii) insurance premiums; (iv) costs and expenses with respect to any litigation affecting the Property, the Leases or the Rents; (v) wages and salaries of employees, commissions of agents and attorneys' fees and expenses; and (vi) all other carrying costs, fees, charges, reserves, and expenses whatsoever relating to the Property.

After the payment of all such costs and expenses and after Lender has established such reserves as it, in its sole and absolute discretion, deems necessary for the proper management of the Property, Lender shall apply all remaining Rents received by it to the reduction of the Loan.

5. **No Waiver**. The exercise or nonexercise by Lender of the rights granted in this Agreement or the collection and application of Rents by Lender or its agent shall not be a waiver of any default by Borrower under this Agreement or any other Loan Document. No action or failure to act by Lender with respect to any obligations of Borrower under the Loan Documents, or any security or

guaranty given for the payment or performance thereof, shall in any manner affect, impair or prejudice any of Lender's rights and privileges under this Agreement, or discharge, release or modify any of Borrower's duties or obligations hereunder.

6. **Revocable License**. Notwithstanding that this Agreement is an absolute assignment of the Rents and Leases and not merely the collateral assignment of, or the grant of a lien or security interest in the Rents and Leases, Lender grants to Borrower a revocable license to collect and receive the Rents and to retain, use and enjoy such Rents. Such license may be revoked by Lender, without notice to or demand upon Borrower, upon the occurrence of any Event of Default and Lender shall immediately be entitled to receive and apply all Rents, whether or not Lender enters upon and takes control of the Property. Prior to such revocation, Borrower shall apply any Rents which it receives to the payment of debt service on the Note and other payments due under the Loan Agreement, taxes, assessments, water charges, sewer rents and other governmental charges levied, assessed or imposed against the Property, insurance premiums, operation and maintenance charges relating to the Property, and other obligations of lessor under the Leases before using such proceeds for any other purpose. Lender is hereby granted and assigned by Borrower the right, at its option, upon the revocation of the license granted herein to enter upon the Property in person, by agent or by court-appointed receiver to collect the Rents. Any Rents collected after the revocation of the license herein granted may be applied toward payment of the Indebtedness in such priority and proportion as Lender, in its discretion, shall deem proper.

7. **Term**. This Agreement shall continue in full force and effect until (a) all amounts due under the Loan Documents are paid in full, and (b) all other obligations of Borrower under the Loan Documents are fully satisfied.

8. **Appointment**. Borrower irrevocably appoints Lender its true and lawful attorney in fact, which appointment is coupled with an interest, to execute any or all of the rights or powers described herein with the same force and effect as if executed by Borrower, and Borrower ratifies and confirms any and all acts done or omitted to be done by Lender, its agents, servants, employees or attorneys in, to or about the Property.

9. **Liability of Lender**. Lender shall not in any way be liable to Borrower for any action or inaction of Lender, its employees or agents under this Agreement.

10. **Indemnification**. Borrower shall indemnify, defend and hold harmless Lender from and against all liability, loss, damage, cost or expense which it may incur under this Agreement or under any of the Leases, including any claim against Lender by reason of any alleged obligation, undertaking, action, or inaction on its part to perform or discharge any terms, covenants or conditions of the Leases or with respect to Rents, and including attorneys' fees and expenses, but excluding any claim to the extent caused by Lender's gross negligence or willful misconduct. Any amount covered by this indemnity shall be payable on demand, and shall bear interest from the date of demand until the same is paid by Borrower to Lender at a rate equal to the Default Rate (as defined in the Loan Agreement).

11. **Modification**. This Agreement may not be changed orally, but only by an agreement in writing signed by the party against whom enforcement of such change is sought.

12. **Bankruptcy**.

(a) Upon or at any time after the occurrence of a Event of Default, Lender shall have the right to proceed in its own name or in the name of Borrower in respect of any claim, suit, action or proceeding relating to the rejection of any Lease, including, without limitation, the right to file and prosecute, to the exclusion of Borrower, any proofs of claim,

complaints, motions, applications, notices and other documents, in any case in respect of the lessee under such Lease under the Bankruptcy Code.

(b) If there shall be filed by or against Borrower a petition under the Bankruptcy Code, and Borrower, as lessor under any Lease, shall determine to reject such Lease pursuant to Section 365(a) of the Bankruptcy Code, then Borrower shall give Lender not less than ten (10) days' prior notice of the date on which Borrower shall apply to the bankruptcy court for authority to reject the Lease. Lender shall have the right, but not the obligation, to serve upon Borrower within such ten-day period a notice stating that (i) Lender demands that Borrower assume and assign the Lease to Lender pursuant to Section 365 of the Bankruptcy Code and (ii) Lender covenants to cure or provide adequate assurance of future performance under the Lease. If Lender serves upon Borrower the notice described in the preceding sentence, Borrower shall not seek to reject the Lease and shall comply with the demand provided for in clause (i) of the preceding sentence within thirty (30) days after the notice shall have been given, subject to the performance by Lender of the covenant provided for in clause (ii) of the preceding sentence.

13. **Authority**. Borrower represents and warrants that it has full power and authority to execute and deliver this Agreement and the execution and delivery of this Agreement has been duly authorized and does not conflict with or constitute a default under any law, judicial order or other agreement affecting Borrower or the Property.

14. **Liability**. If Borrower consists of more than one person, the obligations and liabilities of each such person hereunder shall be joint and several.

15. **Headings, Etc.** The headings and captions of various paragraphs of this Agreement are for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

16. **Notices**. Any notice required or permitted to be given under this Agreement shall be (a) in writing, (b) sent in the manner set forth in the Loan Agreement, and (c) effective in accordance with the terms of the Loan Agreement.

17. **Successors and Assigns**. This Agreement shall inure to the benefit of Lender and its successors and assigns and shall be binding on Borrower and its successors and assigns.

18. **Governing Law**. This Agreement shall be governed and construed in accordance with the laws of the State where the Property is located and the applicable laws of the United States of America.

19. **Conflict**. If any conflict or inconsistency exists between the absolute assignment of the Rents and the Leases in this Agreement and the assignment of the Rents and Leases as security in the Mortgage, the terms of this Agreement shall control.

20. **Limitation on Liability**. Borrower's liability hereunder is subject to the limitation on liability provisions of Article 12 of the Loan Agreement.

21. **Counterparts**. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document.

Remainder of Page Left Intentionally Blank

EXECUTED as of the date first written above.

QUITO VILLAGE GROUP, LLC,
a California limited liability company

By: _____
Robert L. Longinetti
Its Manager

By: _____
Peter D. Danna
Its Manager

EXHIBIT A

LEGAL DESCRIPTION

All that certain Real Property in the City of Saratoga, County of Santa Clara, State of California, described as follows:

Parcel One:

All of Parcel 2, as shown upon that certain Parcel Map filed for record in Book 389 of Maps, at Page 19, Santa Clara County Records.

Parcel Two:

A non-exclusive easement for ingress, egress and parking, as defined and created in that certain "Reciprocal Easement Agreement" recorded on December 30, 2003, Instrument No. 17553183, Official Records of Santa Clara County.

STATE OF CALIFORNIA)
)
COUNTY OF SANTA CLARA)

On DECEMBER 30, 2003, before me, WILLIAM G. MAGLEBY, a Notary Public in and for said State, personally appeared

ROBERT L. LONGINETTI and PETER D. DANNA,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signed _____

WILLIAM G. MAGLEBY
Commission #1314141
Notary Public - California
Santa Clara County
My Comm. Expires, Aug 18, 2005

1126-1020-000
PREPARED AND RECORDING
REQUESTED BY:
Roger L. Carpenter
LaSalle Bank N.A.
135 S. LaSalle St., Suite 1625
Chicago, IL 60603

AND WHEN RECORDED MAIL TO:

Corporation Service Company
801 Adlai Stevenson Drive
Springfield, IL 62703
Phone: (217) 544-5900

G18225123

DOCUMENT: 18049878

Pages: 5

Fees 21 00
Taxes
Copies.
AMT PAID 21.00

BRENDA DAVIS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
Recording Service

RDE # 010
10/15/2004
11:44 AM

SPACE ABOVE FOR RECORDER'S USE ONLY

ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS

COUNTY: SANTA CLARA

STATE: CALIFORNIA

THIS AREA FOR

RECORDER'S

USE ONLY

RECORDING REQUESTED BY

Return to:
Corporation Service Company
Post Office Box 2969
Springfield, Illinois 62708

LaSalle Bank National Association
135 S. LaSalle Street, Suite 1625
Chicago, Illinois 60603
Attention: Asset Backed Securities-GE Capital 2004-C2

G1822511-23

THIS SPACE ABOVE FOR RECORDER'S USE
Loan No. 76-0030790

ASSIGNMENT OF LOAN DOCUMENTS, MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

STATE OF CALIFORNIA §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF SANTA CLARA §

This Assignment of Loan Documents, Mortgage and Assignment of Leases and Rents (the "**Assignment**") is made and entered into as of the 28 day of September, 2004, by **GENERAL ELECTRIC CAPITAL CORPORATION**, a Delaware corporation ("**Assignor**"), for the benefit of **LASALLE BANK NATIONAL ASSOCIATION**, as Trustee for the registered holders of GE Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2004-C2 ("**Assignee**").

1. Assignor has previously made a mortgage loan in the principal amount of $13,200,000 ("**Loan**") to **QUITO VILLAGE GROUP, LLC**, a California limited liability company* ("**Borrower**"). The Loan is secured by (i) a Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing ("**Mortgage**") executed by Borrower dated December 8, 2003 on the property known as Quito Village Shopping Center, and recorded on December 30, 2003 as Document No. 17553184, in the official public records of Santa Clara County, California, and (ii) an Assignment of Leases and Rents (the "**Assignment of Leases**") executed by Borrower dated December 8, 2003 and recorded on December 30, 2003 as Document No. 17553185, in the official public records of Santa Clara County, California, both of which cover the real property described on ***Exhibit A*** attached hereto. The Mortgage, Assignment of Leases and any and all other documents evidencing, governing or securing the Loan are hereinafter referred to as the "**Loan Documents**."

2. Assignor desires to assign, transfer and convey without recourse, representation or warranty all of its right, title and interest in the Loan, the Mortgage, the Assignment of Leases and the Loan Documents to Assignee, without recourse, representation, or warranty. * whose address is c/o Terracommerical, Inc., 160 West Santa Clara Street, Suite 990, San Jose, Ca 95113

NOW, THEREFORE in consideration of the recitals stated above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor agrees as follows:

1. Assignor hereby assigns, transfers and conveys without recourse, representation or warranty to Assignee all of Assignor's right, title and interest in, to and arising out of the

Loan, the Mortgage, and the Loan Documents, without recourse, representation, or warranty.

2. The terms and provisions of this Assignment shall inure to the benefit of, and shall be binding upon, the successors and assigns of the parties hereto.

3. This Assignment shall be construed and enforced according to the laws of the State of California.

4. Assignor agrees to execute and deliver to Assignee such other documents as may be reasonably necessary in order to effectuate the transaction contemplated hereby.

This Assignment is executed as of the day, month and year first above written.

ASSIGNOR:

GENERAL ELECTRIC CAPITAL CORPORATION,
a Delaware corporation

By: David R. Martindale
David R. Martindale, Managing Director

STATE OF TEXAS }
}ss.
COUNTY OF DALLAS }

On September 28, 2004, before me, Beth Jones personally appeared David Martindale personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) to the instrument the person(s) or the entity on behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Beth Jones
Notary Public: Beth Jones
My Commission Expires: 2/13/05

BETH JONES
MY COMMISSION EXPIRES
February 13, 2005
[notary seal]

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

All that certain Real Property in the City of Saratoga, County of Santa Clara, State of California, described as follows:

Parcel One:

All of Parcel 2, as shown upon that certain Parcel Map filed for record in Book 389 of Maps, at Page 19, Santa Clara County Records.

Parcel Two:

A non-exclusive easement for ingress, egress and parking, as defined and created in that certain "Reciprocal Easement Agreement" recorded on December 30, 2003, Instrument No. 17553183, Official Records of Santa Clara County.

Return TO:
LexisNexis Document Solutions
801 Adlai Stevenson Drive
Springfield, IL 62703
Phone: (217) 544-5900

1822511 - 23

(FX TO N) - ("G")

Debtor: QUITO VILLAGE GROUP LLC
Juris: County Recorder, Santa Clara Cou, CA

DOCUMENT: 18521927

Pages: 2

Fees 10 00
Taxes
Copies
AMT PAID 10.00

RECORDING REQUESTED BY:
TERRACOMMERCIAL, INC.

AND WHEN RECORDED MAIL TO:

[TERRACOMMERCIAL, INC.]
160 W. SANTA CLARA ST., #990
[SAN JOSE, CA. 95113]

BRENDA DAVIS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
Recording Service

RDE # 006
8/15/2005
12:57 PM

NOTICE

NON-RESPONSIBILITY (C. C. SECTION 3094, 3128 & 3129)

TO ALL WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN

(1) That we, to wit, Quito Village Group, LLC we the **owners** of certain property located in the City of Saratoga, County of Santa Clara, State of California, and more particularly described in **Attached Legal Description - Exhibit "A".**

(2) That **we** have obtained knowledge that **tenant improvements** are in the **course of construction** on said property.

(3) That ten (10) days have not elapsed since we obtained this knowledge.

(4) That **we** will not be responsible for the **tenant improvements** installed in said **building** or for the material or labor used or to be used thereon, or which has been performed, furnished or used in any manner or way upon said land, or upon the **building** thereon, or addition thereto, or which may be hereafter performed, furnished or used upon said land or upon the building thereon, or addition thereto, or for the services of any architect.

(5) The Reading Clinic is the lessee of said property.

(6) That the street address of said property is 18820 Cox Avenue, Saratoga, **California**

City of **Saratoga, CALIFORNIA**

Bob Longinetti, Managing Partner

Dated: 8-9-2005

CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California
County of Santa Clara) ss.

☐ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], not Notary)

1.
2.
3.
4.
5.
6.

Signature of Document Signer No.1

Signature of Document Signer No.2 (if any)

Subscribed and swom to (or affirmed) by me on this 9th day of August, 2005 by
Date Month Year

(1) Bob Longinetti
Name of Signer

☒ Personally known to me
☐ Proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)
(and

(2) _____
Name of Signer

☐ Personally known to me
☐ Proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Diana J. Shannon
Signature of Notary Public

DIANA J. SHANNON
Commission # 1565109
Notary Public - California
Santa Clara County
My Comm. Expires Apr 25, 2009

Place Notary Seal Above

WPData/Notices/NonResponsibility(2)

Exhibit "A"

Legal description as follows:

All that certain Real Property in the City of Saratoga, County of Santa Clara, State of California, described as follows:

All of Parcel 2, as shown upon that certain Parcel Map filed for record in Book 389 of Maps, at Page 19, Santa Clara County Records.

DOCUMENT: 19172523

Pages: 2

Fees. 10.00
Taxes
Copies.
AMT PAID 10 00

RECORDING REQUESTED BY:
TERRACOMMERCIAL, INC.

AND WHEN RECORDED MAIL TO:

[TERRACOMMERCIAL, INC.]
160 W. SANTA CLARA ST., #990
[SAN JOSE, CA. 95113]

BRENDA DAVIS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
Owner

RDE # 012
11/06/2006
10:28 AM

NOTICE

NON-RESPONSIBILITY (C. C. SECTION 3094, 3128 & 3129)

TO ALL WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN

(1) That we, to wit, Qutio Village Group, LLC. we the **owners** of certain property located in the City of Saratoga, County of Santa Clara, State of California, and more particularly described in **Attached Legal Description - Exhibit "A".**

(2) That **we** have obtained knowledge that **tenant improvements** are in the **course of construction** on said property.

(3) That ten (10) days have not elapsed since we obtained this knowledge.

(4) That **we** will not be responsible for the **tenant improvements** installed in said **building** or for the material or labor used or to be used thereon, or which has been performed, furnished or used in any manner or way upon said land, or upon the **building** thereon, or addition thereto, or which may be hereafter performed, furnished or used upon said land or upon the building thereon, or addition thereto, or for the services of any architect.

(5) Cazuelas Authentic Mexican Food. is the lessee of said property.

(6) That the street address of said property is 18804 Cox Avenue, Saratoga, California

City of SARATOGA, CALIFORNIA

Bob Longinetti
Qutio Village Group, LLC.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California
County of Santa Clara } ss.

☐ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], not Notary)

1. BOB LONGINETTI
2.
3.
4.
5.
6.

Signature of Document Signer No.1

Signature of Document Signer No.2 (if any)

Subscribed and sworn to (or affirmed) by me on this 26 day of June, 2006, by
Date Month Year

(1) BOB LONGINETTI
Name of Signer

☐ Personally known to me
☐ Proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)
(and

(2)
Name of Signer

☐ Personally known to me
☐ Proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

DIANA J. SHANNON
Commission # 1565109
Notary Public - California
Santa Clara County
My Comm. Expires Apr 25, 2009

Signature of Notary Public

Place Notary Seal Above

WPData/Notary/ NonResponsibility(2)

Exhibit "A"

Legal description as follows:

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All of Parcel 2, as shown upon that certain Parcel Map filed for record in Book 389 of Maps, at Page 19, Santa Clara County Records.

DOCUMENT: 19172523

Pages: 2

Fees. 10.00
Taxes
Copies.
AMT PAID 10 00

RECORDING REQUESTED BY:
TERRACOMMERCIAL, INC.

AND WHEN RECORDED MAIL TO:

[TERRACOMMERCIAL, INC.]
160 W. SANTA CLARA ST., #990
[SAN JOSE, CA. 95113]

BRENDA DAVIS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
Owner

RDE # 012
11/06/2006
10:28 AM

NOTICE

NON-RESPONSIBILITY (C. C. SECTION 3094, 3128 & 3129)

TO ALL WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN

(1) That we, to wit, Quito Village Group, LLC. we the **owners** of certain property located in the City of Saratoga, County of Santa Clara, State of California, and more particularly described in **Attached Legal Description - Exhibit "A".**

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(5) Cazuelas Authentic Mexican Food. is the lessee of said property.

(6) That the street address of said property is 18804 Cox Avenue, Saratoga, **California**

City of SARATOGA, CALIFORNIA

Bob Longinetti
Quito Village Group, LLC.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California
County of Santa Clara } ss.

☐ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], not Notary)

1. BOB LONGINETTI
2.
3.
4.
5.
6.

Signature of Document Signer No.1

Signature of Document Signer No.2 (if any)

Subscribed and sworn to (or affirmed) by me on this 26 day of June, 2006, by
Date Month Year

(1) BOB LONGINETTI
Name of Signer

☐ Personally known to me
☐ Proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)
(and

(2)
Name of Signer

☐ Personally known to me
☐ Proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

DIANA J. SHANNON
Commission # 1565109
Notary Public - California
Santa Clara County
My Comm. Expires Apr 25, 2009

Signature of Notary Public

Place Notary Seal Above

WP Docs/Notice of Non Responsibility(2)

Exhibit "A"

Legal description as follows:

All that certain Real Property in the City of Saratoga, County of Santa Clara, State of California, described as follows:

All of Parcel 2, as shown upon that certain Parcel Map filed for record in Book 389 of Maps, at Page 19, Santa Clara County Records.

APPENDIX E

REGULATORY DATABASE REPORT

The EDR Radius Map
with GeoCheck®

Quito Village Shopping Center
18764-18850 Cox Avenue
Saratoga, CA 95070

Inquiry Number: 1879833.2s

March 16, 2007

EDR® Environmental
Data Resources Inc

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
Orphan Summary	16
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	A-10
Orphan Details	OD-1

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

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

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

18764-18850 COX AVENUE
SARATOGA, CA 95070

COORDINATES

Latitude (North):	37.279800 - 37' 16' 47.3"
Longitude (West):	122.000100 - 122' 0' 0.4"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	588643.5
UTM Y (Meters):	4126176.8
Elevation:	291 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	37121-C8 SAN JOSE WEST, CA
Most Recent Revision:	1980
West Map:	37122-C1 CUPERTINO, CA
Most Recent Revision:	1980

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 6 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
SARATOGA CHIROPRACTIC 18804 COX AVE SARATOGA, CA 95070	HAZNET	N/A
QUITO PARK DRY CLEANERS 18808 COX AVENUE SARATOGA, CA 95070	RCRA-SQG FINDS HAZNET EMI	CAD981991466

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions
NPL RECOVERY..... Federal Superfund Liens
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRA-TSDF..... Resource Conservation and Recovery Act Information
RCRA-LQG..... Resource Conservation and Recovery Act Information
ERNS..... Emergency Response Notification System
HMIRS..... Hazardous Materials Information Reporting System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
US BROWNFIELDS..... A Listing of Brownfields Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
ODI..... Open Dump Inventory
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
RADINFO..... Radiation Information Database
US CDL..... Clandestine Drug Labs
LUCIS..... Land Use Control Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
RAATS..... RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

HIST Cal-Sites..... Historical Calsites Database
CA BOND EXP. PLAN..... Bond Expenditure Plan
SCH..... School Property Evaluation Program
Toxic Pits..... Toxic Pits Cleanup Act Sites
SWF/LF..... Solid Waste Information System
CA WDS..... Waste Discharge System
WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
SLIC..... Statewide SLIC Cases

EXECUTIVE SUMMARY

UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
SAN JOSE HAZMAT..... Hazardous Material Facilities
CHMIRS..... California Hazardous Material Incident Report System
Notify 65..... Proposition 65 Records
DEED..... Deed Restriction Listing
VCP..... Voluntary Cleanup Program Properties
CLEANERS..... Cleaner Facilities
WIP..... Well Investigation Program Case List
CDL..... Clandestine Drug Labs
RESPONSE..... State Response Sites
ENVIROSTOR..... EnviroStor Database

TRIBAL RECORDS

INDIAN RESERV..... Indian Reservations
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
INDIAN UST..... Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants.... EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations EDR Proprietary Historic Gas Stations
EDR Historical Cleaners..... EDR Proprietary Historic Dry Cleaners

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.

STATE AND LOCAL RECORDS

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
DESERT PETROLEUM	*12600 SARATOGA AVE*	*1/4 - 1/2N*	*C6*	*14*

EXECUTIVE SUMMARY

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 01/09/2007 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
DESERT PETROLEUM	12600 SARATOGA AVE	1/4 - 1/2 N	C5	14
DESERT PETROLEUM	***12600 SARATOGA AVE***	***1/4 - 1/2 N***	***C6***	***14***
Facility Status: Case Closed				

CA FID: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
BOND DISTRIBUTORS	***18549 PASEO PUEBLO***	***1/8 - 1/4 ENE***	***B3***	***12***

HIST LUST SANTA CLARA: A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

A review of the HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there is 1 HIST LUST site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
DESERT PETROLEUM	***12600 SARATOGA AVE***	***1/4 - 1/2 N***	***C6***	***14***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
BOND DISTRIBUTORS	18549 PASEO PUEBLO	1/8 - 1/4 ENE	B4	13

SWEEPS: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

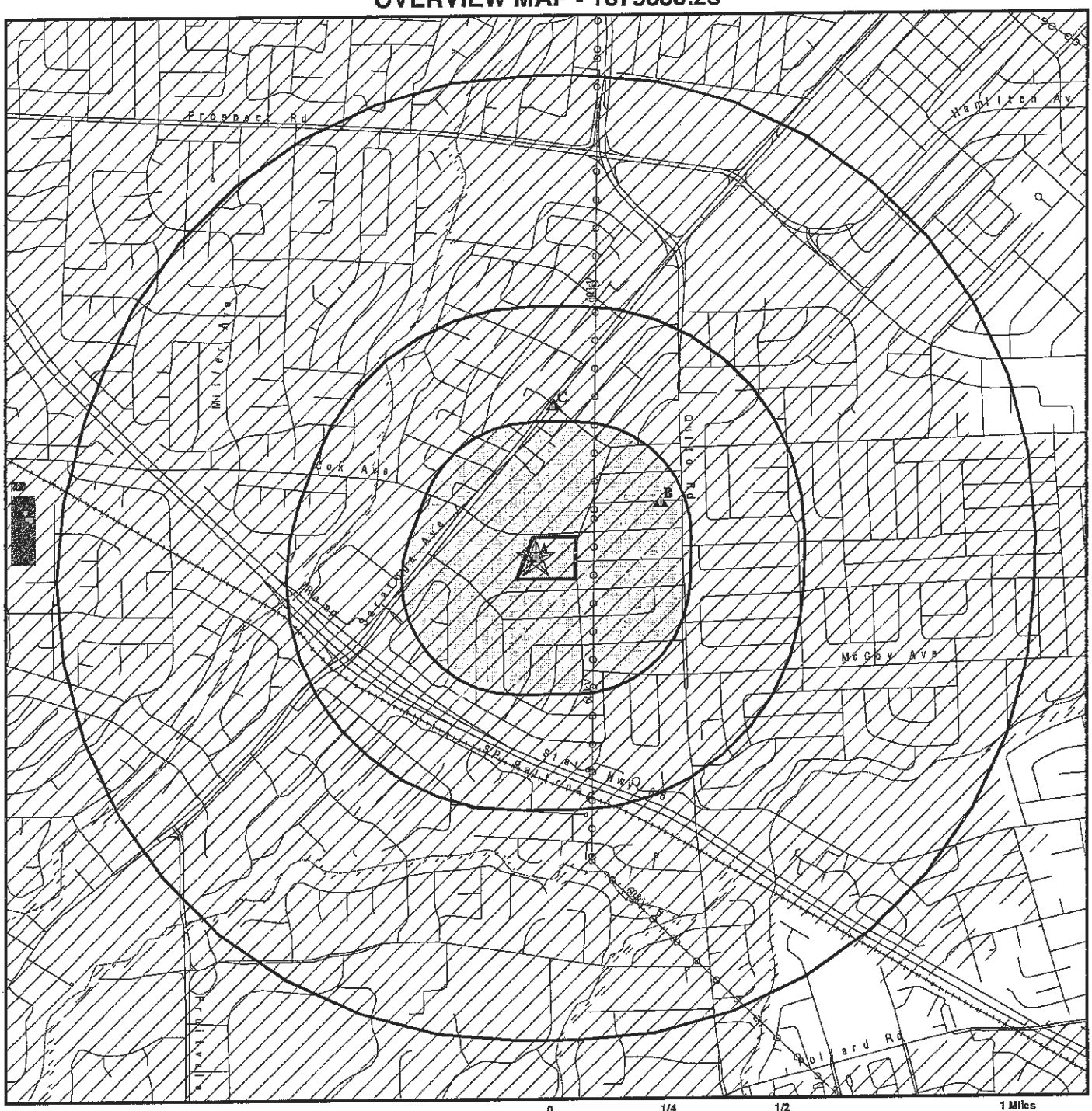
Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
BOND DISTRIBUTORS	***18549 PASEO PUEBLO***	***1/8 - 1/4 ENE***	***B3***	***12***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
CHEVRON U.S.A. INC.	CA FID UST, SWEEPS UST
WESTGATE UNION SERVICE #6859	SWEEPS UST
SANTA CLARA CO. TRANS.-CONGRES	LUST, HIST LUST
SHANNON RESIDENCE	LUST, HIST LUST

OVERVIEW MAP - 1879833.2s



0 1/4 1/2 1 Miles

- 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
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 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: Quito Village Shopping Center ADDRESS: 18764-18850 Cox Avenue Saratoga CA 95070 LAT/LONG: 37.2798 / 122.0001	CLIENT: ATC Associates Inc. CONTACT: Mark Williams INQUIRY #: 1879833.2s DATE: March 16, 2007 3:17 pm

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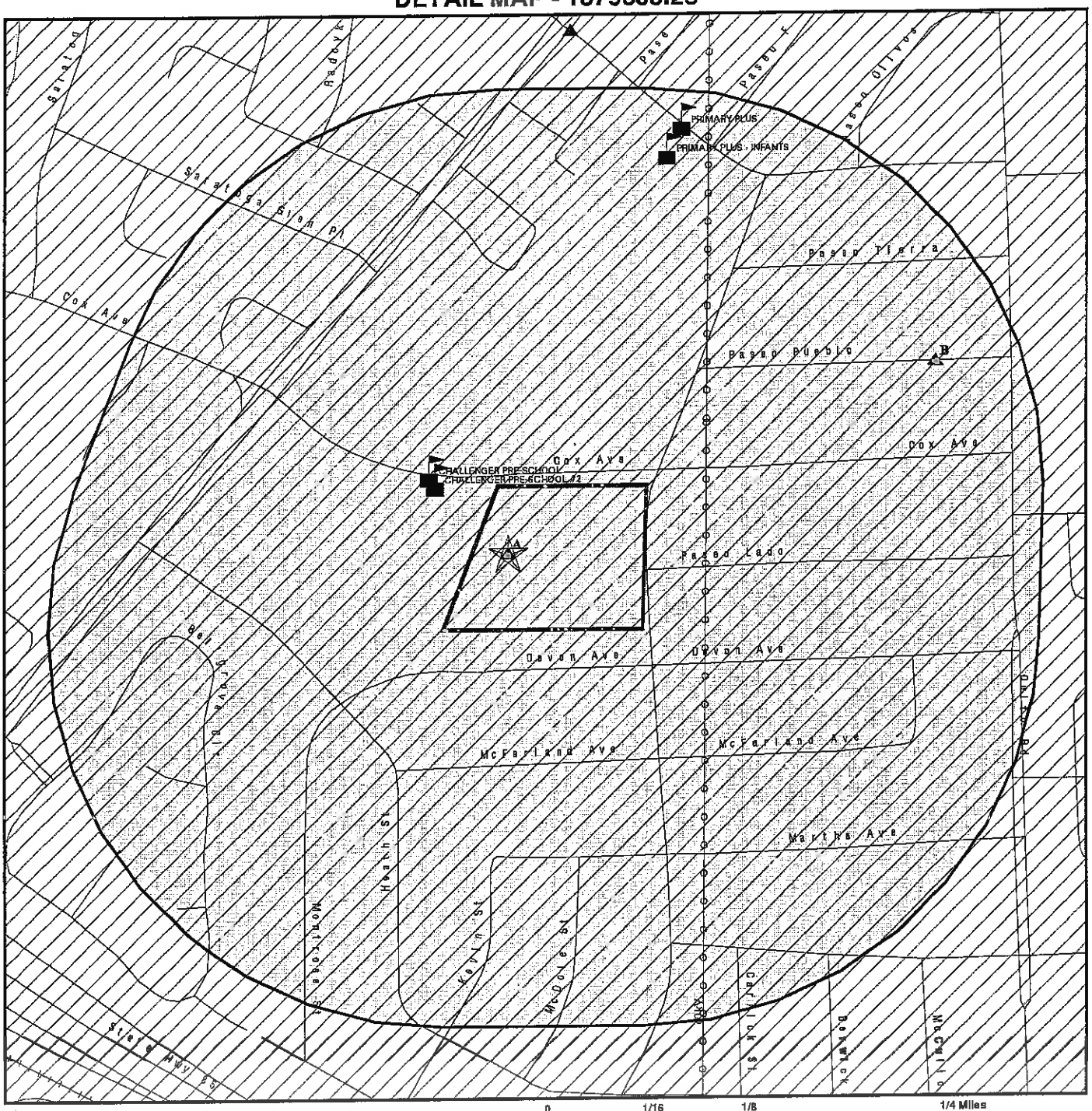
DETAIL MAP - 1879833.2s



0 1/16 1/8 1/4 Miles

- 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
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- 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: Quito Village Shopping Center ADDRESS: 18764-18850 Cox Avenue Saratoga CA 95070 LAT/LONG: 37.2798 / 122.0001	CLIENT: ATC Associates Inc. CONTACT: Mark Williams INQUIRY #: 1879833.2s DATE: March 16, 2007 3:17 pm

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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
FEDERAL RECORDS								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL RECOVERY		TP	NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.	X	0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
STATE AND LOCAL RECORDS								
Hist Cal-Sites		1.000	0	0	0	0	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
Cortese		0.500	0	0	1	NR	NR	1
SWRCY		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	2	NR	NR	2
CA FID UST		0.250	0	1	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
SLIC		0.500	0	0	0	NR	NR	0
HIST LUST		0.500	0	0	1	NR	NR	1
UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	1	NR	NR	NR	1
AST		0.250	0	0	NR	NR	NR	0
SAN JOSE HAZMAT		0.250	0	0	NR	NR	NR	0
SWEEPS UST		0.250	0	1	NR	NR	NR	1
CHMIRS		TP	NR	NR	NR	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
DEED		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
RESPONSE		1.000	0	0	0	0	NR	0
HAZNET	X	TP	NR	NR	NR	NR	NR	0
EMI	X	TP	NR	NR	NR	NR	NR	0
ENVIROSTOR		1.000	0	0	0	0	NR	0
TRIBAL RECORDS								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID / Direction / Distance / Distance (ft.) / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A1 Target Property	**SARATOGA CHIROPRACTIC 18804 COX AVE SARATOGA, CA 95070**	**HAZNET**	**S100944453 N/A**

Site 1 of 2 in cluster A

Actual: 291 ft.

HAZNET:

Gepaid:	CAL000062996
Contact:	JEFF L EVANS DC
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	18804 COX AVE
Mailing City,St,Zip:	SARATOGA, CA 950704109
Gen County:	Santa Clara
TSD EPA ID:	CAD982429144
TSD County:	Santa Clara
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Not reported
Tons:	.1248
Facility County:	Santa Clara

Gepaid:	CAL000062996
Contact:	JEFF L EVANS DC
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	18804 COX AVE
Mailing City,St,Zip:	SARATOGA, CA 950704109
Gen County:	Santa Clara
TSD EPA ID:	Not reported
TSD County:	0
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Not reported
Tons:	.0208
Facility County:	Santa Clara

Gepaid:	CAL000062996
Contact:	JEFF L EVANS DC
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	18804 COX AVE
Mailing City,St,Zip:	SARATOGA, CA 950704109
Gen County:	Santa Clara
TSD EPA ID:	CAD982495533
TSD County:	Santa Clara
Waste Category:	Not reported
Disposal Method:	Not reported
Tons:	.0832
Facility County:	Santa Clara

Gepaid:	CAL000062996
Contact:	JEFF L EVANS DC
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	18804 COX AVE
Mailing City,St,Zip:	SARATOGA, CA 950704109

SARATOGA CHIROPRACTIC (Continued) **S100944453**

Gen County: Santa Clara
TSD EPA ID: CAD982429144
TSD County: Santa Clara
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Not reported
Tons: .0000
Facility County: Santa Clara

Gepaid: CAL000062996
Contact: JEFF L EVANS DC
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 18804 COX AVE
Mailing City,St,Zip: SARATOGA, CA 950704109
Gen County: Santa Clara
TSD EPA ID: Not reported
TSD County: 0
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Not reported
Tons: .0208
Facility County: Santa Clara

Click this hyperlink while viewing on your computer to access
1 additional CA_HAZNET: record(s) in the EDR Site Report.

A2 Target Property **QUITO PARK DRY CLEANERS**
18808 COX AVENUE
SARATOGA, CA 95070

RCRA-SQG 1000415257
FINDS CAD981991466
HAZNET
EMI

Site 2 of 2 in cluster A

Actual: 291 ft.

RCRAInfo:
Owner: NOT REQUIRED
(415) 555-1212
EPA ID: CAD981991466

Contact: Not reported

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site

California - Hazardous Waste Tracking System - Datamart

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

QUITO PARK DRY CLEANERS (Continued) **1000415257**

HAZNET:

Gepaid:	CAD981991466
Contact:	SANG HOON YI
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	18808 COX AVE
Mailing City,St,Zip:	SARATOGA, CA 950704109
Gen County:	Santa Clara
TSD EPA ID:	CA0000084517
TSD County:	Sacramento
Waste Category:	Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method:	Transfer Station
Tons:	.2925
Facility County:	Santa Clara

Gepaid:	CAD981991466
Contact:	SANG HOON YI
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	18808 COX AVE
Mailing City,St,Zip:	SARATOGA, CA 950704109
Gen County:	Santa Clara
TSD EPA ID:	CAD981397417
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Recycler
Tons:	0
Facility County:	Santa Clara

Gepaid:	CAD981991466
Contact:	SANG HOON YI
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	18808 COX AVE
Mailing City,St,Zip:	SARATOGA, CA 950704109
Gen County:	Santa Clara
TSD EPA ID:	CAD981397417
TSD County:	Los Angeles
Waste Category:	Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method:	Recycler
Tons:	0.0008
Facility County:	Santa Clara

Gepaid:	CAD981991466
Contact:	SANG HOON YI
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	18808 COX AVE
Mailing City,St,Zip:	SARATOGA, CA 950704109
Gen County:	Santa Clara
TSD EPA ID:	CA0000084517
TSD County:	Sacramento
Waste Category:	Liquids with halogenated organic compounds > 1000 mg/l

QUITO PARK DRY CLEANERS (Continued) **1000415257**

Disposal Method:	Transfer Station
Tons:	.1950
Facility County:	Santa Clara

Gepaid:	CAD981991466
Contact:	SANG HOON YI
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	18808 COX AVE
Mailing City,St,Zip:	SARATOGA, CA 950704109
Gen County:	Santa Clara
TSD EPA ID:	CAT000613893
TSD County:	Los Angeles
Waste Category:	Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method:	Transfer Station
Tons:	.0975
Facility County:	Santa Clara

Click this hyperlink while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

EMI:

Year:	1987
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1990
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

QUITO PARK DRY CLEANERS (Continued) **1000415257**

Year:	1996
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1997
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1998
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1999
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216

QUITO PARK DRY CLEANERS (Continued) **1000415257**

Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2000
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2001
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2002
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0

QUITO PARK DRY CLEANERS (Continued) **1000415257**

NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2003
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2004
Carbon Monoxide Emissions Tons/Yr:	43
Air Basin:	SF
Facility ID:	1518
Air District Name:	BA
SIC Code:	7216
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.304
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

B3 **BOND DISTRIBUTORS** **CA FID UST** **S101625366**
ENE **18549 PASEO PUEBLO** **SWEEPS UST** **N/A**
1/8-1/4 **SARATOGA, CA 95070**
1045 ft.

Site 1 of 2 in cluster B

Relative:
Higher

Actual:
291 ft.

CA FID UST:

Facility ID:	43012070
Regulated By:	UTNKA
Regulated ID:	00046362
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	4083791354
Mail To:	Not reported
Mailing Address:	P O BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	SARATOGA 95070
Contact:	Not reported
Contact Phone:	Not reported

BOND DISTRIBUTORS (Continued) **S101625366**

DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	A
Comp Number:	46362
Number:	9
Board Of Equalization:	44-025769
Ref Date:	07-01-85
Act Date:	Not reported
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	1
Swrcb Tank Id:	43-000-046362-000001
Actv Date:	07-01-85
Capacity:	550
Tank Use:	M.V. FUEL
Stg:	P
Content:	LEADED
Number Of Tanks:	1

B4 **BOND DISTRIBUTORS** **HIST UST** **U001602082**
ENE **18549 PASEO PUEBLO** **N/A**
1/8-1/4 **SARATOGA, CA 95070**
1045 ft.

Site 2 of 2 in cluster B

Relative:
Higher

Actual:
291 ft.

HIST UST:

Region:	STATE
Facility ID:	00000046362
Tank Num:	001
Container Num:	1
Year Installed:	1954
Tank Capacity:	00000550
Facility Type:	Other
Other Type:	DISTRIBUTION
Total Tanks:	0001
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Tank Construction:	Not reported
Leak Detection:	Visual, Stock Inventor
Contact Name:	Not reported
Telephone:	4083791354
Owner Name:	BOND DISTRIBUTORS
Owner Address:	18549 PASEO PUEBLO
Owner City,St,Zip:	SARATOGA, CA 95070

Map ID / Direction / Distance / Distance (ft.) / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
C5 North 1/4-1/2 1514 ft.	**DESERT PETROLEUM 12600 SARATOGA AVE SANTA CLARA (County), CA**	**LUST**	**S107995765 N/A**

Site 1 of 2 in cluster C

Relative: Higher

Actual: 291 ft.

LUST:

Region:	SANTA CLARA
SCVWD ID:	07S1W32C01f
Closed Date:	6/2/1998
Lop Number:	14-102

C6 North 1/4-1/2 1514 ft.	**DESERT PETROLEUM 12600 SARATOGA AVE SARATOGA, CA 95070**	**LUST Cortese HIST LUST**	**S101304325 N/A**

Site 2 of 2 in cluster C

Relative: Higher

Actual: 291 ft.

LUST:

Region:	STATE
Case Type:	Soil only
Cross Street:	Not reported
Enf Type:	NOR
Funding:	Not reported
How Discovered:	Not reported
How Stopped:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Global Id:	T0608500557
Stop Date:	Not reported
Confirm Leak:	Not reported
Workplan:	Not reported
Prelim Assess:	1995-06-15 00:00:00
Pollution Char:	1998-05-02 00:00:00
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Close Date:	1998-06-02 00:00:00
Discover Date:	Not reported
Enforcement Dt:	Not reported
Release Date:	1995-02-06 00:00:00
Review Date:	Not reported
Enter Date:	Not reported
MTBE Date:	1998-03-11 00:00:00
GW Qualifier:	=
Soil Qualifier:	Not reported
Max MTBE GW ppb:	1
Max MTBE Soil ppb:	Not reported
County:	43
Org Name:	Not reported
Reg Board:	San Francisco Bay Region
Status:	Case Closed
Chemical:	Diesel
Contact Person:	Not reported
Responsible Party:	John Rutherford
RP Address:	P.O. Box 1601
Interim:	Not reported
Oversight Prgm:	LUST
MTBE Class:	Not reported
MTBE Conc:	1

DESERT PETROLEUM (Continued) **S101304325**

MTBE Fuel: 0
MTBE Tested: MTBE Detected. Site tested for MTBE and MTBE detected
Staff: ZSC
Staff Initials: CT
Lead Agency: Local Agency
Local Agency: 43099L
Hydr Basin #: Not reported
Beneficial: MUN
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Local Case #: 07S1W32C01f
Case Number: Not reported
Qty Leaked: Not reported
Abate Method: Not reported
Operator: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary: Not reported

LUST:
Region: 2
Facility Status: Case Closed
Facility Id: Not reported
Case Number: 07S1W32C01f
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: 6/15/1995
Pollution Characterization Began: 5/2/1998
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

Cortese:
Region: CORTESE
Facility Addr2: 12600 SARATOGA AVE

HIST LUST:
Region: SANTA CLARA
SCVWD ID: 07S1W32C01
Region Code: 2
Oversite Agency: SCVWD
Date Listed: 1995-03-14 00:00:00
Closed Date: 1998-06-02 00:00:00

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SARATOGA	S104542011	SANTA CLARA CO. TRANS.-CONGRES	CONGRESS SPRINGS RD	95070	LUST, HIST LUST
SARATOGA	S105512946	SHANNON RESIDENCE	19765 SARATOGA-SUNNYVALE RD	95070	LUST, HIST LUST
SARATOGA	S101594624	CHEVRON U.S.A. INC.	13030 SARATOGA/SUNNYV	95070	CA FID UST, SWEEPS UST
SARATOGA	S106934401	WESTGATE UNION SERVICE #6859	12015 SARATOGA/SUNNYVALE RD	95070	SWEEPS UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/25/2007
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 03/12/2007
Number of Days to Update: 40

Source: EPA
Telephone: N/A
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 09/27/2006
Date Data Arrived at EDR: 11/01/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 02/23/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/28/2006
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 03/12/2007
Number of Days to Update: 40

Source: EPA
Telephone: N/A
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL RECOVERY: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 12/19/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 41

Source: EPA
Telephone: 703-603-8960
Last EDR Contact: 12/19/2006
Next Scheduled EDR Contact: 03/19/2007
Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 12/20/2006
Date Data Arrived at EDR: 01/29/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 29

Source: EPA
Telephone: 703-603-8960
Last EDR Contact: 12/18/2006
Next Scheduled EDR Contact: 03/19/2007
Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 01/04/2007
Date Data Arrived at EDR: 01/18/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 40

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/13/2006
Date Data Arrived at EDR: 06/28/2006
Date Made Active in Reports: 08/23/2006
Number of Days to Update: 56

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/27/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 01/24/2007
Date Made Active in Reports: 03/12/2007
Number of Days to Update: 47

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Last EDR Contact: 01/24/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 01/17/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 41

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 01/17/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/18/2006
Date Data Arrived at EDR: 12/14/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 28

Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 01/02/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/24/2007
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 01/02/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 02/08/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 09/20/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 63

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 01/02/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 10/17/2006
Date Data Arrived at EDR: 10/20/2006
Date Made Active in Reports: 12/13/2006
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/12/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/2004
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 04/25/2005
Number of Days to Update: 69

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 02/06/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/10/2007
Date Data Arrived at EDR: 01/24/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 34

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 01/22/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/08/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 82

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 12/18/2006
Next Scheduled EDR Contact: 03/19/2007
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 06/22/2006
Date Made Active in Reports: 08/23/2006
Number of Days to Update: 62

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 12/19/2006
Next Scheduled EDR Contact: 03/19/2007
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/30/2006
Number of Days to Update: 46

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 01/15/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 10/27/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 26

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 12/18/2006
Next Scheduled EDR Contact: 03/19/2007
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 10/27/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 26

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 12/18/2006
Next Scheduled EDR Contact: 03/19/2007
Data Release Frequency: Quarterly

SSTS: Section 7 Tracking Systems
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 05/11/2006
Date Made Active in Reports: 05/22/2006
Number of Days to Update: 11

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/29/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 02/13/2006
Date Data Arrived at EDR: 04/21/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 01/15/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Quarterly

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 03/12/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/30/2007
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/01/2006
Date Data Arrived at EDR: 01/08/2007
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 3

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 01/08/2007
Next Scheduled EDR Contact: 03/26/2007
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/17/2006
Date Data Arrived at EDR: 11/29/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 43

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 03/02/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/11/2007
Date Data Arrived at EDR: 01/26/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 32

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/02/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Quarterly

MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/15/2006
Date Data Arrived at EDR: 12/28/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 32

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/28/2006
Next Scheduled EDR Contact: 03/26/2007
Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/18/2007
Date Data Arrived at EDR: 01/23/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 01/02/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003
Date Data Arrived at EDR: 06/17/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 48

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/06/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/26/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: No Update Planned

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 11/29/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/28/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/29/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: No Update Planned

SWF/LF (SWIS): Solid Waste Information System
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/11/2006
Date Data Arrived at EDR: 12/13/2006
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 42

Source: Integrated Waste Management Board
Telephone: 916-341-6320
Last EDR Contact: 03/15/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 12/19/2006
Date Data Arrived at EDR: 12/19/2006
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 36

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 12/19/2006
Next Scheduled EDR Contact: 03/19/2007
Data Release Frequency: Quarterly

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 05/29/2001
Date Made Active in Reports: 07/26/2001
Number of Days to Update: 58

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 01/22/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 01/08/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 01/09/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Quarterly

LUST: Geotracker's Leaking Underground Fuel Tank Report
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 01/09/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Quarterly

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 01/01/2007
Date Data Arrived at EDR: 01/23/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 01/23/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Quarterly

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491
Last EDR Contact: 01/02/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-4130
Last EDR Contact: 02/05/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Varies

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 01/15/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 12/27/2006
Next Scheduled EDR Contact: 03/26/2007
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 01/08/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 02/12/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SLIC: Statewide SLIC Cases
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 01/09/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 01/08/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 02/12/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 01/22/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 01/03/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 01/02/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/06/2006
Date Data Arrived at EDR: 04/06/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 35

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 01/02/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/27/2006
Date Data Arrived at EDR: 11/27/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 37

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 03/12/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Annually

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 14

Source: SWRCB
Telephone: 916-480-1028
Last EDR Contact: 01/09/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Semi-Annually

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

AST: Aboveground Petroleum Storage Tank Facilities
Registered Aboveground Storage Tanks.

Date of Government Version: 11/02/2006
Date Data Arrived at EDR: 11/03/2006
Date Made Active in Reports: 12/08/2006
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 916-341-5712
Last EDR Contact: 01/29/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

SWEEPS UST: SWEEPS UST Listing
Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 11/30/2005
Date Made Active in Reports: 01/19/2006
Number of Days to Update: 50

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

NOTIFY 65: Proposition 65 Records
Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 01/15/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: No Update Planned

DEED: Deed Restriction Listing
Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 01/15/2007
Date Data Arrived at EDR: 01/16/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 42

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/16/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Semi-Annually

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 11/29/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/28/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 04/18/2005
Date Data Arrived at EDR: 04/18/2005
Date Made Active in Reports: 05/06/2005
Number of Days to Update: 18

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Annually

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 10/25/2006
Date Data Arrived at EDR: 10/31/2006
Date Made Active in Reports: 11/28/2006
Number of Days to Update: 28

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/13/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: Varies

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 05/17/2006
Date Data Arrived at EDR: 05/17/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 02/26/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: Varies

RESPONSE: State Response Sites
Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 11/29/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/28/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Quarterly

HAZNET: Facility and Manifest Data
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/20/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 44

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 02/06/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Annually

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 27

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 01/19/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Varies

ENVIROSTOR: EnviroStor Database
The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 11/29/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/28/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Quarterly

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 02/08/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 12/01/2006
Date Data Arrived at EDR: 12/01/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 59

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/04/2005
Date Data Arrived at EDR: 01/21/2005
Date Made Active in Reports: 02/28/2005
Number of Days to Update: 38

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/30/2006
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 52

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/21/2006
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 52

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 02/21/2007
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 12/19/2006
Date Data Arrived at EDR: 12/19/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/06/2006
Date Data Arrived at EDR: 10/04/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 35

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Minnesota, Mississippi and North Carolina.

Date of Government Version: 08/24/2006
Date Data Arrived at EDR: 09/11/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 58

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Semi-Annually

INDIAN UST R4: Underground Storage Tanks on Indian Land

Date of Government Version: 08/24/2006
Date Data Arrived at EDR: 09/11/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 58

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Semi-Annually

INDIAN UST R10: Underground Storage Tanks on Indian Land

Date of Government Version: 11/21/2006
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 52

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land

Date of Government Version: 12/02/2004
Date Data Arrived at EDR: 12/29/2004
Date Made Active in Reports: 02/04/2005
Number of Days to Update: 37

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

Date of Government Version: 11/30/2006
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 52

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land

Date of Government Version: 01/11/2007
Date Data Arrived at EDR: 01/12/2007
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 17

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land
A listing of underground storage tank locations on Indian Land.

Date of Government Version: 12/01/2006
Date Data Arrived at EDR: 12/01/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 59

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

Date of Government Version: 09/06/2006
Date Data Arrived at EDR: 10/04/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 35

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

Date of Government Version: 12/19/2006
Date Data Arrived at EDR: 12/19/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 41

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/31/2007
Date Data Arrived at EDR: 02/02/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 25

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/22/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/26/2006
Date Data Arrived at EDR: 10/27/2006
Date Made Active in Reports: 11/13/2006
Number of Days to Update: 17

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/22/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 11/29/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 35

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 02/26/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Semi-Annually

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/13/2007
Date Data Arrived at EDR: 01/16/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 42

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 01/16/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 12/06/2006
Date Data Arrived at EDR: 12/07/2006
Date Made Active in Reports: 01/04/2007
Number of Days to Update: 28

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 07/07/1999
Date Made Active in Reports: N/A
Number of Days to Update: 0

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 05/16/2006
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/31/2006
Date Data Arrived at EDR: 12/29/2006
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 26

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 11/13/2006
Next Scheduled EDR Contact: 02/12/2007
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 11/13/2006
Date Data Arrived at EDR: 11/28/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 36

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 02/13/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/01/2006
Date Data Arrived at EDR: 04/06/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 35

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 03/14/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 12/04/2006
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 02/12/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 12/14/2006
Date Data Arrived at EDR: 12/15/2006
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 39

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 11/13/2006
Date Data Arrived at EDR: 11/13/2006
Date Made Active in Reports: 12/12/2006
Number of Days to Update: 29

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 02/12/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 11/06/2006
Date Data Arrived at EDR: 11/28/2006
Date Made Active in Reports: 01/04/2007
Number of Days to Update: 37

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 01/29/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Semi-Annually

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/10/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 01/08/2007
Next Scheduled EDR Contact: 03/26/2007
Data Release Frequency: Semi-Annually

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/10/2007
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 13

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 01/08/2007
Next Scheduled EDR Contact: 03/26/2007
Data Release Frequency: Annually

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 12/01/2006
Date Data Arrived at EDR: 01/04/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 20

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/07/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 12/01/2006
Date Data Arrived at EDR: 01/04/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 20

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/07/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 12/01/2006
Date Data Arrived at EDR: 01/04/2007
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 19

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/07/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 01/17/2007
Date Data Arrived at EDR: 01/18/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 40

Source: Placer County Health and Human Services
Telephone: 530-889-7312
Last EDR Contact: 12/29/2006
Next Scheduled EDR Contact: 03/19/2007
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 02/06/2007
Date Data Arrived at EDR: 02/07/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 20

Source: Department of Public Health
Telephone: 951-358-5055
Last EDR Contact: 01/15/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 11/09/2006
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 12/21/2006
Number of Days to Update: 41

Source: Health Services Agency
Telephone: 951-358-5055
Last EDR Contact: 01/15/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Contaminated Sites
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 01/31/2007
Date Data Arrived at EDR: 02/16/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 11

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

ML - Regulatory Compliance Master List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 01/31/2007
Date Data Arrived at EDR: 02/15/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 12

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 01/04/2007
Date Data Arrived at EDR: 01/05/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 19

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/16/2005
Date Data Arrived at EDR: 05/18/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 29

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 01/03/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 11/01/2006
Date Data Arrived at EDR: 01/03/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 21

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 12/21/2006
Date Data Arrived at EDR: 12/22/2006
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 33

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 12/21/2006
Date Data Arrived at EDR: 12/22/2006
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 32

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 10/16/2006
Date Data Arrived at EDR: 12/13/2006
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 41

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 01/15/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Semi-Annually

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 01/24/2007
Date Data Arrived at EDR: 01/25/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 33

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 01/08/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 01/08/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 12/27/2006
Next Scheduled EDR Contact: 03/26/2007
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 09/29/2006
Date Data Arrived at EDR: 10/02/2006
Date Made Active in Reports: 10/25/2006
Number of Days to Update: 23

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 12/27/2006
Next Scheduled EDR Contact: 03/26/2007
Data Release Frequency: Varies

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 12/07/2006
Date Data Arrived at EDR: 12/07/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 27

Source: City of San Jose Fire Department
Telephone: 408-277-4659
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 01/08/2007
Date Data Arrived at EDR: 02/06/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 21

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/27/2006
Next Scheduled EDR Contact: 03/26/2007
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 01/02/2007
Date Data Arrived at EDR: 01/16/2007
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 7

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/27/2006
Next Scheduled EDR Contact: 03/26/2007
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/22/2007
Date Data Arrived at EDR: 01/23/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 35

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 01/22/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 12/31/0005
Date Data Arrived at EDR: 01/05/2006
Date Made Active in Reports: 01/31/2006
Number of Days to Update: 26

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 01/29/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/14/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/2006
Date Data Arrived at EDR: 09/05/2006
Date Made Active in Reports: 10/05/2006
Number of Days to Update: 30

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/14/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 09/27/2006
Date Data Arrived at EDR: 11/01/2006
Date Made Active in Reports: 12/12/2006
Number of Days to Update: 41

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/10/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 11/13/2006
Date Data Arrived at EDR: 11/28/2006
Date Made Active in Reports: 01/04/2007
Number of Days to Update: 37

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 01/29/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/17/2006
Date Made Active in Reports: 04/07/2006
Number of Days to Update: 49

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 03/16/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 01/01/2007
Date Data Arrived at EDR: 01/04/2007
Date Made Active in Reports: 02/13/2007
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/04/2007
Next Scheduled EDR Contact: 04/02/2007
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 10/26/2006
Date Data Arrived at EDR: 11/29/2006
Date Made Active in Reports: 01/05/2007
Number of Days to Update: 37

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 03/02/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 06/06/2006
Number of Days to Update: 81

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 03/12/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 04/11/2006
Date Data Arrived at EDR: 10/31/2006
Date Made Active in Reports: 12/18/2006
Number of Days to Update: 48

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 12/18/2006
Next Scheduled EDR Contact: 03/19/2007
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 05/02/2006
Number of Days to Update: 46

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/06/2007
Next Scheduled EDR Contact: 04/09/2007
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 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.

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.

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

QUITO VILLAGE SHOPPING CENTER
18764-18850 COX AVENUE
SARATOGA, CA 95070

TARGET PROPERTY COORDINATES

Latitude (North):	37.27980 - 37' 16' 47.3"
Longitude (West):	122.0001 - 122' 0' 0.4"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	588643.5
UTM Y (Meters):	4126176.8
Elevation:	291 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	37121-C8 SAN JOSE WEST, CA
Most Recent Revision:	1980
West Map:	37122-C1 CUPERTINO, 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).

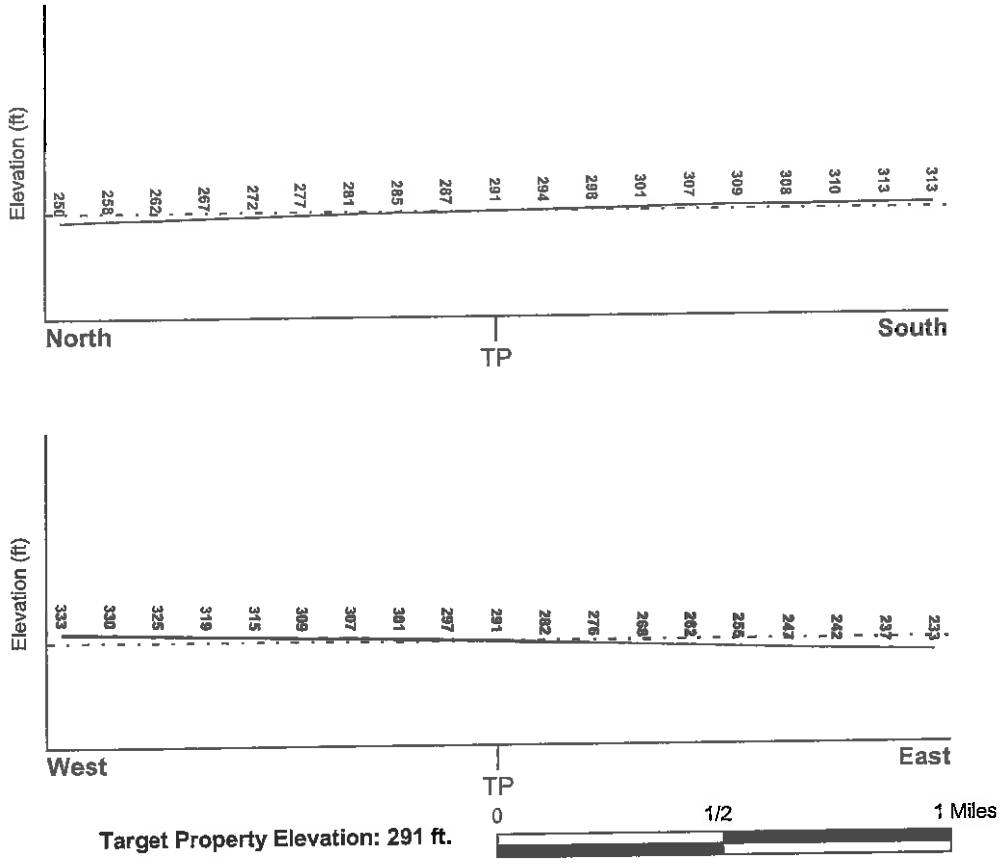
TOPOGRAPHIC INFORMATION

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 ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 291 ft.

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

Target Property County	FEMA Flood Electronic Data
SANTA CLARA, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	0603510002B
Additional Panels in search area:	0603490029D 0603380005C 0603490035D 0603370240D 0603510004B

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SAN JOSE WEST	YES - refer to the Overview Map and Detail Map

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.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

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: Stratifed 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:	BOTELLA
Soil Surface Texture:	clay loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Not reported

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

Corrosion Potential - Uncoated Steel:	MODERATE
Depth to Bedrock Min:	> 60 inches
Depth to Bedrock Max:	> 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	9 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 7.30 Min: 5.60
2	9 inches	41 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 7.80 Min: 5.60
3	41 inches	76 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.60 Min: 0.20	Max: 7.80 Min: 5.60

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: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: No Other Soil Types

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.

WELL SEARCH DISTANCE INFORMATION

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

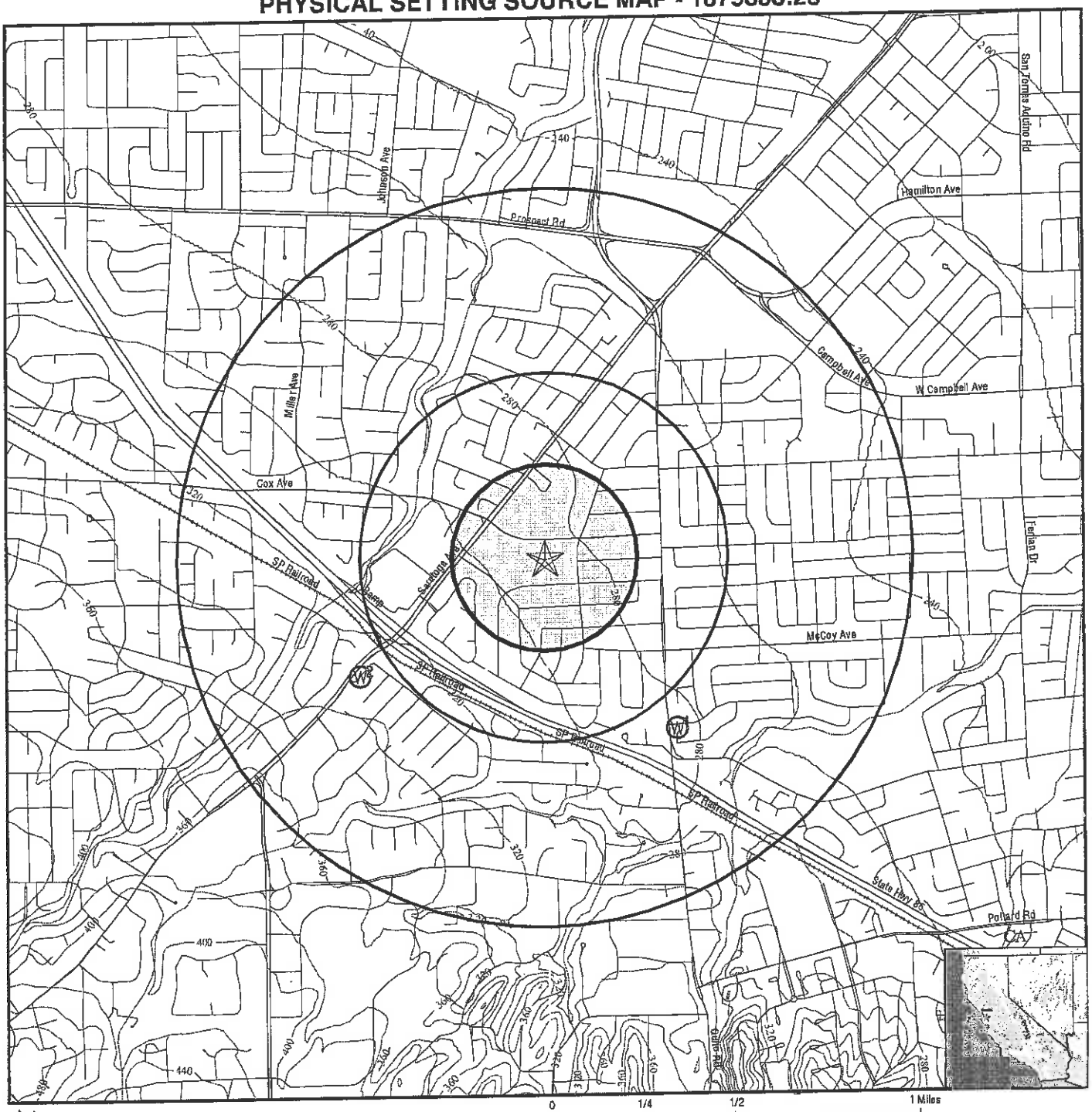
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

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

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CADW00000035883	1/2 - 1 Mile SE
2	22476	1/2 - 1 Mile WSW

PHYSICAL SETTING SOURCE MAP - 1879833.2s



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: Quito Village Shopping Center ADDRESS: 18764-18850 Cox Avenue Saratoga CA 95070 LAT/LONG: 37.2798 / 122.0001	CLIENT: ATC Associates Inc. CONTACT: Mark Williams INQUIRY #: 1879833.2s DATE: March 16, 2007 3:17 pm

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Map ID Direction Distance Elevation		Database	EDR ID Number
1 **SE** **1/2 - 1 Mile** **Lower**		**CA WELLS**	**CADW00000035883**

Longn:	-121.9925		
Latn:	37.2731		
Stwellno:	08S09E04D001M		
Districtco:	8		
Wellusecod:	Z		
Countycode:	24		
Gwcode:	502207	County:	Merced
State:	CA	Gw name:	San Joaquin Valley (Delta-Mendota Basin)
District:	San Joaquin District		
Descriptio:	Undetermined		

2 **WSW** **1/2 - 1 Mile** **Higher**		**CA WELLS**	**22476**

Water System Information:

Prime Station Code:	E43/011-SCVWDCN	User ID:	HEN
FRDS Number:	4310011147	County:	Santa Clara
District Number:	05	Station Type:	RESVR/CANAL/AMBNT/MUN/INTAKE
Water Type:	Surface Water	Well Status:	Combined Treated
Source Lat/Long:	371631.4 1220029.3	Precision:	1,000 Feet (10 Seconds)
Source Name:	SCVWD - CONGRESS CONNECTION		
System Number:	4310011		
System Name:	San Jose Water Company		
Organization That Operates System:	1221 S. Bascom Avenue San Jose, CA 95128		
Pop Served:	944000	Connections:	206890
Area Served:	SAN JOSE VICINITY		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 Pci/L	Pct. > 4 Pci/L
95070	20	8	40.00

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: 95070

Number of sites tested: 6

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.150 pCi/L	83%	17%	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 1999 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

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 F

AERIAL PHOTOGRAPHS

The EDR Aerial Photo Decade Package

Quito Village Shopping Center
18764-18850 Cox Avenue
Saratoga, CA 95070

Inquiry Number: 1879833.5

March 16, 2007

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDRs professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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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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Date EDR Searched Historical Sources:

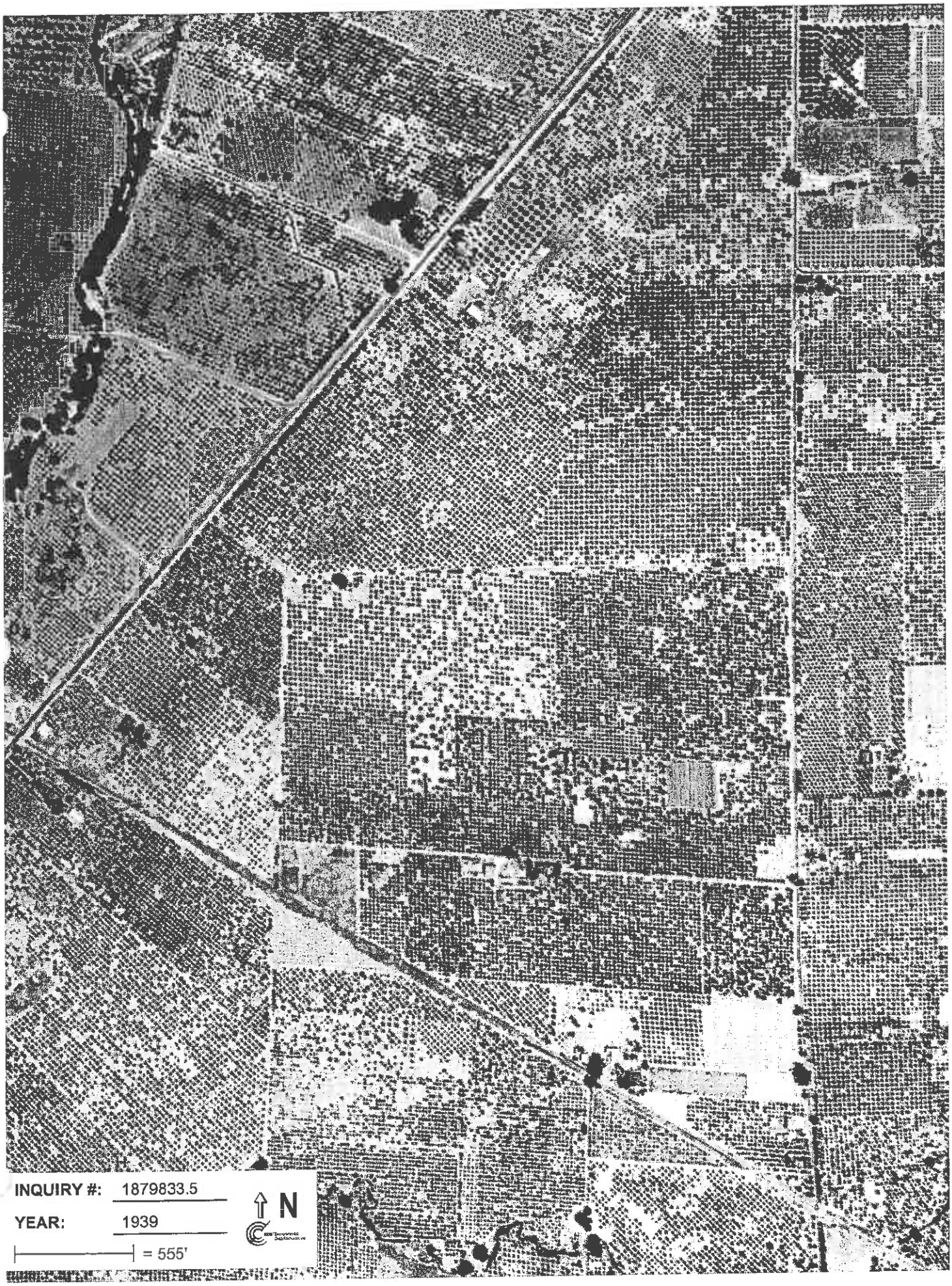
Aerial Photography March 16, 2007

Target Property:

18764-18850 Cox Avenue

Saratoga, CA 95070

Year	*Scale*	*Details*	*Source*
1939	Aerial Photograph. Scale: 1"=555'	Flight Year: 1939	Fairchild
1948	Aerial Photograph. Scale: 1"=555'	Flight Year: 1948	Exxon
1956	Aerial Photograph. Scale: 1"=555'	Flight Year: 1956	Aero
1965	Aerial Photograph. Scale: 1"=333'	Flight Year: 1965	Cartwright
1982	Aerial Photograph. Scale: 1"=690'	Flight Year: 1982	WSA
1993	Aerial Photograph. Scale: 1"=666'	Flight Year: 1993	USGS
1998	Aerial Photograph. Scale: 1"=666'	Flight Year: 1998	USGS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YEAR: 1948
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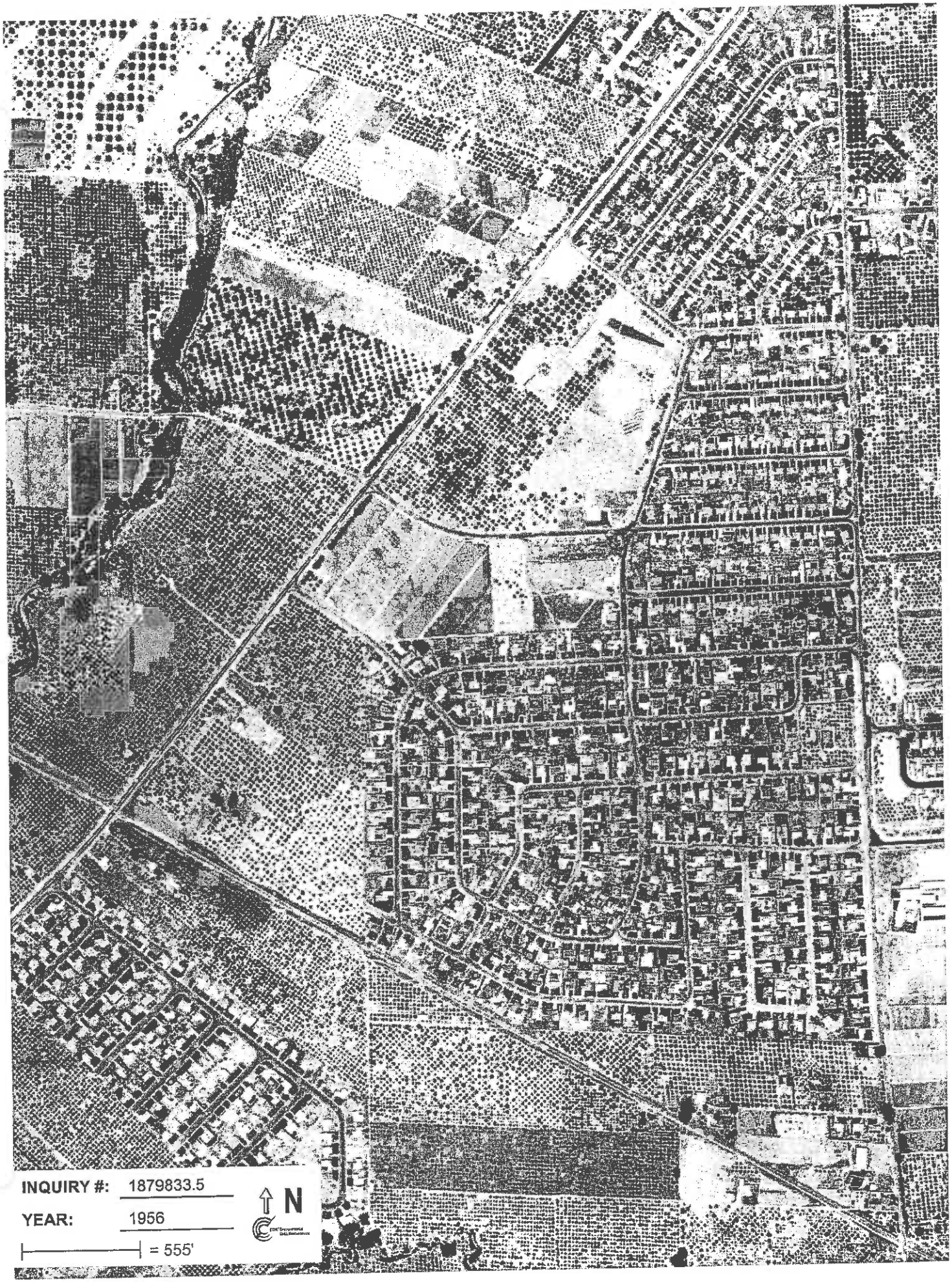
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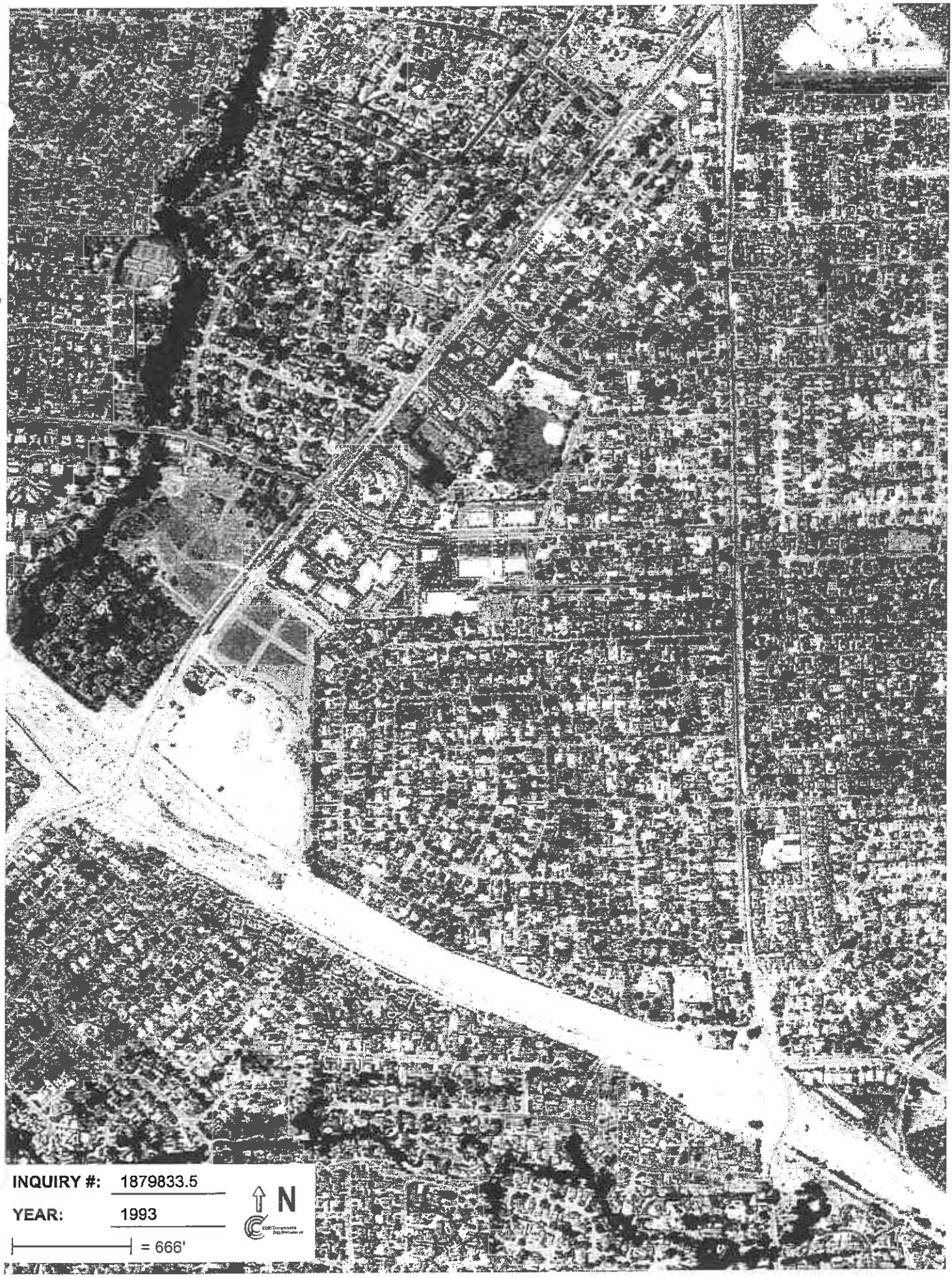
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INQUIRY #: 1879833.5
YEAR: 1998
= 666'
N

APPENDIX G

HISTORICAL RESEARCH DOCUMENTATION

EDR Historical Topographic Map Report

Quito Village Shopping Center
18764-18850 Cox Avenue
Saratoga, CA 95070

Inquiry Number: 1879833.4

March 16, 2007

EDR® Environmental Data Resources Inc

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Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
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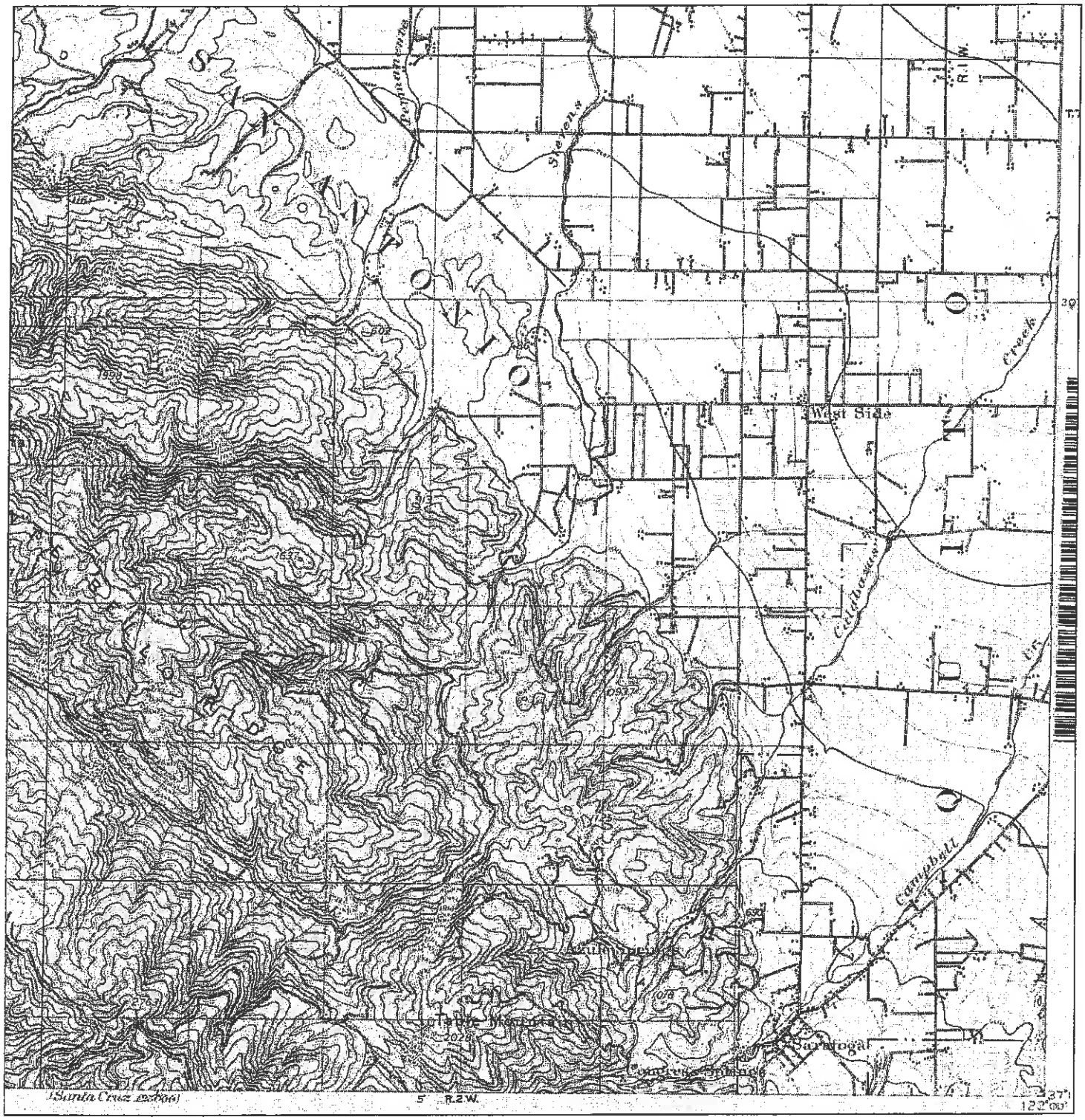
Historical Topographic Map



N	TARGET QUAD NAME: PALO ALTO MAP YEAR: 1899 SERIES: 15 SCALE: 1:62500	SITE NAME: Quito Village Shopping Center ADDRESS: 18764-18850 Cox Avenue Saratoga, CA 95070 LAT/LONG: 37.2798 / 122.0001	CLIENT: ATC Associates Inc. CONTACT: Mark Williams INQUIRY#: 1879833.4 RESEARCH DATE: 03/16/2007

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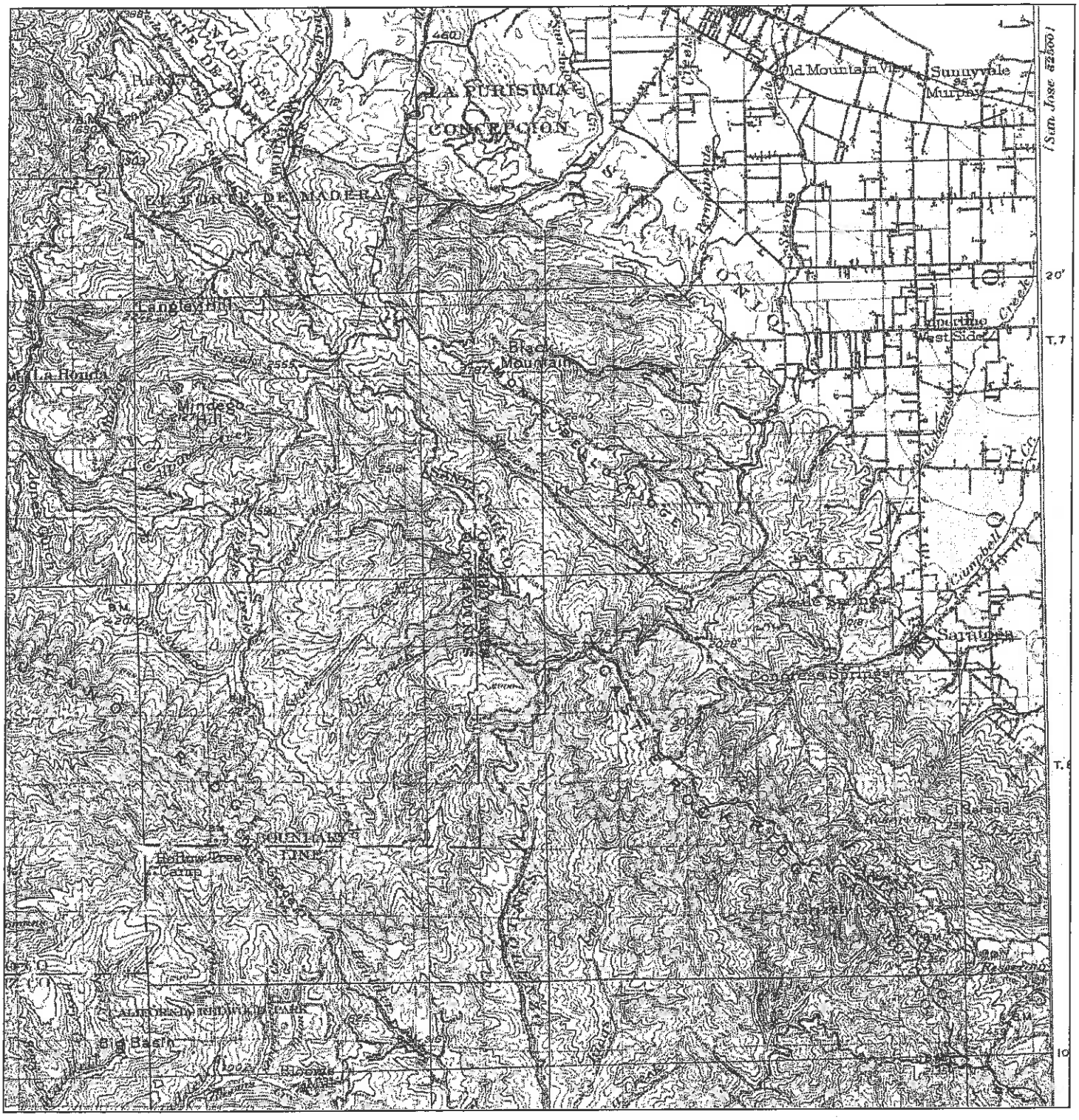

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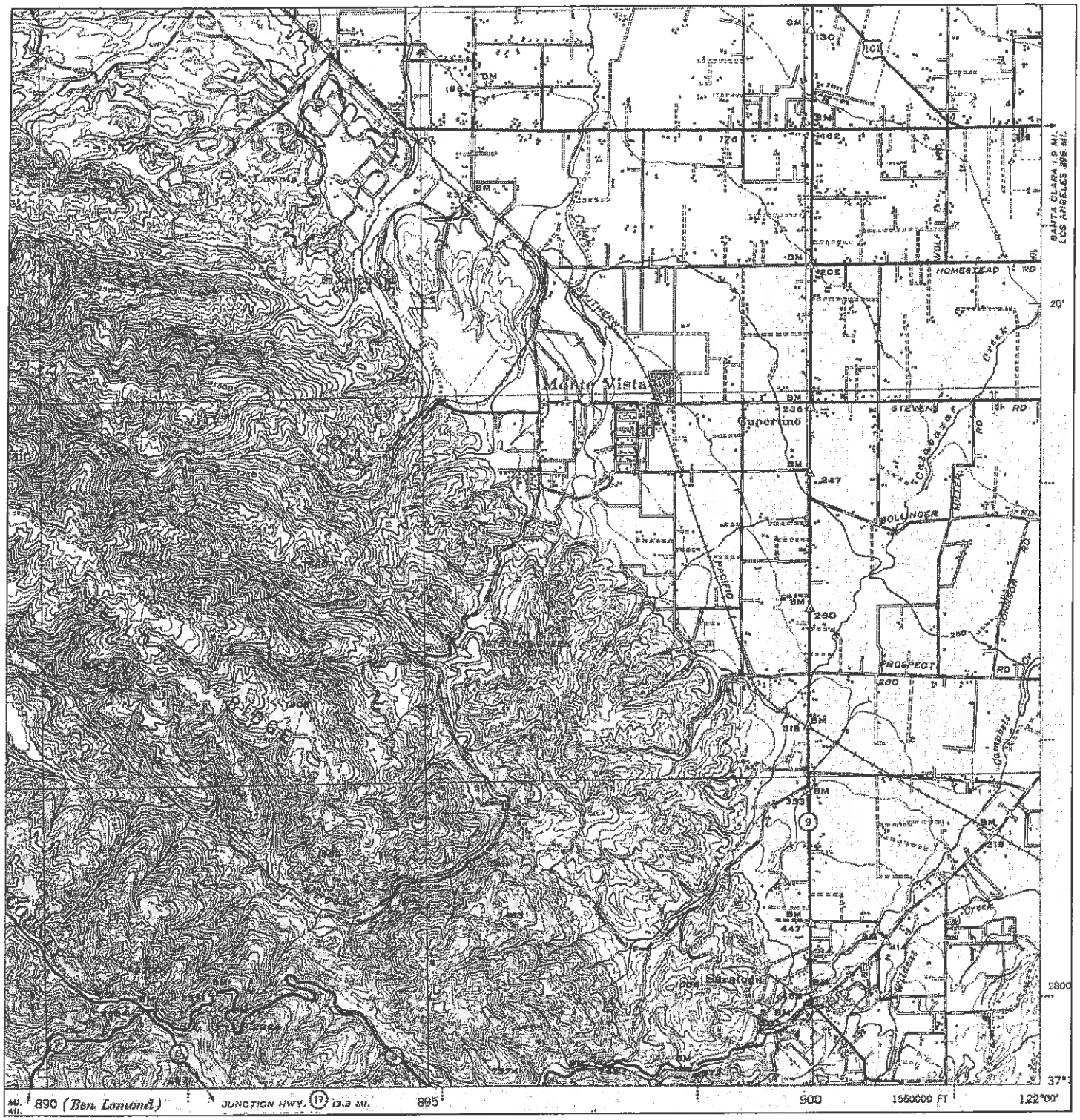

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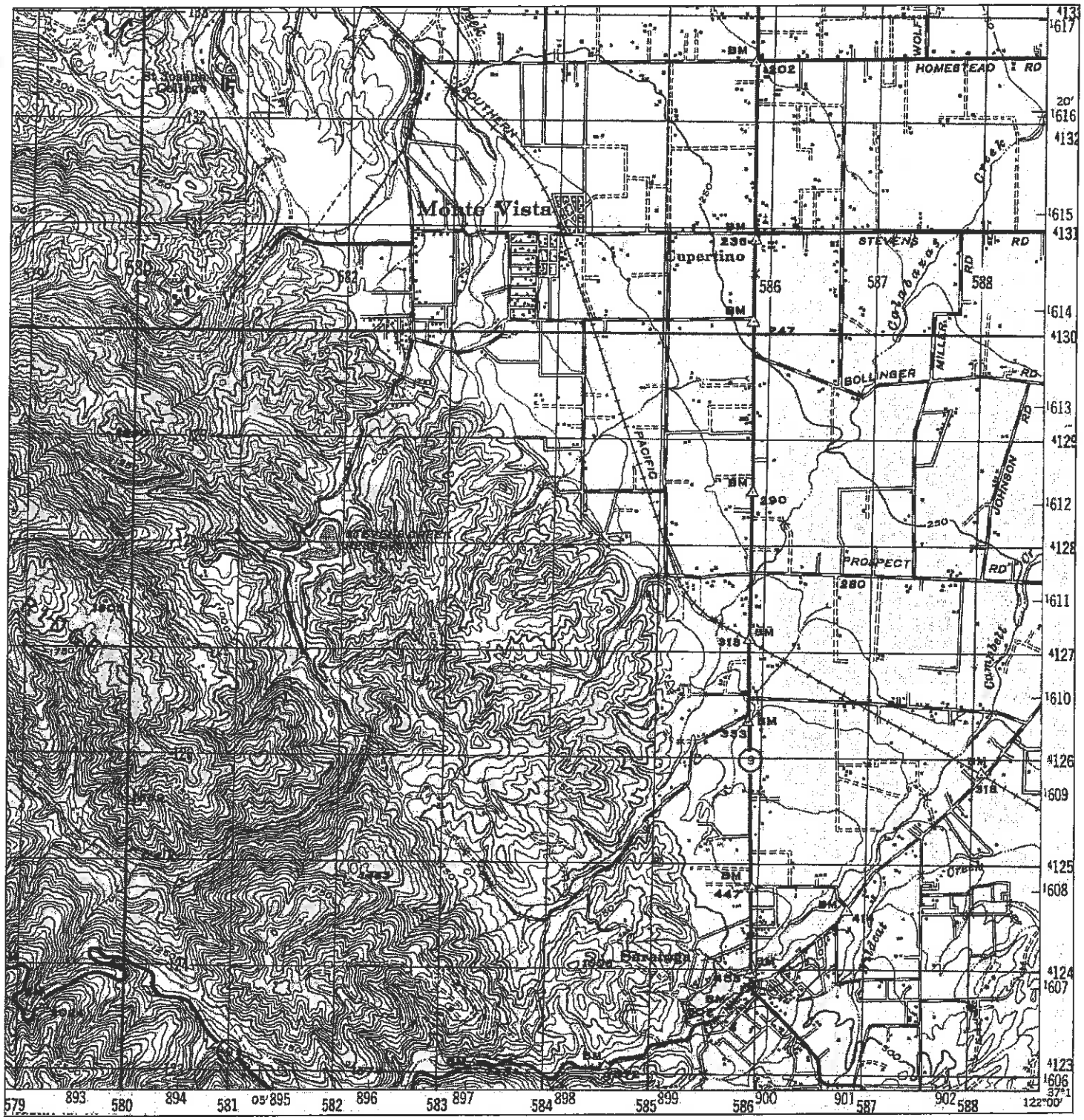

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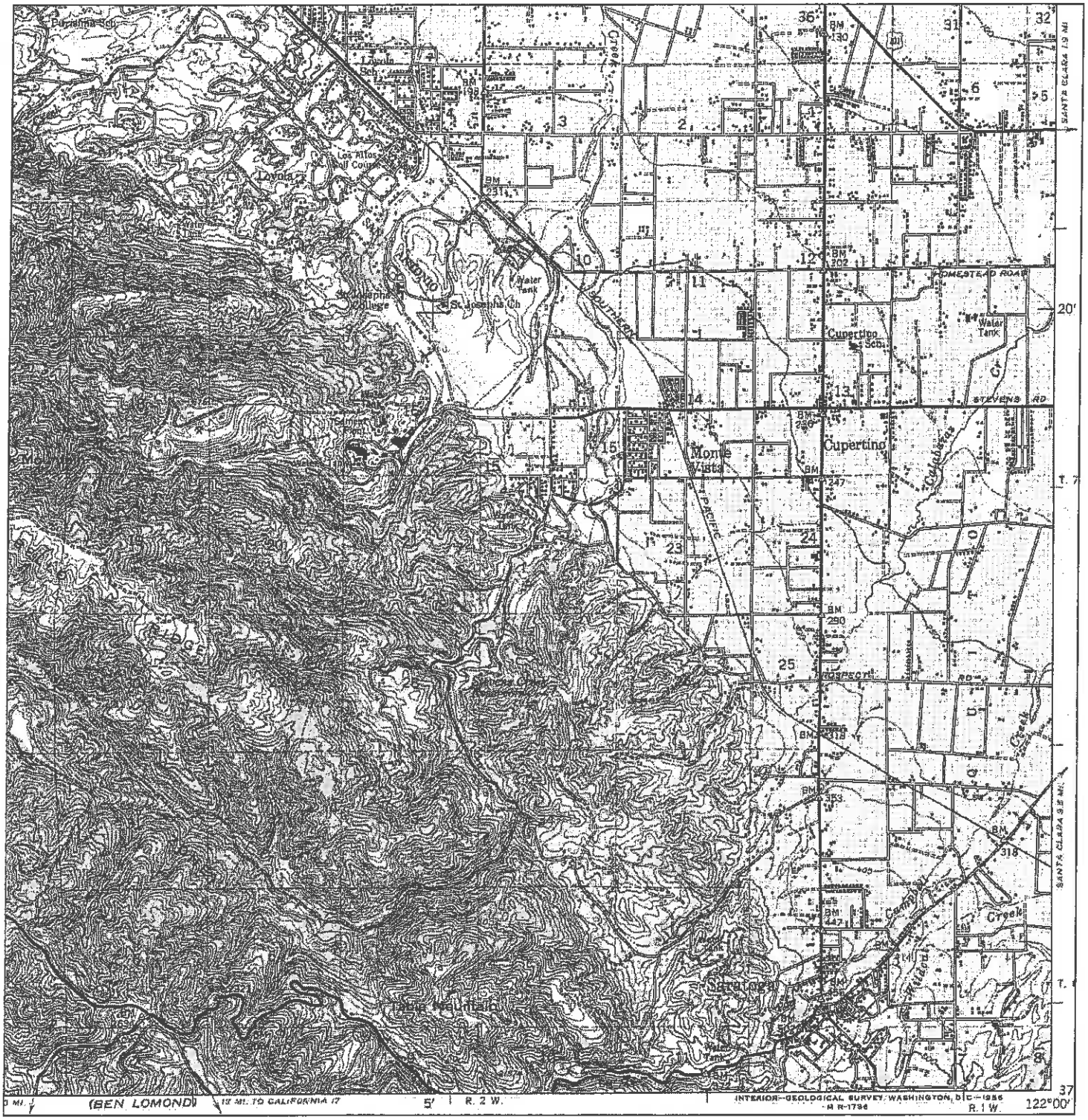

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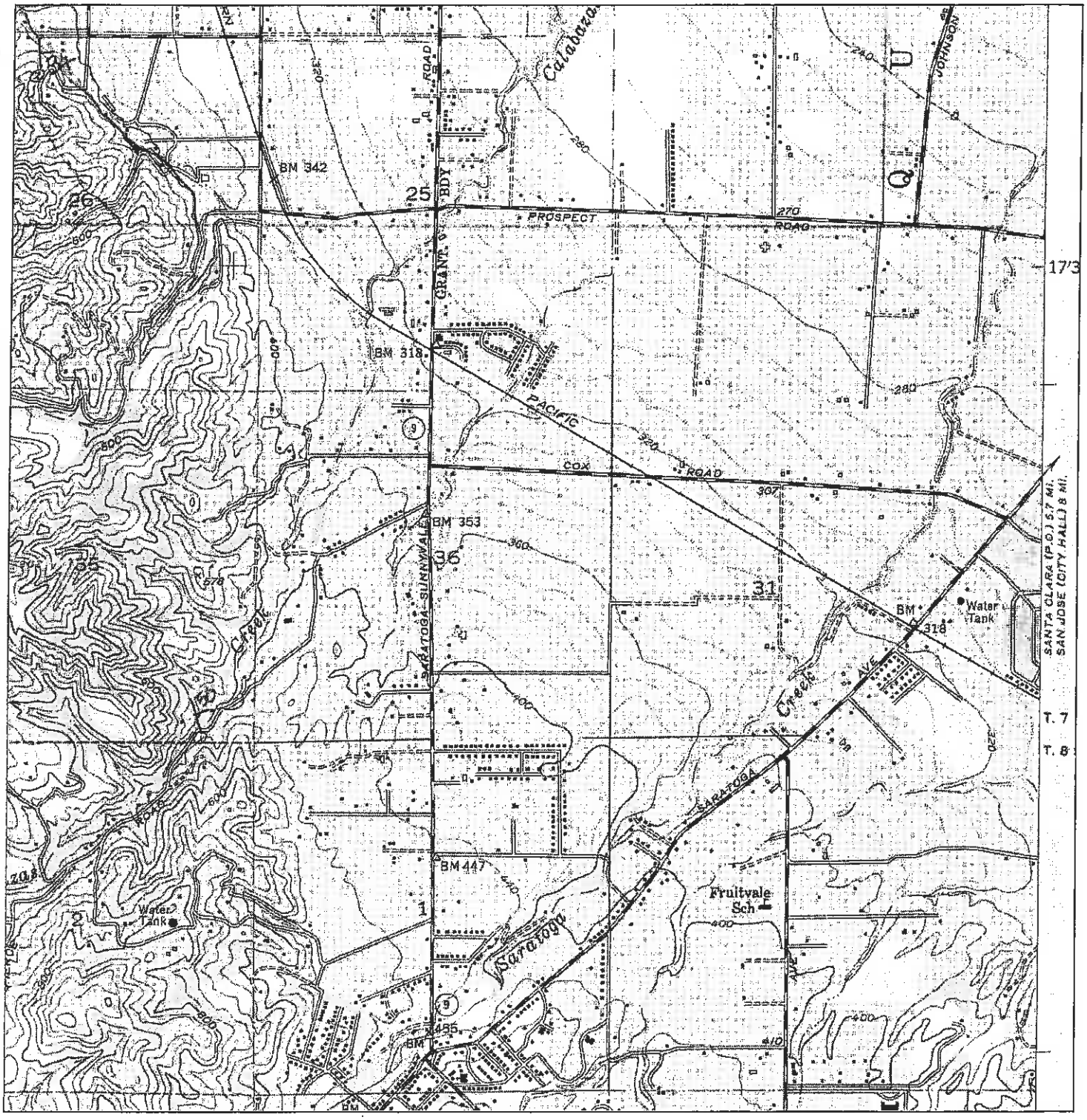

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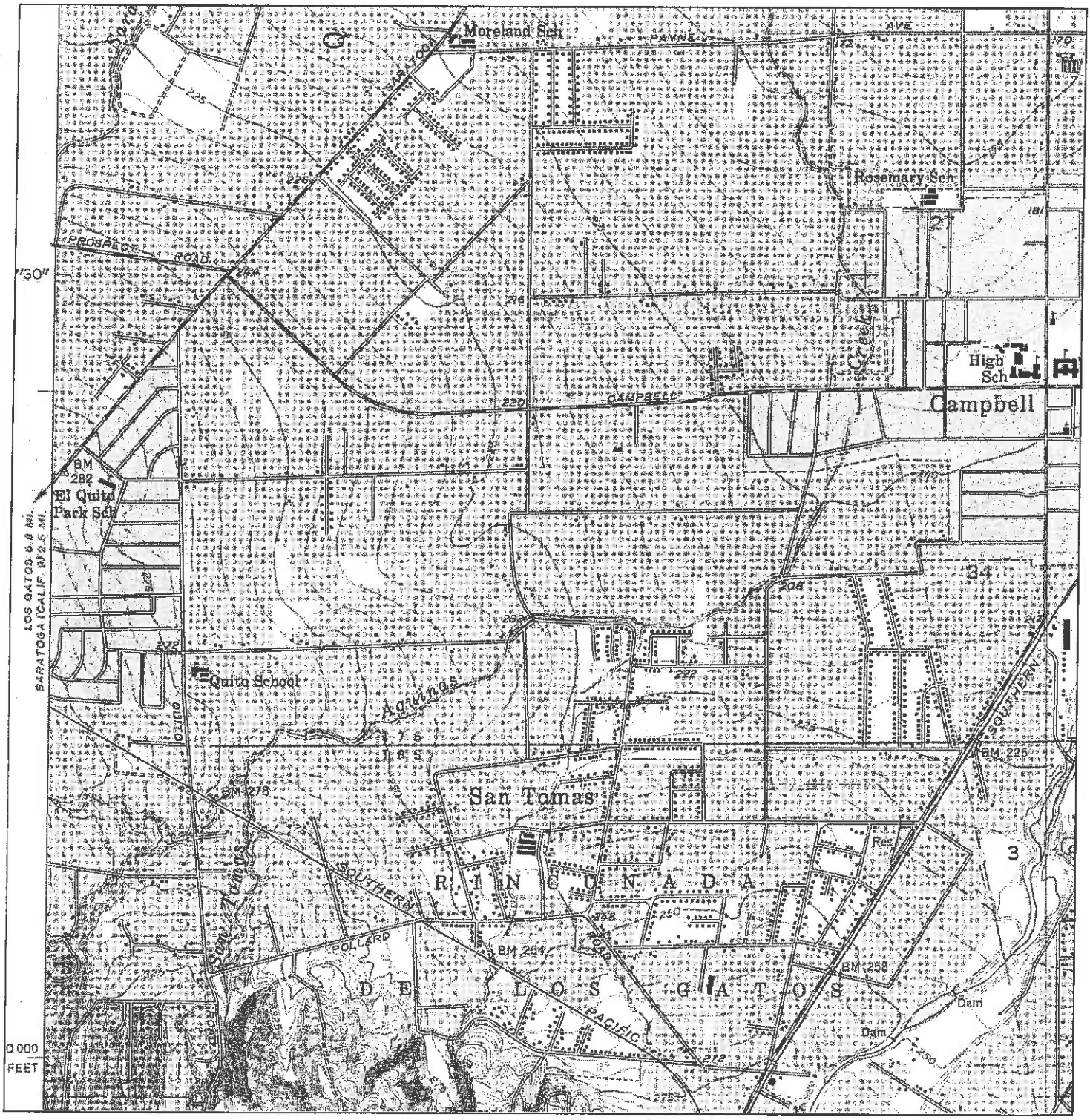

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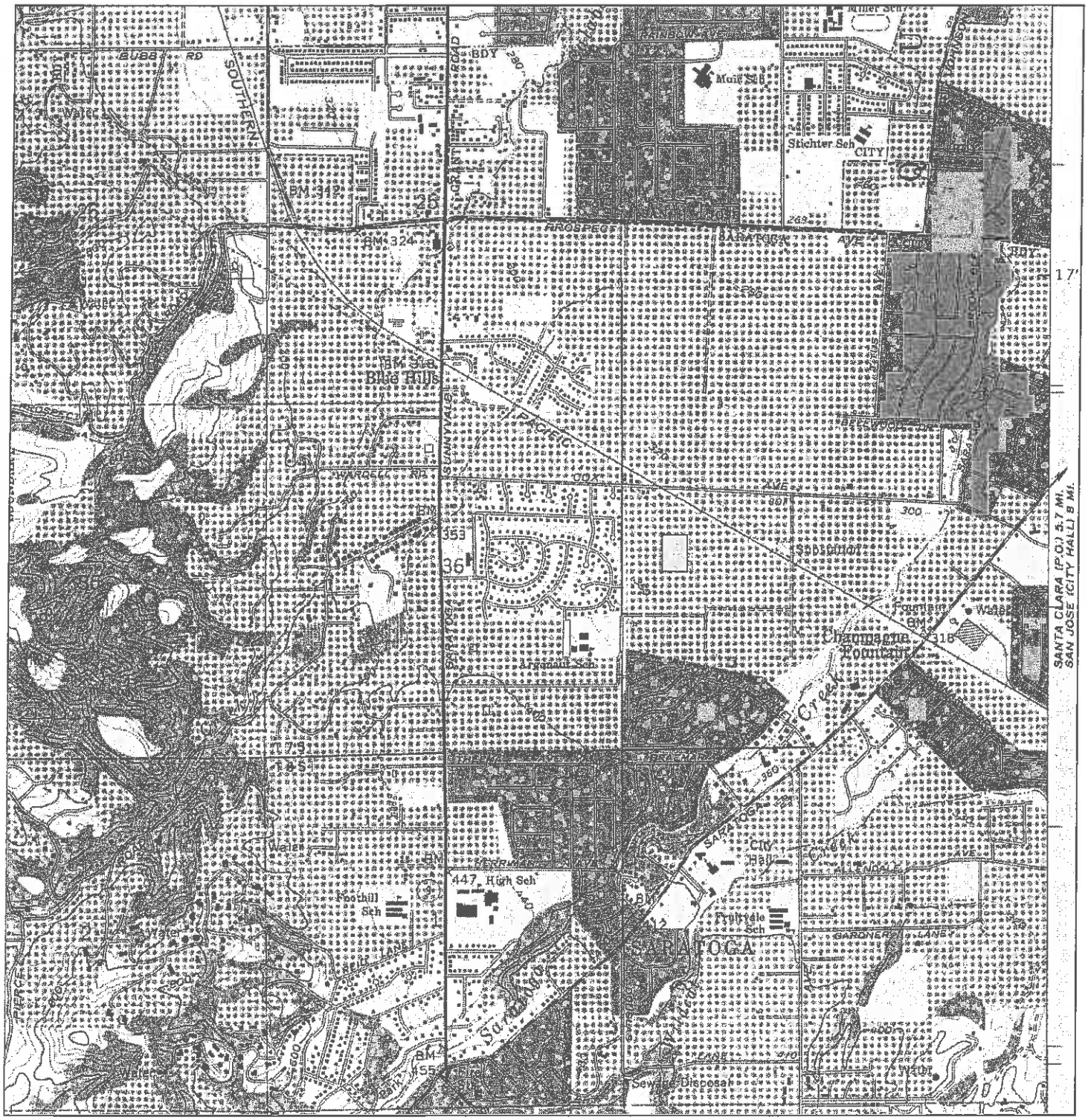

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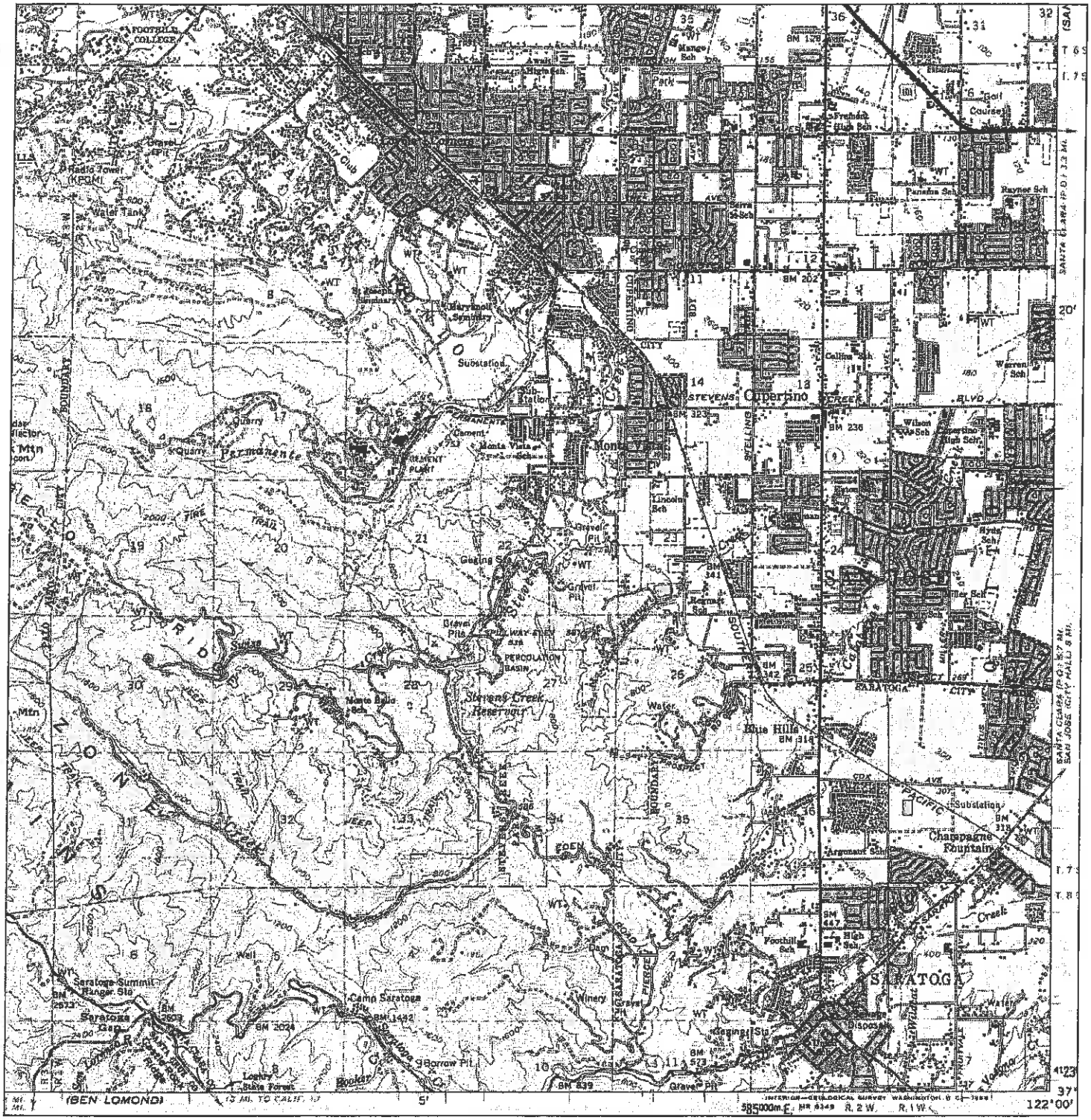

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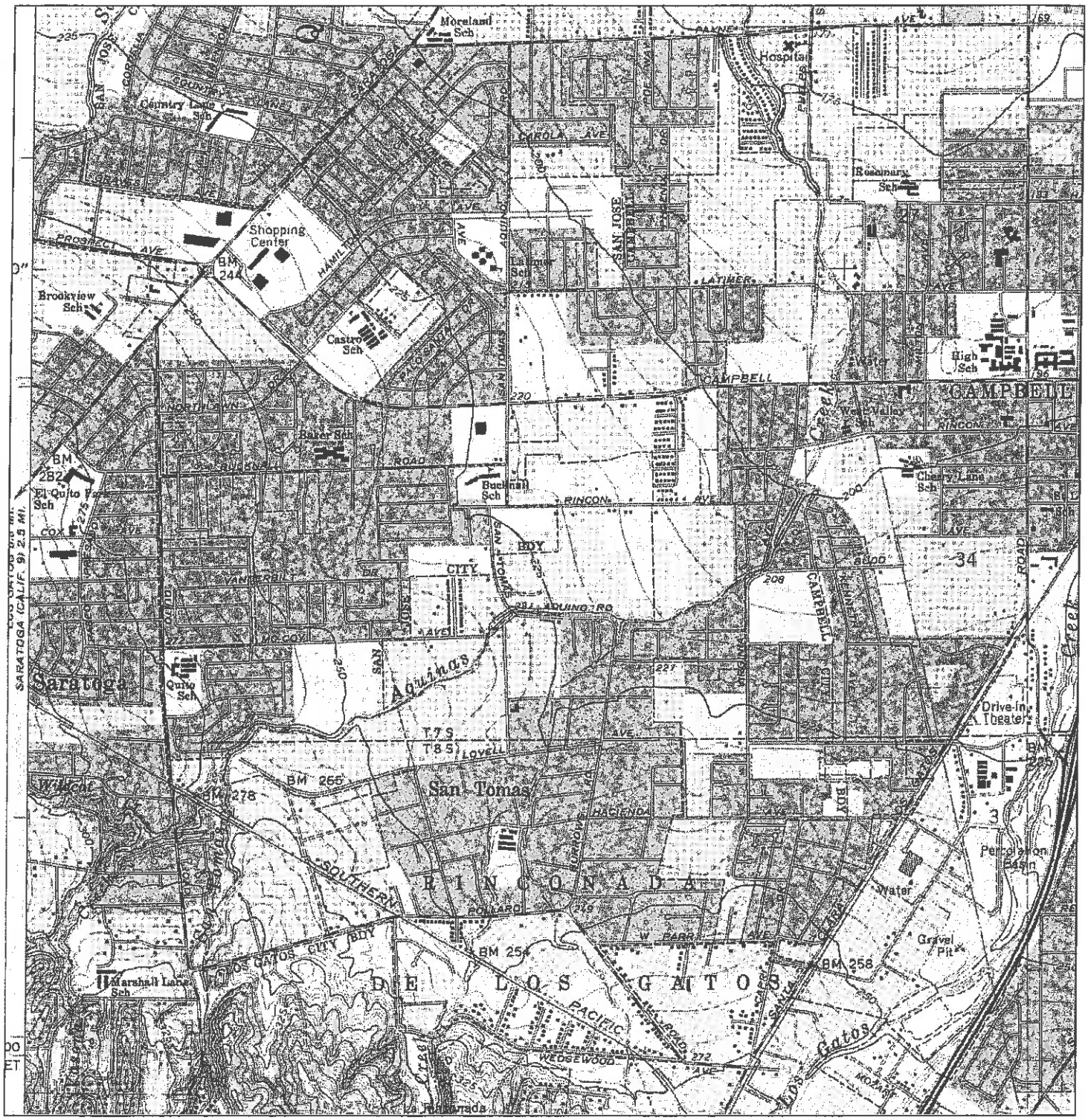

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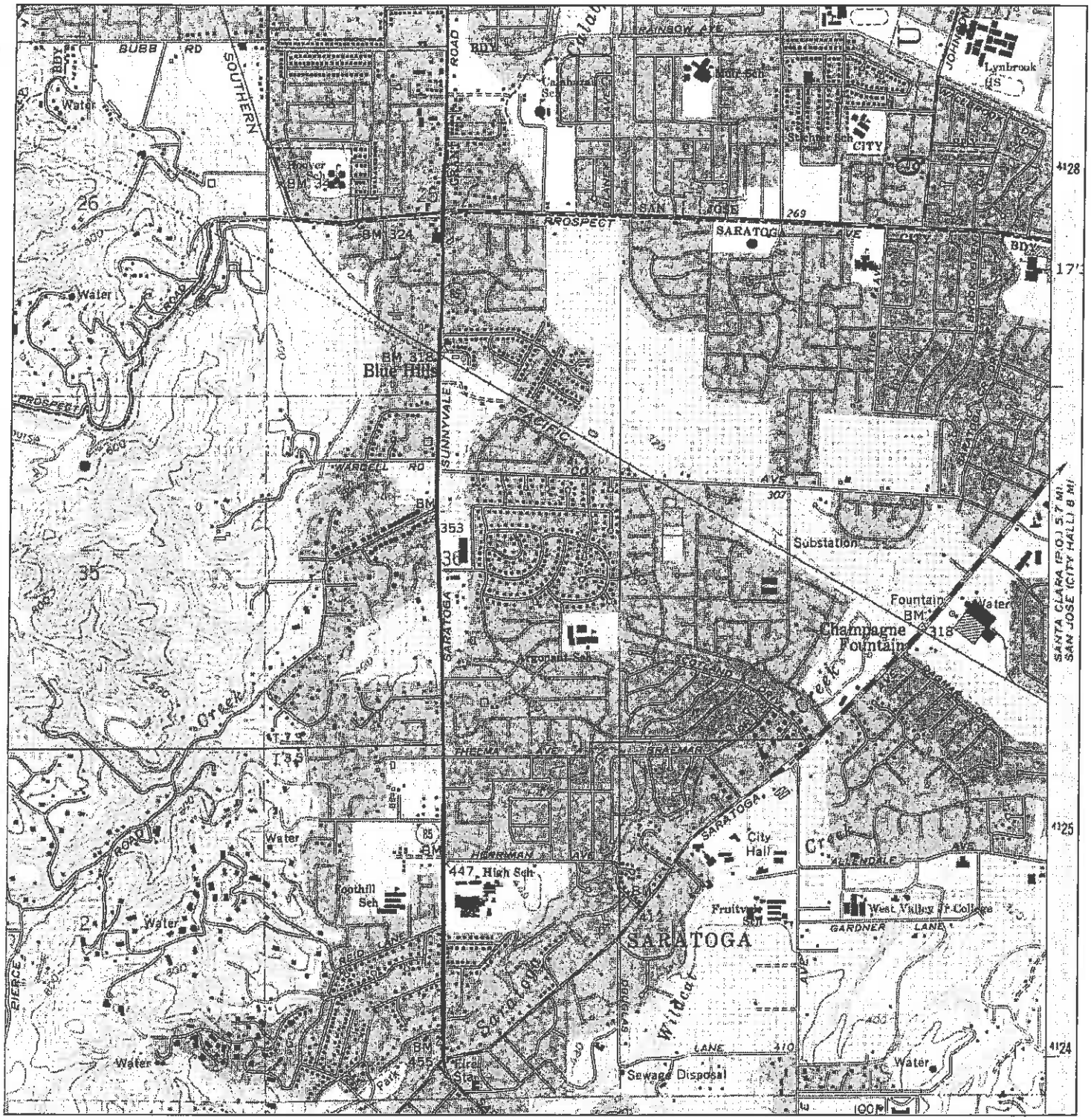

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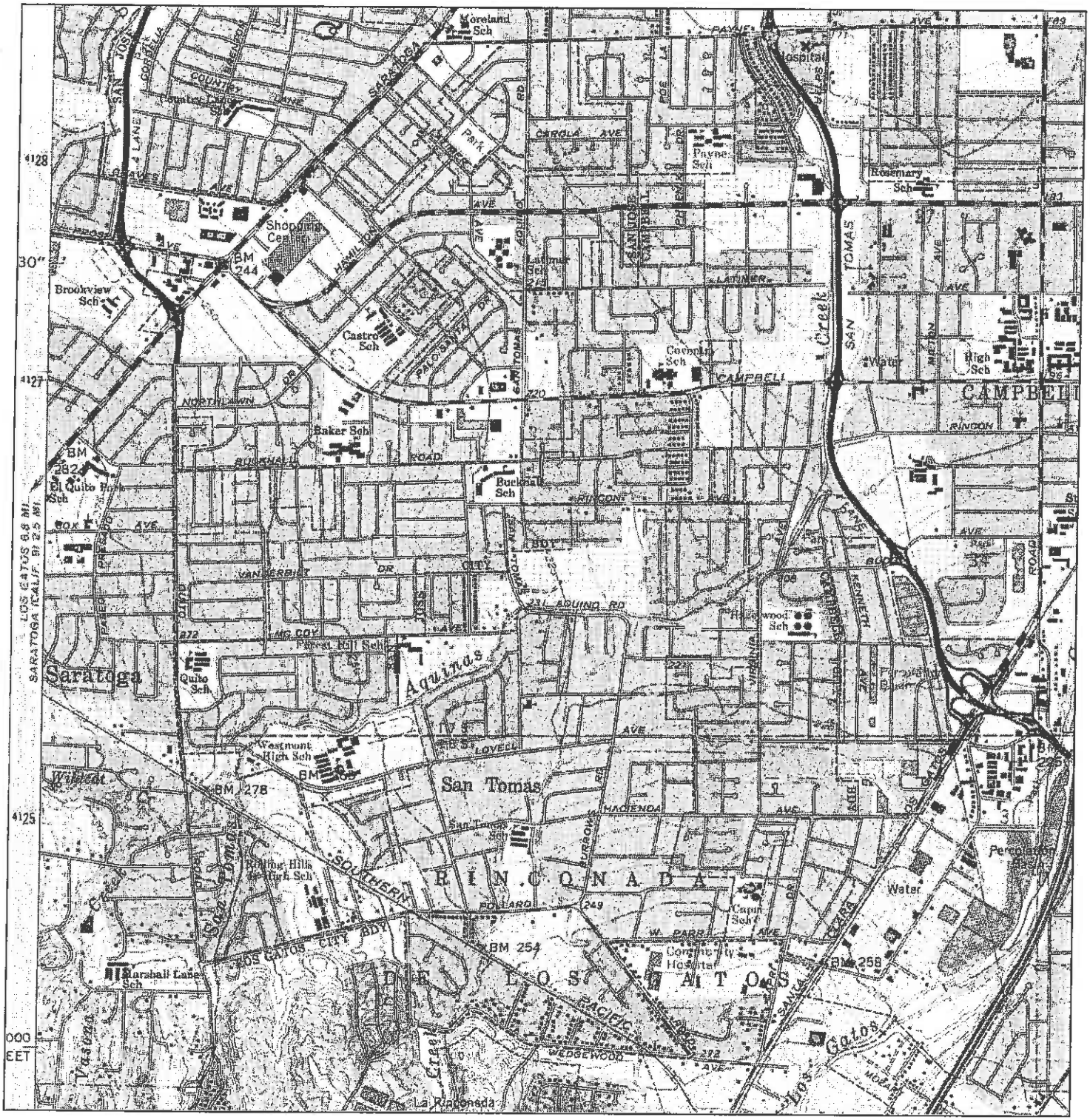

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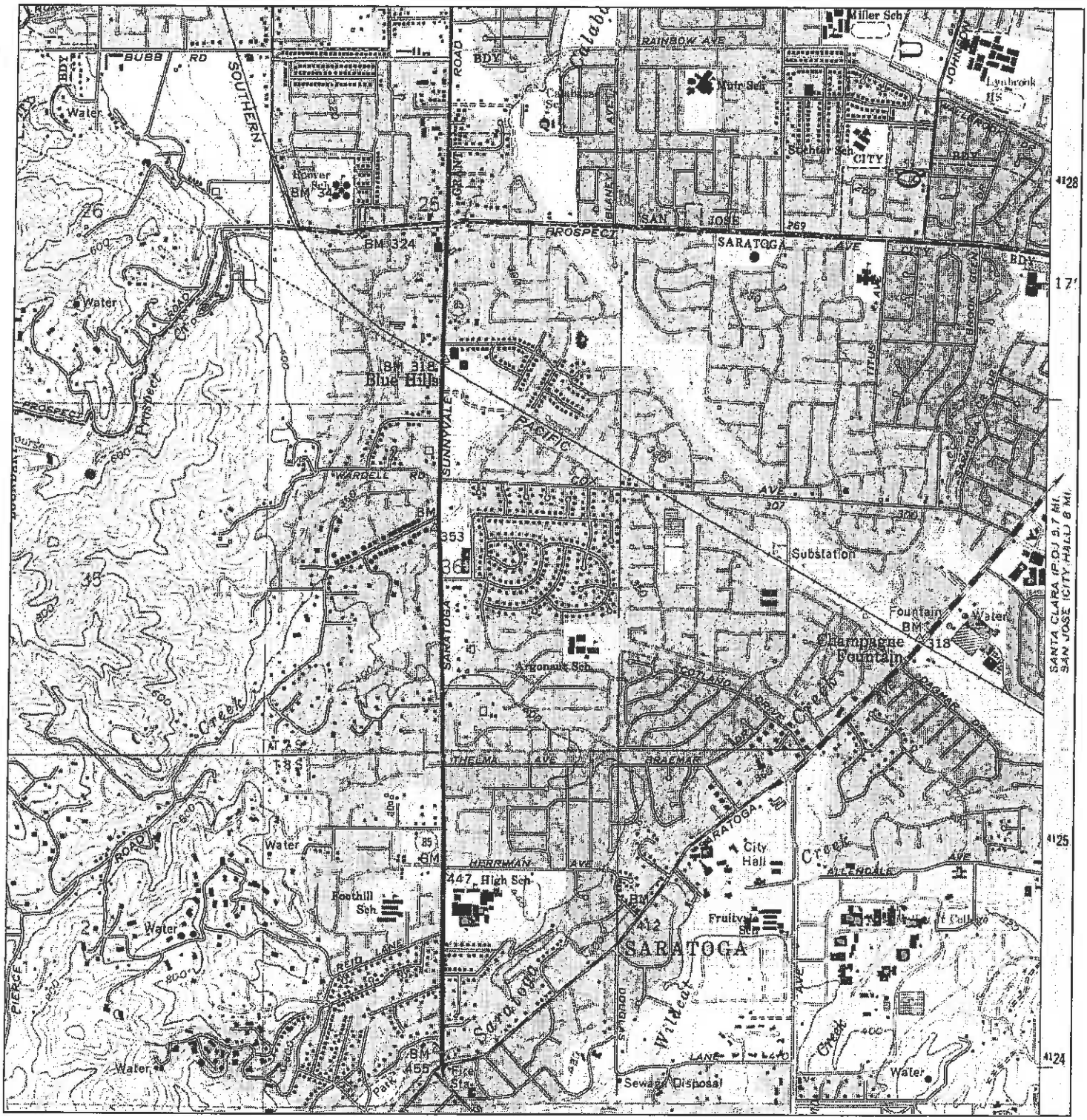

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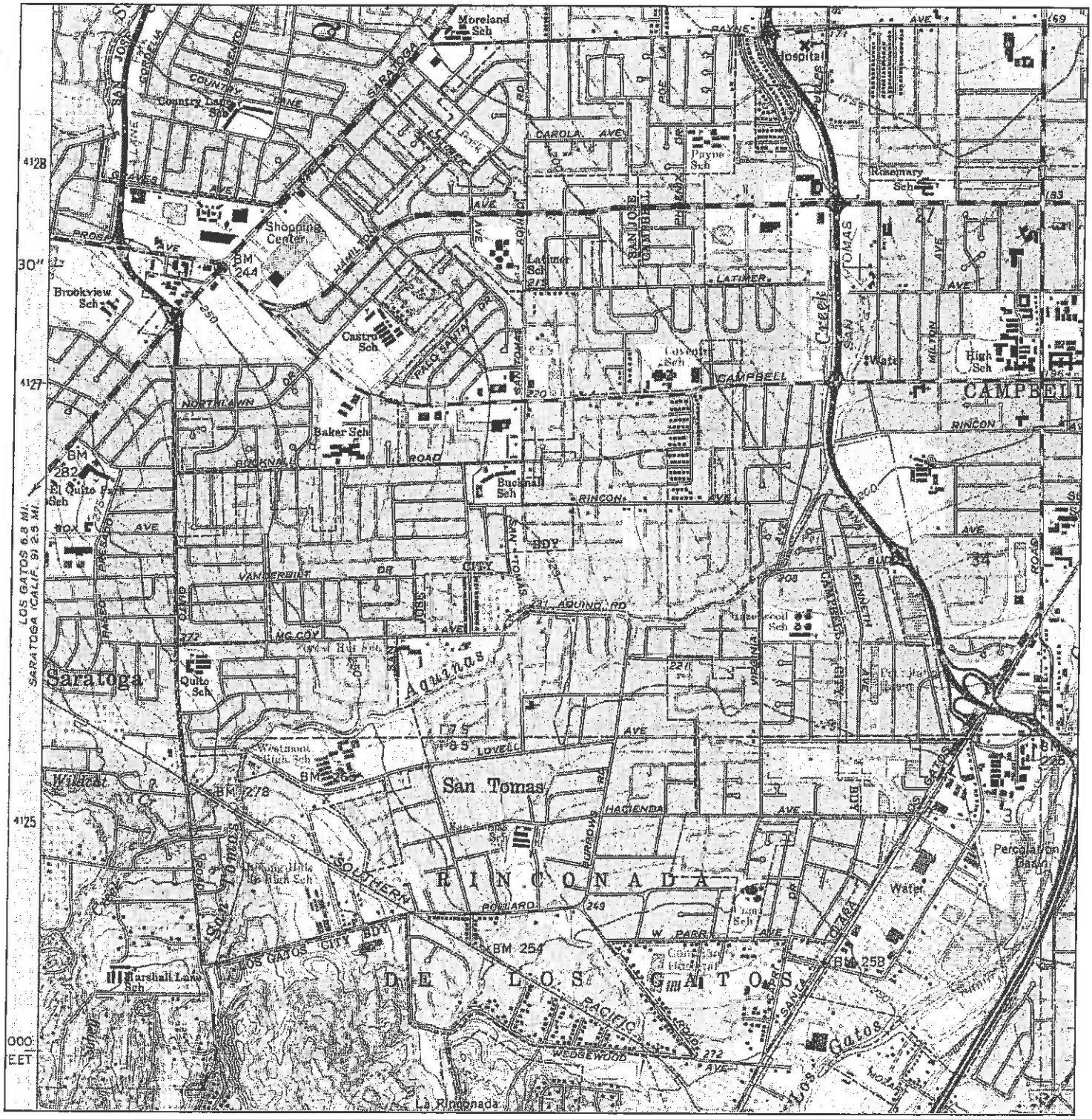

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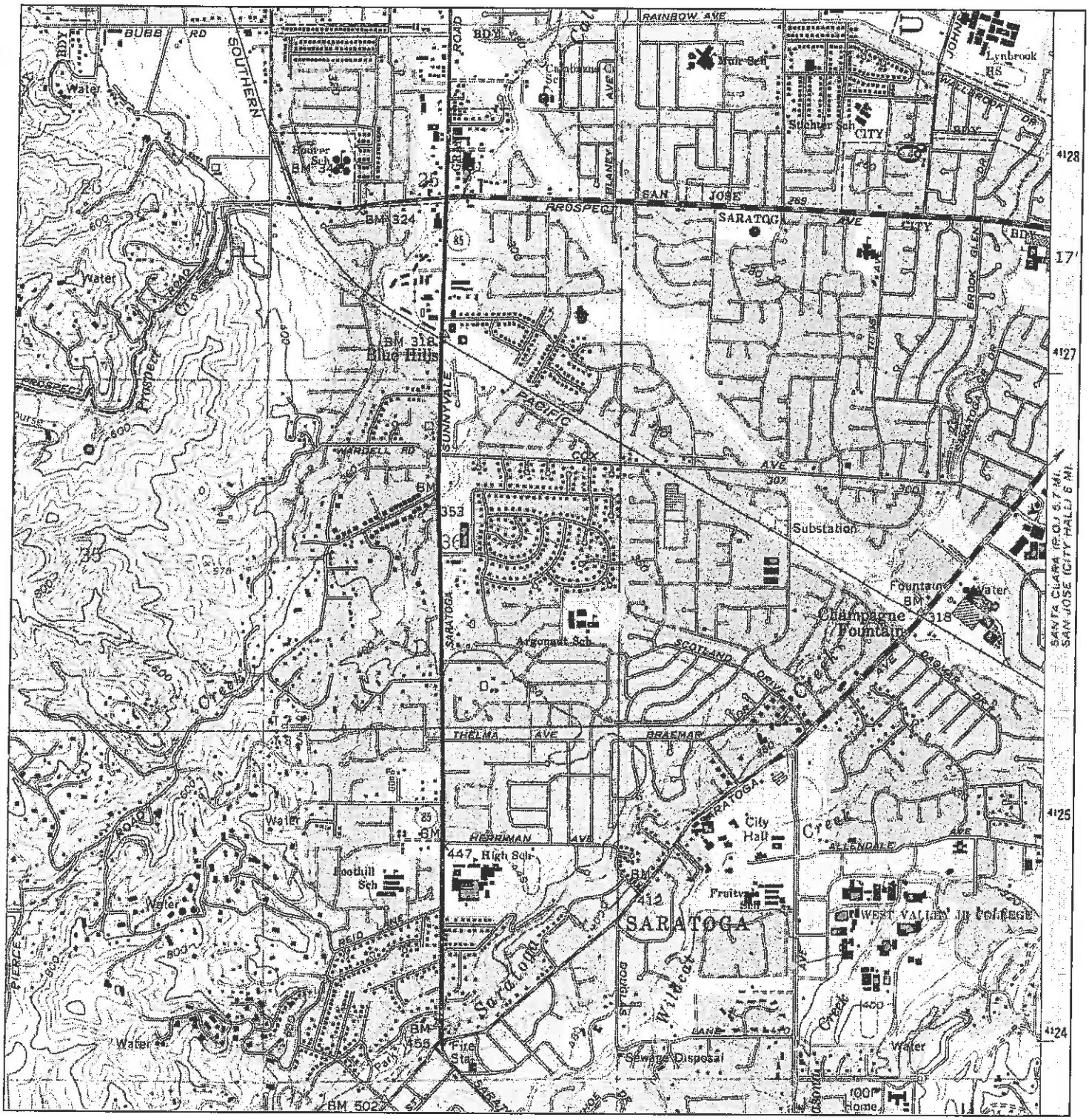

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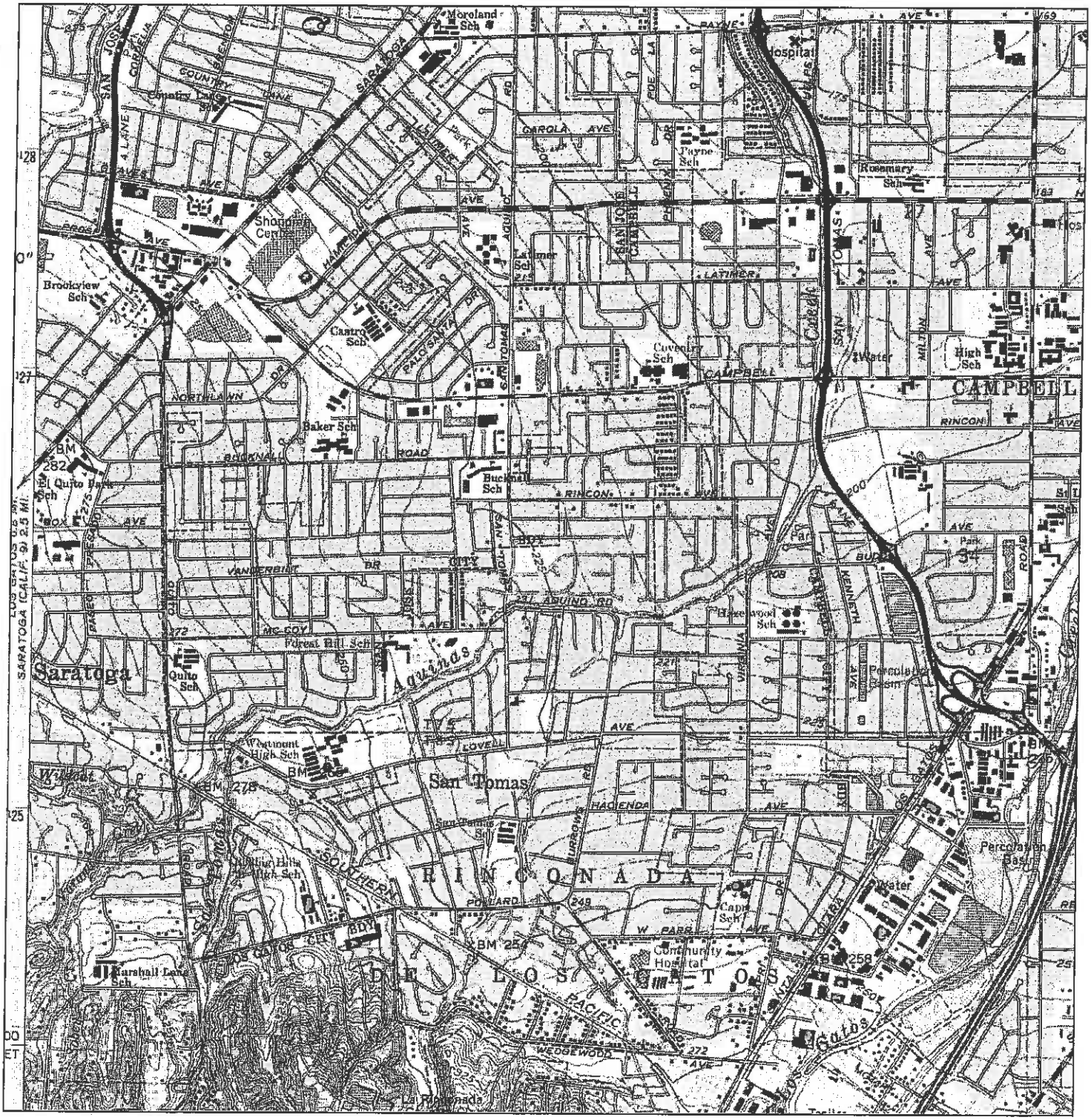
Historical Topographic Map



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APPENDIX H

PRIOR REPORTS

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APPENDIX I

RESUMES

MARK WILLIAMS
Senior Project Manager

EDUCATION

M.S., Soil and Water Science, University of Arizona, Tucson Arizona, 1994

B.S., Soil and Water Science, University of California, Davis, California, 1988

PROFESSIONAL SUMMARY

Mr. Williams has over thirteen years experience in the environmental consulting field. He currently conducts and manages various property due diligence investigations, and soil and groundwater assessment and remediation projects for contaminated properties.

Mr. Williams has managed numerous large-scale remediation projects, Phase I and Phase II site assessment portfolios, and facility closure projects for various commercial, residential and government clients in California. His project experience includes Phase I site assessments for due diligence and property transactions, coordination and implementation of exhaustive field investigations to assess the nature and extent of soil and groundwater contamination in complex geologic and hydrogeologic settings, extensive data assessment to evaluate geology, hydrogeology, and contaminant distribution, report preparation, and regulatory agency negotiations. He has worked closely with various clients and regulatory agencies in the oversight, development and implementation of contaminant investigations and cleanups, complex permitting issues, facility closure and cleanup, and environmental due diligence.

Mr. Williams has also provided project management for soil and groundwater investigation projects conducted at several large EPA Superfund sites including the Del Almo Site, the Montrose Chemical Corporation Site in Los Angeles County and the Stringfellow Site in Riverside County, California. He has direct experience with numerous soil and groundwater investigation techniques including hollow stem auger, air rotary drilling, cone penetrometer testing (CPT), Geoprobe, and Hydropunch. He has provided these services for projects involving petroleum underground storage tanks, chlorinated solvent impacted sites, and sites regulated under RCRA and CERCLA for remedial investigations (RI), feasibility study and remedial action plan development (FS/RAP), and remedial design and implementation plans (RDIP).

SELECTED PROJECT EXPERIENCE

Site Assessment/Remediation:

- **Site Characterization/Bioremediation/Physical Remediation – San Lorenzo, CA.** Provided project management and field oversight for installation of an in-situ remedial system for soil and groundwater at a former retail petroleum service station. The project included installation of injection wells in multiple flow zones, bench-scale testing for anaerobic degradation and chemical oxidation, design and installation of tanks and piping, and field implementation of the injection program. The project also involved frequent data evaluation to monitor the effectiveness of the remedial program,

recommendations to the client regarding the remedial system operations, and regulatory agency reporting and interactions.

- **Site Characterization/Bioremediation/Physical Remediation – St. Helena, CA.** Provided data evaluation, reporting, and remedial feasibility study evaluation for a former manufactured gas plant with free-phase naphthalene and benzene in soil and groundwater. The project included development of a remedial investigation report (RI) which included the evaluation of the geology, hydrogeology, and contaminant distribution. The data assessment and reporting included statistical data evaluation for arsenic in soil and benzo(a)pyrene equivalents (BAPe) in soil. Feasibility study evaluations have included consideration of technical feasibility and cost associated with various technologies to treat source areas at the Site, including chemical oxidation, excavation, and in-situ degradation. Performed a pilot scale dual phase air/groundwater extraction study at the site to evaluate the effectiveness of petroleum hydrocarbon mass removal from the subsurface zone at the site in relation to the complex geologic and hydrologic conditions.

- **Site Characterization – Santa Rosa, CA.** Provided project management and field oversight for soil and groundwater sampling along a proposed five-mile pipeline installation route where numerous potential sources of contamination were present which included expediting the encroachment permit, boring permits and work plan approval process for the client for the drilling. Conducted reviews of regional information to identify potential contaminant sources such as dry cleaners and fueling stations, developed a sampling and analysis program, and provided management for field implementation of the sampling program along an intensely busy traffic corridor with multiple buried utility lines. The findings of the study were used by the client to design the pipeline installation methods, including depth and waste management practices for soil and groundwater.

- **Site Characterization – Livermore, CA.** Provided project management and field oversight for a soil lead investigation along a major northern California interstate freeway in which numerous soil sampling rigs were required over a several week time frame. The project was conducted to evaluate highway construction alternatives, which required identification of potential contaminant sources over the route options. Data for lead was evaluated and presented to the client for reuse options. Coordinated negotiations with the City of Livermore, Cal Trans and the California Department of Toxic Substance Control (DTSC) for permitting and reuse variances for soil with elevated lead concentrations.

- **Site Characterization – Salinas, CA.** Provided project management and field oversight for installation and operation of an in-situ anaerobic degradation project to address nitrate contamination in groundwater at a former agricultural facility. The project involved frequent carbon (sugars) source injection to shallow wells and surface distribution systems, data evaluation, and reporting for the project.

- **Site Characterization – San Francisco, CA.** Provided project management, field oversight, and data evaluation and reporting for design, permitting, excavation, and off-Site disposal of petroleum and metals impacted soil at a former fueling terminal for an airline at San Francisco International Airport. The project involved demolition of infrastructure, loading and hauling of contaminated soil, and documentation of final site conditions for regulatory agency closure.

- **Site Characterization/Remediation – Los Angeles, CA.** Provided project management, field oversight, and data evaluation/reporting for a soil and groundwater investigation for a large land developer in the Los Angeles region. Managed an extensive soil drilling project during the site assessment activities. Acted as a liaison between the client, attorneys, and the Regional Water Quality Control Board. Completed project under time and under budget. Was integral in budget management for site investigation costs through negotiations with the regulatory agency and client parties.

- **Site Characterization/Remediation – Paramount, CA.** Developed and implemented a Remedial Investigation Feasibility Study (RI/FS) including a quality assurance plan for a large scale fuel storage facility for a construction equipment yard in eastern Los Angeles. Designed innovative dual phase groundwater and soil vapor extraction system to remediate soil source areas. Managed the field team responsible to the implementation of the remediation. Evaluated the efficacy of a soil vapor extraction

system on a site impacted with volatile organic hydrocarbons (VOCs). Activities included setup, well installations, and designing a pilot study to determine the radius of influence and calculate the removal rates of the VOCs from the vadose zone.

- **Site Characterization – Orange, CA.** Performed document reviews for a property developer for a 100-acre parcel in Orange county. Managed a groundwater assessment program to determine the extent of liability the new property owner would incur if any residual crude-oil impacted soil and or groundwater remained. Provided client assistance and negotiations with all client parties regarding site disposition.

- **Site Characterization/Excavation/Remediation – Los Angeles, CA.** Responsible for monitoring a large scale excavation of petroleum impacted soil and surrounding a pipeline corridor for a bulk fuel and oil storage facility in the Port of Los Angeles (POLA) as part of the POLA basin widening project. Oversight and recording of daily events and acting in part as a site safety officer. Responsibilities also included obtaining soil samples, by hand auger, grab samples, and hollow stem auger drilling rigs, and submission of these samples for laboratory analysis. In addition, calculations of stockpiled soil, extent of petroleum impacted soil, and laboratory results were conveyed to the client during weekly meetings with POLA.

- **Workplans – Torrance, CA.** Wrote the Sampling and Analysis Plan (SAP) and a Quality Assurance Project Plan (QAPP) for a United States Environmental Protection Agency (EPA) Superfund site in Torrance, California. The SAP and QAPP included review of the EPA guidelines, an aerial photograph review, and data from past site investigations for the purpose of site assessment for the Montrose and Del Amo Superfund Sites located in the Los Angeles region.

- **Workplans – Wilmington, CA.** Worked with a team of Engineers, Soil Scientists, and Geologists to help write and finalize a large closure report for a soil remediation project of a bulk oil storage facility in the Port of Los Angeles. Major responsibilities included writing a report on the investigations and findings for a pipeline removal project as part of the Regional Water Quality Control Board and California EPA requirements for the facility.

- **SPCC & SWPPs – Oakland, CA.** Wrote and assisted the in the implementation of Spill Prevention, Control and Countermeasure Plans and Storm Water Pollution Prevention Plans for a large car and truck rental and washing facility. The facility included fuel re-filling, service and washing operations. Coordinated with the City of Oakland and the client to ensure compliance.

- **Site Characterization/Research – Davis, CA.** Conducted investigations at the University of California, Davis, on diurnal soil moisture and temperature fluctuations for surface soils under the direction of Department of Soil and Water Sciences. Responsibilities included measurement of field scale moisture content and soil temperature, calibration of instruments for simultaneous heat-water transport, micrometeorology instrument calibration and installation, data transfer and organization, and soil moisture and temperature model operation and development.

Solid/Hazardous Waste:

- **Landfill Evaluation – Altamont, CA.** Provided project management, field oversight, and data evaluation for soil gas and condensate sampling at a landfill in northern California as part of the landfill monitoring requirements. The sampling was conducted to facilitate use of petroleum hydrocarbon impacted soil for daily and intermediate cover materials. Advised the client of the analytical results, soil volumes, and compliance with soil re-use regulations.

- **Waste Removal – San Francisco Bay Area.** Provided project management and coordination for removal of non-hazardous and hazardous waste removal at numerous sites in the San Francisco Bay region. Coordinated with the clients in obtaining EPA ID numbers, State Board of Equalization notification and payment of taxes, and waste profiling and removal.

- **Compliance – Union City, CA.** Provided compliance expertise for a large food storage facility for hazardous materials business plan, recycling plan, injury illness prevention plan, and waste streams. Coordinated compliance efforts with the City of Union City Environmental Health Division and Union City Fire Department.

Risk Assessment:

- **Site Assessment/Cleanup Goals – Long Beach, CA.** Managed a large scale sampling operation of a former paint manufacturing facility in Long Beach California during a facility closure process. Utilized over 500 sampling points to perform a risk assessment for residual chemicals of concern in the soil and groundwater for redevelopment purposes. Performed calculations of risk to industrial workers based on insitu concentrations. Summarized findings to the client with comparisons to California Proposition 65 guidance. Implemented a confirmation indoor air quality survey to evaluate actual indoor air quality compared to calculated risk values.
- **Site Assessment/Cleanup Goals – Anaheim, CA.** Managed a soil and groundwater site assessment project for a large scale dry cleaning facility in Anaheim California for the purposes of developing soil and groundwater cleanup goals. Performed a risk assessment using the field analytical data to present risk to in-door air quality from residual chlorinated chemicals in the soil and groundwater.

Redevelopment:

- **Former Automotive Dealership – Cupertino, CA.** Directed and managed the demolition of a large automotive dealership from the Phase I Site Assessment process through mitigation of asbestos containing building materials, and closure of the hydraulic hoists, clarifiers, trench drain pits and various above ground hazardous materials storage areas. Obtained a "no further action" status from the lead agency for the property once the areas were remediated and additional sampling was conducted. Delivered as rough grade condition of the entire property per specifications required by the construction firm for redevelopment as a shopping center.
- **Former Large Retail Clothing Store – Cupertino, CA.** Directed and managed the demolition of a large retail clothing store for redevelopment as an office building and adjacent parking structure. Demolition included managing the asbestos survey, procurement of the demolition permits, removal of hazardous wastes, and developing a traffic routing plan for the waste truck traffic. Coordinated with the arborist to implement a tree protection program for 58 trees at the property to be saved for the redevelopment.

TRAINING AND CERTIFICATIONS

OSHA CFR 29 1910.120 (8 hours) Training the Trainer Course, UCLA/Labor Occupational Safety and Health Program

OSHA CFR 29 1910.120 (40 hours) Health and Safety Training for EPA and CERCLA regulated sites

OSHA CFR 29 1910.120 (8 hours) Manager and Supervisor Training for Hazardous Waste Site Operations (current)

EDUCATIONAL AFFLIATIONS

Co-Chair for the Regional Bay Area Environmental Resource Assistance Center/Mission Community College Advisory Board

Board Member for the San Mateo Community College Environmental Technology Program

Board Member for Mission Valley Community College Regional Environmental Resource and Assistance Center

DAWN L. MERRILL, REA
Due Diligence Group Manager

EDUCATION

B. S., Criminal Justice, West Chester University, West Chester, Pennsylvania, 1993

PROFESSIONAL REGISTRATION

- Registered Environmental Assessor I, California, REA I #07935, 2004

PROFESSIONAL SUMMARY

Ms. Merrill has had experience as an environmental consultant since 1999. As Due Diligence Group Manager at ATC, she is responsible for coordinating Phase I Environmental Site Assessments (ESAs) conducted by the Arcadia, California branch. She also coordinates and manages portfolios, which are often conducted by multiple ATC branches. Previously, Ms. Merrill was responsible for performing ESAs throughout Southern California. Her duties included on-site visual inspections, public record searches, aerial photograph reviews, personal interviews and preparation of technical reports.

Additionally, Ms. Merrill has two years of experience as a technical editor and office administrator for ATC. This experience provided a strong base of understanding and level of knowledge regarding environmental projects, which allowed for an easy progression onto the technical side.

SELECTED PROJECT EXPERIENCE

Environmental

- **Environmental Site Assessments / Downey Unified School District / Downey, CA.** Performed three (3) Phase I ESAs – two for existing school sites and one for a potential school site. Services provided prior to renovations and/or real estate transactions.

- **Environmental Site Assessments / Walgreens Company Developers / Southern CA.** Conducted several (over 6) Phase I ESAs throughout Los Angeles, Orange and Santa Barbara counties. Services provided as due diligence services prior to real estate transactions.

- **Environmental Site Assessments / United States Postal Service / Southern CA.** Completed two (2) Phase I ESAs in support of pending USPS real estate transactions.

- **Environmental & Natural Resource Assessments / Sprint PCS / Various Locations, CA.** Performed Modified Phase I environmental site assessments, NEPA checklists and historical reports. Services provided in support of client's telecommunication service expansion and antenna placement. To-date, have conducted services at over 20 sites.

- **Environmental Site Assessments / City of Monterey Park / Monterey Park, CA.** Performed Phase I ESAs on two residential properties in So. California, prior to completion of real estate transactions.

- **Environmental Site Inspections / Comerica Bank / Various Locations, CA.** Performed several site inspections and prior use reports according to Comerica Bank standards for commercial property.

- **Environmental Site Assessment / The RREEF Funds / Montebello, CA.** In support of a pending real estate transaction, performed a Phase I environmental site assessment of Montebello Commerce Center.

- **Environmental Site Assessments / Kennedy Wilson Properties / Various Locations, CA.** Performed Phase I environmental site assessments of three (3) commercial properties involved in a pending real estate transaction.

- **Environmental Site Assessment / Ogilvy & Mather / Culver City, CA.** Performed Phase I environmental site assessment of industrial property under construction.

- **Environmental Site Assessment / Wayne Anderson / Irwindale, CA.** Performed Phase I environmental site assessment of an industrial property involved in a real estate transaction.

- **Environmental Site Assessment / South Pasadena Unified School District / South Pasadena, CA.** Performed Phase I environmental site assessment of residential property, as due diligence for a pending real estate transaction.

- **Environmental Site Assessment / 612 Medical Building Partnership / Arcadia, CA.** Performed Phase I environmental site assessment of a medical center.

- **Environmental Site Assessments / PPM Worldwide / Various Locations, CA.** Performed Phase I environmental site assessments of Bristol Sea Terrace Office Building and Knott Village Apartments, both involved in pending real estate transactions.

TRAINING AND CERTIFICATIONS

- EPA AHERA-Certified Asbestos Building Inspector
- OSHA 40-Hour Hazardous Waste Operations Training (29 CFR 1910.120)

APPENDIX J

RECORDS OF COMMUNICATION

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

939 ELLIS STREET
SAN FRANCISCO, CA. 94109
ATTENTION: ADMINISTRATIVE SERVICES DIVISION
e-mail request to: ***publicrecords@baaqmd.gov***

Office Use Only
P.R.R. NUMBER

Direct Dial: (415) 749-4761
FAX: (415) 749-5111

PUBLIC RECORDS REQUEST FORM

ATTENTION REQUESTOR: To expedite your request for District records, please fill out this form completely. Specifically identify the type of records you are requesting from the list below. **NOTE:** There is a limit of one facility or one site address per request form.

REQUESTOR INFORMATION

NAME: Mark Williams			DATE: 03/13/07
COMPANY: ATC ASSOCIATES			
MAILING ADDRESS: 6602 Owens Drive, Suite 100			
CITY: Pleasanton	STATE: CA	ZIP CODE: 94588	PHONE NUMBER: 925-460-5300

REQUESTED FACILITY INFORMATION

FACILITY NAME: Safeway Store -Hayward		
FACILITY ADDRESS: 22280 Foothill Boulevard - APN 415-250-2-29		
CITY:Hayward	STATE:CA	ZIP CODE:94541
TIME PERIOD OF DOCUMENTS REQUESTED:all	From:	To:

REQUESTED RECORDS *(Check **no more than three** applicable items)*

Complaint Information	**Notice Of Violation Information**	OTHER: * * *
☐ Complaint Printout	☐ NOV Printout	
☐ Specific Complaint #	☐ Specific NOV #	
Episode Information	☐ AB2588 Inventory	
☒ Episode Printout	☐ Source Test Reports	
☐ Specific Episode #	☐ Lab Report #	
Permit Application Information	☐ Review Permit Files *	
☒ Permit Application Printout	☐ Review Enforcement Files **	
☐ Specific Application #	☐ Review Rule Development Files **	
☐ Permit Conditions	☒ Asbestos Notifications	

* Subject to facility review (i.e., trade secrets).
** You will be contacted to schedule an appointment date to review records.
*** If what you are seeking is not on this Form, you may attach a letter with additional information on the request.

Cost: ***Copies: $.10 per page; Diskette $5.00; CD $10.00; Audiotape $5.00; Microfiche sheet $8.00.***
Note: After a preliminary estimate, **advance payment may be required.**

☒ I hereby agree to reimburse the BAAQMD for the direct cost of duplicating the information requested in accordance with Gov't Code Section 6253(b).

OFFICE USE ONLY:

☐ Enclosed are the records you requested.

☐ We are unable to provide the records you requested.
☐ A search was made but no records were found.

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

939 ELLIS STREET
SAN FRANCISCO, CA. 94109
ATTENTION: ADMINISTRATIVE SERVICES DIVISION
e-mail request to: ***publicrecords@baaqmd.gov***

Office Use Only
P.R.R. NUMBER
07-03-97

Direct Dial: (415) 749-4761
FAX: (415) 749-5111

PUBLIC RECORDS REQUEST FORM

ATTENTION REQUESTOR: To expedite your request for District records, please fill out this form completely. Specifically identify the type of records you are requesting from the list below. **NOTE:** There is a limit of one facility or one site address per request form.

REQUESTOR INFORMATION

NAME: Mark Williams			DATE: 03/13/07
COMPANY: ATC ASSOCIATES			
MAILING ADDRESS: 6602 Owens Drive, Suite 100			
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REQUESTED FACILITY INFORMATION

FACILITY NAME: Safeway Store -Hayward		
FACILITY ADDRESS: 22280 Foothill Boulevard - APN 415-250-2-29		
CITY:Hayward	STATE:CA	ZIP CODE:94541
TIME PERIOD OF DOCUMENTS REQUESTED:all	From:	To:

REQUESTED RECORDS *(Check **no more than three** applicable items)*

Complaint Information	**Notice Of Violation Information**	OTHER: * * *
☐ Complaint Printout	☐ NOV Printout	
☐ Specific Complaint #	☐ Specific NOV #	
Episode Information	☐ AB2588 Inventory	
☒ Episode Printout	☐ Source Test Reports	
☐ Specific Episode #	☐ Lab Report #	
Permit Application Information	☐ Review Permit Files *	
☒ Permit Application Printout	☐ Review Enforcement Files **	
☐ Specific Application #	☐ Review Rule Development Files **	
☐ Permit Conditions	☒ Asbestos Notifications	

* Subject to facility review (i.e., trade secrets).
** You will be contacted to schedule an appointment date to review records.
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Cost: ***Copies: $.10 per page; Diskette $5.00; CD $10.00; Audiotape $5.00; Microfiche sheet $8.00.***
Note: After a preliminary estimate, **advance payment may be required.**

☒ I hereby agree to reimburse the BAAQMD for the direct cost of duplicating the information requested in accordance with Gov't Code Section 6253(b).

OFFICE USE ONLY:

☒ Enclosed are the records you requested.

☐ We are unable to provide the records you requested.
☐ A search was made but no records were found.

Job Notification #:	0U042 Linoleum flooring
Contractor:	Marcor Remediation G2944
Address:	6644 Sierra Lane
City:	Dublin CA 94568
Contact:	Marcor Remediation 925-307-1500
Site:	Arthur Brothers Inc
Address:	22280 Foothill Blvd
City:	Hayward CA 94546
Site Type:	COM Commercial
Type:	REN
Owner:	Arthur Brothers Inc
Project Dates:	Start 17-aug-1995 Completion 18-aug-1995
Notification Dates:	Postmark 8/3/1995 Entered 8/3/1995 Last Updated 5/10/2001 5:01:44 PM
Removal Amount:	0 ln-ft 200 sq-ft 0 cu-ft
Disposal Site:	California Asbestos Monofill M0477
Inspection Priority:	145 Last Inspected 8/17/1995
Inspector:	Ronald Carey 481 Dispatched 03-aug-1995
Billing Approval:	18-aug-1995 by ? ?
Termination:	
Date:	9/21/1995
Invoice#:	76685
Job Fee:	$305.00

6602 Owens Drive, Suite 100
Pleasanton, CA 94588
Tel: 925-460-5300
Fax: 925-463-2559

ATC has grown into one of the nation's largest environmental consulting, engineering, and construction services companies with an ENR rating of 29 among the top 200 environmental firms in the U.S. Our service areas include:

environmental

building science

infrastructure

geotechnical and material testing

information systems

training

DATE: March 13, 2007

TO: Melinda Wong

CC:

COMPANY: SF RWQCB - 1515 Clay St, Oakland, CA
PHONE: (510) 622-2430
FAX: (510) 622-2460

FROM: Mark Williams

PHONE: 925-460-5300
FAX: 925-463-2559

PAGES (incl. cover): 1

SUBJECT: File Review

Dear Personnel:

ATC Associates Inc. (ATC) is conducting an environmental site assessment and would like to review files for the following addresses:

Hayward Safeway Store
22280 Foothill Boulevard
Hayward, CA.

If you have any files for the above listed site, please contact me as soon as possible to set up the earliest available appointment for a file review. I appreciate your prompt attention to this matter. If you have any questions, please contact me at **(925) 858-2544.**

Thank you,
ATC ASSOCIATES INC.

Mark Williams

For more information, visit our website: **www.atc-enviro.com**

CONFIDENTIALITY NOTICE: The documents accompanying this fax transmission contain confidential and privileged information intended for the exclusive use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of the documents accompanying this fax transmission is strictly prohibited. If you have received this fax in error, please immediately notify us by telephone to arrange for its return. Thank you.

6602 Owens Drive, Suite 100
Pleasanton, CA 94588
Tel: 925-460-5300
Fax: 925-463-2559

ATC has grown into one of the nation's largest environmental consulting, engineering, and construction services companies with an ENR rating of 29 among the top 200 environmental firms in the U.S. Our service areas include:

environmental

building science

infrastructure

geotechnical and material testing

information systems

training

DATE: March 13,2007

TO: Staff

CC:

COMPANY: City of Hayward Building, Planning, Zoning, Department 777 B Street, Hayward, CA 94541

PHONE: 510-583-4140
FAX: 510-583-3642

FROM: Mark Williams

PHONE: 925-460-5300
FAX: 925-463-2559

Walk in only

PAGES (incl. cover): 1

SUBJECT: File Review

ATC Associates Inc. (ATC) is conducting an environmental site assessment and would like to review files for the following addresses:

Safeway Store
22280 Foothill Boulevard
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If you have any files for the above listed site, please contact me as soon as possible to set up the earliest available appointment for a file review. I appreciate your prompt attention to this matter. If you have any questions, please contact me at **(925) 858-2544.**

Thank you,
ATC ASSOCIATES INC.

Mark Williams

For more information, visit our website: **www.atc-enviro.com**

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APPENDIX K

LABORATORY REPORTS

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APPENDIX L

OTHER SUPPORTING DOCUMENTATION

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APPENDIX M

TERMINOLOGY

TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E 1527-05. The Standard Practice should be referenced for further detail (such as the precise wording), related definitions or additional explanation regarding the meaning of terms.

recognized environmental condition(s) (REC) - the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions.

de minimis conditions – are conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

historical recognized environmental condition(s) (HREC) - environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. The final decision rests with the *environmental professional* and will be influenced by the current impact of the *historical recognized environmental condition* on the *property*. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered a *historical recognized environmental condition*.

material threat – a physically observable or *obvious* threat which is reasonably likely to lead to a release that, in the opinion of the *environmental professional*, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a *hazardous substance* and which shows evidence of damage such that it may cause or contribute to tank integrity failure with a release of contents to the environment.

threat to human health or the environment – a substantial risk of harm to public health or the environment resulting from the presence or likely presence of an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. An example might include a release of a *hazardous substance* in concentrations exceeding applicable governmental agency standards under conditions that could reasonably and foreseeably result in substantial exposure to humans or substantial damage to natural resources. The risk of that exposure or damage would represent a threat to human health or the environment.

generally would not be the subject of an enforcement action – the likelihood that an environmental condition would not be subject to enforcement action if brought to the attention of appropriate governmental agencies. If the circumstances suggest an enforcement action would be less likely than not, then the condition is considered to be generally not the likely the subject of an enforcement action.

APPENDIX

B HEALTH AND SAFETY PLAN

SHORT FORM HEALTH AND SAFETY PLAN

QUITO VILLAGE SITE
18764-18850 COX AVENUE
SARATOGA, CALIFORNIA

SHP QUITO VILLAGE, LLC

PROJECT NO.: 31402712.001
DATE: APRIL 2021

WSP USA
SUITE 348
2025 GATEWAY PLACE
SAN JOSE, CA 95110

TEL.: +1 408 453-6100
WSP.COM

SIGNATURES

PREPARED BY

Pianpian Wu
Senior Environmental Engineer

REVIEWED BY

Allen Waldman
Senior Technical Manager

This Health and Safety Plan (HASP) was prepared by WSP for the account of Nixon Peabody LLP in accordance with the professional services agreement. The disclosure of any information contained in this report is the sole responsibility of the intended recipient. The material in it reflects WSP's best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. This limitations statement is considered part of this report.

The original of the technology-based document sent herewith has been authenticated and will be retained by WSP for a minimum of ten years. Since the file transmitted is now out of WSP's control and its integrity can no longer be ensured, no guarantee may be given with regards to any modifications made to this document.

PRODUCTION TEAM

CLIENT

Alison Torbitt	Nixon Peabody LLP

WSP

Client Manager	Rick Freudenberger
Project Manager	Allen Waldman
Site Health and Safety Officer	Varies
Field Team Leader	Varies

SUBCONSULTANTS

Driller	TBD
Laboratory	TBD
Equipment Vendor	TBD

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A NIOSH POCKETGUIDE TO CHEMICAL HAZARDS

B JOB HAZARD ANALYSIS

C ROUTE TO NEAREST EMERGENCY MEDICAL CARE

D WSP SOPS

1 CHECKLIST

X	Obtain information regarding site description and site history, which includes:
X	Current site Ops
X	Past site Ops
X	Site contact information
X	Site address (for location of emergency room/emergency services)
X	Hazards inherent to site (regardless of contaminants, such as operations and environmental hazards [e.g., bees, snakes, gators, spiders])
X	Site topography
X	Accessibility by road and air
X	Contaminants of concern
X	Site security (do you need a security guard(s)?)
X	Obtain detailed WSP work plan
X	Review WSP SOPs, which includes: 2, 3, 5, 6, 9, and 15
X	Underground utility clearance and communication record (WSP SOPs): 2
X	Decon procedures (WSP SOPs): 6
X	Obtain NIOSH pocket guide pages for all COCs
X	Be sure to include all up-to-date: 08/14/17
X	HAZWOPER Certificates
	Respirator fit test forms: need everyone's form
X	First-aid/CPR cards
X	Complete the HASP – fill in ALL form fields
	Have HASP reviewed by competent WSP staff member
	Have project manager review HASP and sign signature page
	Ensure all WSP site personnel sign signature page

2 SITE LOCATION AND CONTACT INFORMATION

Project No.:	31402712.001
Site Name:	Quito Village Site
Site Location	
Street Address:	18764-18850 Cox Avenue
City:	Saratoga
State/Country:	California / United States of America
Site Contact:	
Phone Number:	
Start Date of Work:	TBD
Projected End Date of Work:	TBD

2.1 ORGANIZATIONAL STRUCTURE

Every HASP we prepare is organized to ensure that information regarding changes in site conditions, potential exposure to hazards, and worker safety flows freely within the project team. Additionally, OSHA requires that a chain of command with lines of authority, responsibility, and communication is established for each project with a HASP. Therefore, we will establish a chain of command that ensures that all site operations will be conducted safely. Each project will have a project/task manager (OSHA calls this the General Supervisor) who has the responsibility and authority to direct all site operations. Generally, this person is the project director who is ultimately responsible for the overall implementation of the project. The field work that will be covered by this short form HASP will be overseen or managed by a project or task manager. This individual is responsible for the proper implementation of the comprehensive work plan that is described in Section 2.3. Each field project will have a site safety and health coordinator who has the responsibility and authority to implement the site HASP and verify compliance with the plan. Additionally, other personnel that are needed to conduct the proposed work will be assigned.

In all cases, the project director will ensure that the site work is staffed appropriately to safely and effectively implement the work plan. They will also ensure that company funds are available for the site project/task manager to provide appropriate personal protective equipment (PPE) and monitoring equipment to safely implement this HASP. The Site project/task manager will be responsible for the safe and proper implementation of the work plan. They will have the

authority to expend company resources to ensure that PPE and other safety equipment are available and in good working order. They will communicate with the project director regarding implementation of the work plan. The site health and safety coordinator (SHSC) is responsible for the implementation of this HASP. The SHSC will communicate any issues with changing site conditions, upgrades in PPE, decontamination procedures and needs for monitoring equipment with the task manager. The SHSC will ensure that other workers assigned to the project are following the HASP.

It is expected that all other employees assigned to the project will follow the HASP and report any and all potential safety concerns to the SHSC.

2.2 PERSONNEL ASSIGNMENTS

Assignments for field personnel are summarized below:

RESPONSIBILITIES	PERSONNEL
Project Manager	Allen Waldman
Task Manager	Brandon Oman
SHSC	Allen Waldman, Brandon Oman
Task #1 Field Personnel	Brandon Oman, Allen Waldman, Lindsay Hunt
Task #2 Field Personnel	Brandon Oman, Allen Waldman, Carrie Hinners, Lindsay Hunt
Task #3 Field Personnel	Carrie Hinners, Aaron Line, Lusi Tai, Yutian Lei, Pianpian Wu

3 SITE AND ACTIVITIES DESCRIPTION

3.1 SITE DESCRIPTION

The Site is located 18764-18850 Cox Avenue in Saratoga, California, and is bordered to the north by Cox Avenue, to the east by Paseo Presada, to the south by Devon Avenue and residential buildings, and to the west by the Saratoga Office Center. The property is approximately 6.2 acres and consists of commercial buildings, asphalt parking lots, and landscaping features.

3.2 SITE HISTORY

Historical commercial entities on the property included a gasoline service station, laundromats, and dry cleaners. Dry cleaning commercial activity was conducted by two dry cleaning businesses between 1962-2020, and both operated during a time period that is associated with the use of PCE. The use of PCE in dry cleaning activities on the property ceased in 2009. A Phase I Report produced by Roux Associates in June 2020 identified both dry cleaning businesses as recognized environmental conditions. The Phase I Reported noted that previous Phase II Environmental Site Assessments concluded there to be no significant PCE impacts to soil and groundwater, but did not investigate soil vapor PCE impacts, representing a data gap. A Focused Phase II Investigation was conducted by Roux Associates in June 2020 to fill this data gap and revealed soil gas concentrations in exceedance of Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) for Commercial/Industrial soil vapor.

Subsequent soil vapor sampling was conducted by Roux in August 2020 and by WSP in November 2020 to fill in soil vapor data gaps. Soil vapor PCE concentrations exceeded ESLs down to a maximum depth of 45 feet below grade (fbg) at RB-14; the maximum PCE concentration observed in soil gas was 13,000 ug/m^3 in RB-11. Several soil gas samples also exceeded Residential ESLs for benzene, and two samples contained benzene soil vapor concentrations in exceedance of Commercial/Industrial ESLs.

3.2.1 CHEMICALS OF CONCERN

Chemicals of concern onsite based on historical investigation derived data include PCE and it's degradation compounds, including TCE, 1,2-DCE, 1,1-DCE, chloroform, 1,1,1-TCA, and carbon tetrachloride. NIOSH Pocketguide sheet for each chemical of concern is presented in Appendix A.

3.3 PROPOSED ONSITE ACTIVITIES

The soil vapor extraction (SVE) pilot test indicated that SVE is an effective technology for removing residual VOCs from the vadose zone at the Site. So a full-scale SVE will be performed onsite to achieve a reduction in PCE concentrations in soil gas to the San Francisco Regional Water Quality Control Board (SFRWQCB) residential ESL of 15 µg/m^3. SVE involves applying vacuum to the subsurface to promote the flow of soil vapor toward dedicated extraction wells, which capture the vapor-phase VOCs and removes them from the subsurface for subsequent treatment.

3.3.1 SVE SYSTEM INSTALLATION

SVE Pilot Test Extraction Well Abandonment

Three soil vapor extraction wells, SVE-1S, SVE-1M, and SVE-1D, were installed during the SVE pilot test immediately south of the former dry cleaning suite. In anticipation that the wells will be destroyed during Site redevelopment activities, the pilot test extraction wells will be abandoned in accordance with Valley Water requirements.

Extraction Well Installation

The extraction well layout includes 24 SVE wells targeting the areas with PCE concentrations in soil gas exceeding the SFRWQCB residential ESL of 15 µg/m^3 based on the 2020 soil gas investigations (Figure 1). The extraction point spacing was based on an estimated horizontal radius of influence (ROI) of 50 feet as determined from the SVE pilot test. In addition, the extraction point spacing was designed to achieve an approximate 20 percent ROI overlap between neighboring extraction points as allowed by the future site development layout.

Because of the relatively large areal extent of the treatment area and the number of extraction points, the SVE systems has been designed with two separate SVE well networks, an East system and a West system. The two SVE systems are separated in a general east-west orientation with the West system encompassing 12 SVE wells targeting areas containing elevated PCE concentrations in the western and southern portions of the PCE soil gas plume and the East system encompassing 12 SVE wells targeting elevated PCE concentrations in the eastern and northern portions soil gas plume. Each extraction well will be installed using 9-inch-diameter sonic drilling equipment or 10-inch diameter hollow-stem auger drilling equipment to a depth of 30 fbg and will be comprised of 4-inch inner diameter (ID) polyvinyl chloride (PVC) riser with 10 feet of 0.02-inch slotted PVC screen. A vacuum gauge will be installed at each completed SVE wellhead to monitor applied vacuum.

The SVE system equipment for both the West and East systems will consist of:

— a vapor/liquid separator (VLS) to remove and collect water entrained in the extracted vapor,

— two vapor-phase granular activated carbon (GAC) units installed in series to remove VOCs from extracted vapor,

— a heat exchanger to cool discharged vapor prior to GAC treatment, and;

— a high capacity blower to induce a vacuum on the SVE wells.

Monitoring Point Installation

During SVE system operation, subsurface vacuum levels and soil gas samples will be collected from 12 multi-depth monitoring points to be installed within the treatment area (Figure 1).

The monitoring points will be installed using 6-inch or 8-inch diameter sonic or hollow-stem auger drilling equipment to advance each boring to a target depth of 45 fbg. Within each boring, five nested soil gas probes will be installed at depths of approximately 5, 15, 25, 35, and 45 fbg. The monitoring points will be constructed using ¼-inch-diameter Nylaflow nylon tubing (or similar) fitted at the bottom with a 1-inch long stainless-steel filter. The nested vacuum/soil gas probes will be constructed from the bottom of each boring by installing the tubing with the probe tip attached through a narrow PVC pipe. With the probe tip set at the proper depth, the annulus around the probe tip will be filled with one foot of filter pack sand (e.g., #3 Monterey sand) via a tremie pipe or poured down hole from the surface if the borehole is stable.

The nested vapor monitoring points will be completed at the ground surface with a flush-mount traffic-rated well box. Each probe will be labeled and be fitted with two-way polycarbonate valve to facilitate sampling.

Excavation Activities

The SVE conveyance piping for each system will be installed below grade within trenches to be excavated as displayed in Figure 2. The SVE piping will be installed approximately 1 fbg to minimize conflicts with new utilities servicing the Site development. The excavation trenching will be completed in sections to minimize the area of open trenches at any given time. Dust suppressant will be applied, as needed, to reduce or prevent dust emissions resulting from construction activities.

At the end of the work shift, any open trench will be barricaded or a traffic plate will be placed across the trench with warning signs posted.

Piping Installation and Backfill

Conveyance piping will be installed in common trenches to the extent practicable. Sections of Schedule 40 PVC pipe will be joined using PVC primer and adhesive. After installation and before backfilling, each section of pipe will be pneumatically pressure-tested to confirm the absence of leaks. Pipe sections will be pressurized with air to a minimum of 20 psi. If a pressure drop of more than 2 psi is observed of a period of 1-hour, each segment will be isolated and pressurized to identify the location of the leak, and the leak will be repaired.

After pressure testing is complete, trenches will be backfilled with sand and compacted with a vibratory plate compactor to provide protection to the conveyance piping and prevent settling.

Waste Characterization and Disposal

Soil cuttings generated during well installation will be stored in Department of Transportation-compliant soil bins, or equivalent, to allow for characterization prior to disposal. A composite sample from each soil bin will be analyzed for VOCs using Environmental Protection Agency (EPA) method 8260B. The selected offsite disposal facility will specify additional analytical requirements, if any. A licensed waste hauler will profile the soil for disposal based on the results of the composite soil sample results. The soil will be transported to a designated disposal facility under non-hazardous or uniform hazardous waste manifests.

Equipment Enclosure Construction

The SVE equipment (with the exception of the GAC units) and piping manifolds for both the West and East systems will be installed within a dedicated equipment enclosure. The size, type of construction, and location of the equipment enclosures will be coordinated with the design and layout of the site redevelopment planning. The interior of the equipment enclosures will be equipped with sound attenuation materials to reduce the noise generated by the equipment. An in-line silencer may be plumbed into the discharge stack piping to further attenuate equipment noise, if deemed necessary.

Programmable Logic Control and Remote Monitoring

The SVE system equipment will be controlled via a computerized programmable logic control (PLC) system, centralized in a master control panel dedicated to each SVE system. The control panel will be mounted on the wall of the equipment building. The PLC will be programmed to deactivate the system in the event of an alarm condition. Furthermore, the PLC will include programming to cycle the system on/off at a desired frequency, if necessary to improve mass recovery in the late stages of system operation.

In addition, the SVE systems will be equipped with a wireless remote monitoring package to enable monitoring of the systems via an internet connection. The remote monitoring system will allow real-time monitoring of system component operation, provide notification of shutdown conditions, and allow for remote shutdown and startup capabilities.

3.3.2 SYSTEM OPERATION AND MONITORING

System Start-up and Monitoring

The objective of system start-up is to ensure the SVE systems have been installed and are operating in accordance with the specifications described above, as well as to collect baseline soil gas data. System start-up includes the following components:

- Baseline sample collection
- Equipment shakedown and testing
- System repair, system balancing, and system monitoring

Full-Time Operation and Monitoring

After equipment testing is complete, the systems will be ready for full-time operation. The following procedure will be applied to both the West and East SVE systems:

- With all 12 extraction wells operating, balance the air flow from each well using the butterfly valves on the manifold. Monitor blower performance compared to the manufacturer's specification curve.

- If the blower is operating below the performance curve (not enough airflow for the applied vacuum level), open the dilution air valve to increase air flow to the blower.
- After the SVE wells are balanced and blower performance is optimized, collect SVE system instrumentation measurements, including PID measurements from the SVE manifold sample ports and GAC influent, midpoint, and effluent sample ports.
- Immediately following PID measurement, collect an influent vapor grab sample from the influent vapor sample port. Vapor samples will be collected using a 1-liter Summa canister connected to the vapor sample port via ¼-inch inner diameter flexible tubing.
- After 1 hour of SVE system operation, collect instrumentation measurements for all components, including vacuum measurements from the monitoring points. Also, collect SVE system PID measurements and a Summa canister SVE influent vapor sample.
- Collect periodic PID measurements of the combined SVE influent vapor. Start with hourly measurements and adjust frequency based on the stability of the readings.
- After 24 hours of SVE system operation, collect instrumentation measurements for all components, including vacuum measurements from the monitoring points. Also, collect SVE system PID measurements and Summa canister SVE influent and effluent vapor samples.

Continue to collect instrumentation measurements, PID measurements, monitoring point vacuum measurements, and daily influent and effluent vapor samples for the duration listed in the permit to construct/permit to operate.

3.3.3 OPERATION AND MAINTENANCE

Operation and Maintenance Activities

After completion of SVE system startup activities, full-time operation and maintenance (O&M) activities will be completed daily during the first week of operation, once per week for the first month of operation, and once per month of operation thereafter. SVE system O&M site visits will generally include the following tasks:

- Equipment preventative maintenance
- System component inspection and repair
- Equipment and manifold performance data collection (vacuum level, air flow rate, etc.)
- Monitoring point vacuum measurements
- PID readings (system influent, GAC influent/midstream/effluent, SVE wells at manifold)
- Influent and effluent vapor sampling (per AQMD permit requirements)

Soil Gas Performance Monitoring

During full-scale operation, WSP anticipates conducting performance monitoring at the following frequencies during the first year of operation:

- Quarterly: subset of the soil gas monitoring points identified during baseline sampling;
- Annual: all soil gas monitoring points.

After the first year of operation, the frequency of soil gas monitoring point sampling will be re-evaluated and a monitoring plan will be developed for County of Santa Clara Department of Environmental Health (SCCDEH) approval.

4 HAZARD EVALUATIONS

4.1 TASK #1 SVE SYSTEM INSTALLATION

As described in Section 3.3.1, the SVE system installation will first involve abandonment of three soil vapor extraction pilot test wells, 24 SVE wells and 12 monitoring points installation, piping installation and backfill, and waste characterization and disposal. Before implementing intrusive activities, Underground Service Alert (USA) will be notified to mark public and private underground utilities around the perimeter of the Site.

IMPACTED MEDIA

X	Soil
	Sediment
X	Groundwater
	Surface Water
X	Air/Vapor
X	Building Materials (e.g., concrete, paint)
	NAPL
X	Waste

CHEMICAL PROPERTIES

X	Volatile (boiling point less than 250 degrees Celcius [°C])
	Corrosive (e.g., acids or bases)
	Flammable (flash point less than 37.8 °C)
	Combustible (flash point at or above 37.8 °C and below 93.3 °C)
X	Toxic

	Reactive (e.g., explosives, oxidizers, reducers, acid sensitive, air sensitive, unstable)
	Radioactive

IDENTIFICATION OF HAZARDS/ HAZARD ASSESMENT

All hazards associated with Task 1 are included below.

Physical Hazards:

- Electrical (Shock/Short Ciruit)
- Electrical (Fire)
- Ergonomics (Strain)
- Falls (Slip, Trip)
- Mechanical/Vibration
- Mechanical failure
- Mechanical
- Noise
- Struck By (Mass Acceleration)
- Struck Against

Chemical Hazards:

- Explosion (Over Pressurization)
- Chemical (Toxic)
- Chemical (Voltaile)

Environmental Hazards:

- Fire/Heat
- Temperature
- Visibility
- Weather Phenomena (Snow/Rain/Wind/Ice)
- Biological Hazards

4.2 TASK #2 SYSTEM OPERATION AND MONITORING

As described in Section 3.3.2, the SVE operation and monitoring will involve system startup and monitoring, and full-time operation and monitoring.

IMPACTED MEDIA

	Soil
	Sediment

	Groundwater
	Surface Water
X	Air/Vapor
	Building Materials (e.g., concrete, paint)
	NAPL
	Waste

CHEMICAL PROPERTIES

X	Volatile (boiling point less than 250 degrees Celcius [°C])
	Corrosive (e.g., acids or bases)
	Flammable (flash point less than 37.8 °C)
	Combustible (flash point at or above 37.8 °C and below 93.3 °C)
X	Toxic
	Reactive (e.g., explosives, oxidizers, reducers, acid sensitive, air sensitive, unstable)
	Radioactive

IDENTIFICATION OF HAZARDS/ HAZARD ASSESMENT

All hazards associated with Task 2 are included below.

Physical Hazards:

- Electrical (Shock/Short Ciruit)
- Electrical (Fire)
- Electrical (Loss of Power)
- Ergonomics (Strain)
- Falls (Slip, Trip)
- Mechanical/Vibration
- Mechanical failure
- Mechanical
- Noise

Chemical Hazards:

- Explosion (Over Pressurization)
- Chemical (Toxic)
- Chemical (Voltaile)

Environmental Hazards:

- Fire/Heat
- Temperature
- Visibility
- Weather Phenomena (Snow/Rain/Wind/Ice)
- Biological Hazards

4.3 TASK #3 OPERATION AND MAINTENANCE

As described in Section 3.3.3, the operation and maintenance will involve

- Equipment preventative maintenance
- System component inspection and repair
- Equipment and manifold performance data collection (vacuum level, air flow rate, etc.)
- Monitoring point vacuum measurements
- PID readings (system influent, GAC influent/midstream/effluent, SVE wells at manifold)
- Influent and effluent vapor sampling (per AQMD permit requirements)
- Soil gas performance monitoring

IMPACTED MEDIA

	Soil
	Sediment
	Groundwater
	Surface Water
X	Air/Vapor
	Building Materials (e.g., concrete, paint)
	NAPL
	Waste

CHEMICAL PROPERTIES

X	Volatile (boiling point less than 250 degrees Celcius [°C])
	Corrosive (e.g., acids or bases)
	Flammable (flash point less than 37.8 °C)
	Combustible (flash point at or above 37.8 °C and below 93.3 °C)
X	Toxic
	Reactive (e.g., explosives, oxidizers, reducers, acid sensitive, air sensitive, unstable)
	Radioactive

IDENTIFICATION OF HAZARDS/ HAZARD ASSESMENT

All hazards associated with Task 3 are included below.

Physical Hazards:

- Electrical (Shock/Short Ciruit)
- Electrical (Fire)
- Electrical (Loss of Power)
- Ergonomics (Strain)
- Falls (Slip, Trip)
- Mechanical/Vibration
- Mechanical failure
- Mechanical
- Noise

Chemical Hazards:

- Explosion (Over Pressurization)
- Chemical (Toxic)
- Chemical (Voltaile)

Environmental Hazards:

- Fire/Heat
- Temperature
- Visibility
- Weather Phenomena (Snow/Rain/Wind/Ice)
- Biological Hazards

5 HAZARD CONTROLS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT

Task #1: SVE System Installation

ASSIGNED PPE:

Respiratory:	None
Clothing:	Weather appropriate
Gloves:	Work gloves (as necessary), nitrile gloves
Boots:	Steel-toed safety shoes
Hearing protection:	Ear plugs or muffs (as necessary)
Other PPE:	Hard hat, high visibility vest, safety glasses/goggles, PID

The JHA Form for each task is located in Appendix B.

NO CHANGES TO THE SPECIFIED LEVEL OF PROTECTION SHALL BE MADE WITHOUT THE APPROVAL OF THE SITE HEALTH AND SAFETY OFFICER AND/OR THE PROJECT GENERAL SUPERVISOR/MANAGER.

Task #2: System Operation and Monitoring

ASSIGNED PPE:

Respiratory:	None
Clothing:	Weather appropriate
Gloves:	Work gloves (as necessary), nitrile gloves
Boots:	Steel-toed safety shoes
Hearing protection:	Ear plugs or muffs (as necessary)
Other PPE:	High visibility vest, safety glasses/goggles, PID

The JHA Form for each task is located in Appendix B.

NO CHANGES TO THE SPECIFIED LEVEL OF PROTECTION SHALL BE MADE WITHOUT THE APPROVAL OF THE SITE HEALTH AND SAFETY OFFICER AND/OR THE PROJECT GENERAL SUPERVISOR/MANAGER.

Task #3: Operation and Maintenance

ASSIGNED PPE:

Respiratory:	None
Clothing:	Weather appropriate
Gloves:	Work gloves (as necessary), nitrile gloves
Boots:	Steel-toed safety shoes
Hearing protection:	Ear plugs or muffs (as necessary)
Other PPE:	High visibility vest, safety glasses/goggles, PID

The JHA Form for each task is located in Appendix B.

NO CHANGES TO THE SPECIFIED LEVEL OF PROTECTION SHALL BE MADE WITHOUT THE APPROVAL OF THE SITE HEALTH AND SAFETY OFFICER AND/OR THE PROJECT GENERAL SUPERVISOR/MANAGER.

6 MONITORING PROCEDURES

SITE MONITORING EQUIPMENT:

X	Photoionization Decector (PID) 10.6 eV (e.g., chlorinated ethenes, benzene)
	PID 11.7 eV (e.g., chlorinated ethanes)
	FID (e.g., petroleum)
	Particulate Monitor (e.g., metals, polychlorinated biphenyls)
	Combustible Gas Indicator (combusitibles, oxygen, carbon monoxide, hydrogen sulfide)
	Vinyl Chloride Colorimetric Tube (or similar)

For organic vapors, the action levels will be:

— **5 ppm**, based on half the TLV for **trichloroethene** (TCE; 10 ppm)

The following tiered monitoring approach shall be instituted:

1. Work will be initiated in Level D.
2. The SHSO, or his designated representative, will scan the breathing zone of the workers before and during all proposed activities with a calibrated photoionization detector (PID) with a **10.6 eV** lamp to monitor levels of organic vapors.
3. If total VOCs **exceed 5 ppm** for 5 minutes :
   a. Stop work, exit work zone and allow area to ventilate for 15 minutes
      i. Total VOCs **less than 5 ppm**
         (1) Continue work and collect periodic measurements to confirm concentration
      ii. Total VOCs **greater than 5 ppm**
         (1) Stop work and exit work zone until engineering controls can be implemented to abate the build-up of organic vapors
         (2) In the unlikely event that organic vapors cannot be controlled, upgrade to Level C (full face air purfying respirator [APR] with organic vapor cartridge) may be necessary. **Prior to upgrage to Level C, this HASP must be ammended to include the use of respirtatiors.**
         (3) Collect period colorimetric measurements to confirm concentration

The maxiumum use concentration (MUC) for a full face APR calculated for TCE is 250 ppm.

All breathing zone monitoring will be conducted continuously with the exception of colorimetric tubes.

All equipment will be calibrated per the manufacturer's recommendations. A battery and field check of each instrument will be made before it is used.

7 PERSONAL PROTECTIVE EQUIPMENT AND PERSONNEL DECONTAMINATION PROCEDURES

Any equipment that comes into contact with the subsurface will be decontaminated before use. Disposable equipment intended for one time use will not be decontaminated, but will be packaged for appropriate disposal. All non-disposable sampling devices will be decontaminated using the following procedures:

- scrubbed in a non-phosphate detergent and tap water wash
- tap-water rinse (pressure wash)
- tap-water rinse

When using pressure washers or steam cleaners for decontamination, explosion, electrical, and mechanical hazards can be avoided by proper use, maintenance, and inspection of the equipment. Ear plugs or muffs, full-face shields, and hard hats will be worn during the operation of pressure washers or steam cleaners. Proper lifting techniques, including the use of assistance or mechanical equipment as appropriate, will be used to prevent injuries resulting from lifting heavy loads. Good housekeeping and situational awareness will be implemented to avoid falls. Tools and equipment will be used properly and in accordance with manufacturer's instructions. All Equipment Decontamination Procedures will be conducted in accordance with WSP's SOP #6 (Appendix C).

8 ONSITE CONTROL

The prevailing wind conditions (including cardinal direction) will be determined once onsite and noted in the field notebook. No contaminant reduction zone or support zone will be established downwind of a work/exclusion zone.

All WSP employees are responsible for onsite control. During work activities, the following zones will be established:

Work/Exclusion Zone (describe specific location in which no unauthorized person will be permitted):

— Area immediately surrounding the Geoprobe drill rig or sampling equipment (within 5 feet)

Contamination Reduction Zone (describe specific location in which all decon procedures will be performed):

— Roped off (e.g. using caution tape) area around the Geoprobe drill rig or in a designated area to be named in the field (e.g., back of Blaine Tech truck, which has been designed for decon activities)

Support Zone (describe specific location in which no contaminated media is present where administrative tasks will be performed):

— Area immediately outside of the cauton taped or roped off (e.g. using high visibility cones) contamination reduction zone. If cone or tape were not used, the area is designated a minimum distance of 5 feet from the contamination reduction zone.

9 STANDARD OPERATING PROCEDURES

- Whenever possible, use the buddy system.
- At least one WSP employee onsite must have a first aid kit
- Conduct a pre-entry (i.e., tailgate) briefing before beginning site activities each day and record in field book.
- Practice good work practice controls: Never sit down or kneel in contaminated areas; never lay equipment on the ground where contaminated groundwater or soil may be present; and avoid unnecessary contact with onsite contaminated objects.
- Do not eat, drink, or use tobacco products outside the designated support zone(s).
- Whenever possible, do not use contact lenses while onsite.
- Thoroughly wash hands and face before eating, drinking, etc.
- Keep copies of the HASP available in the support zone.
- In the event PPE is ripped or torn, stop work and remove and replace PPE as soon as possible.
- In the event of direct skin contact, immediately wash the affected area with soap and water.
- If contaminated media comes in contact with eyes flush with clean water for 15 minutes.
- Ensure that all subcontractors have a site specific HASP that is maintained onsite
- Report all accidents, injuries, and environmental releases as required by the WSP USA Health and Environmental Safety Program.

9.1 LONE WORKING

Employees are not expected to be required to work along as part of this investigation. Should lone working be required, the following must be adhered to:

- Section 11.1 includes provisions for communication prior to departure, during the work, and upon completion of the task whether returning to the office or going to another location.
- Section 4 shall include specific tasks to be performed while working alone and may require the support of additional personnel should the task not be deemed acceptable as a risk for lone working.
- Project managers must consider the level of competence of the individual being sent to perform the work. Under no circumstances shall interns be sent out to work alone. By signing the HASP, the project manager acknowledges that the appropriate staff is selected for all work especially for lone working conditions.

9.2 CONFINED SPACE ENTRY

No WSP employee may conduct ANY TYPE of confined space entry without compliant training and the implementation of an entry program. All non-permit required confined space entries MUST BE approved by the Director of Environment or their designee before any entry attempt is made. No attempt will be made to enter any type of confined space during this project.

10 MEDICAL SURVEILLANCE

All employees, regardless of the exposure involved, are required to participate in the medical monitoring program established by WSP. OSHA regulations state that employees involved in certain activities that may expose them to hazardous materials at or above permissible exposure limits (PELs) or above the published exposure limit for greater than 30 days per year, or all employees who wear a respirator are required to participate in the monitoring program.

The purposes of the medical monitoring program are to identify any illness or condition that might be aggravated by exposure to hazardous materials or work conditions; to certify that each employee can use negative-pressure respirators as required by OSHA and withstand heat or cold stress; to ensure that employees are able to physically perform their assigned tasks and to establish and maintain a medical record to monitor for abnormalities that may be related to work exposure that could increase injury risk for the employee. WSP's medical monitoring program includes the following:

- a baseline physical examination
- annual physical examination
- a medical determination of fitness for duty, including work restrictions after any injury or illness that may affect employee safety
- a review of potential exposures to determine the need for specific biological and medical monitoring

11 COMMUNICATION PROCEDURES

All onsite personnel will practice constant communication with other WSP personnel, subcontractors, and facility personnel during active work. Generally, verbal and/or cellular telephone communication will be used while onsite.

11.1 LONE WORKING COMMUNICATION PROCEDURES

No lone working will be permitted without the completion of this section. Specific contact procedures will be agreed upon before departure:

The following persons will be contacted by the lone worker at each of the specified intervals:

Prior to departure contact (face-to-face, phone, text message or email): Main: Allen Waldman, Project Manager; Back-up: Betsy Mitton, Area Manager

During work contact (by phone, text message or email morning and mid-day): Main: Allen Waldman, Project Manager; Back-up: Betsy Mitton, Area Manager

Daily upon completion of the task (by phone, text message or email morning and mid-day): Main: Allen Waldman, Project Manager; Back-up: Betsy Mitton, Area Manager

When returned home (by phone, text message or email when arriving at home airport, office, or town/city): Main: Allen Waldman, Project Manager; Back-up: Betsy Mitton, Area Manager

11.2 OTHER COMMUNICATION PROCEDURES

No other special communication procedures will be followed onsite.

11.3 EMERGENCY HAND SIGNALS

The following standard hand signals will be used in case injury or circumstance does not allow for verbal or other communication:

- Hand gripping throat = Out of air, can't breathe
- Grip partner's wrist or both hands around waist = Leave area immediately
- Hands on top of head = Need assistance
- Thumbs up = Ok, I'm all right, I understand
- Thumbs down = No, negative

12 EMERGENCY PROCEDURES

The following standard emergency procedures will be used by onsite personnel. First, WSP employees will review the Quemetco Visitor Information Sheet to be familiar with evacuation procedures established by the facility. While onsite, the Site health and safety coordinator shall be notified of any onsite emergency and shall be responsible for ensuring that the appropriate procedures are followed.

12.1 ACTIVE FACILITY VISITOR INFORMATION SHEET:

If the site is an active facility, WSP will follow established onsite evacuation procedures.

Facility evacuation procedures have been reviewed (if applicable): N/A

Verification initials (by a person assigned to the project): AW

12.2 AIR RELEASE OR FIRE/EXPLOSION

On notification of an air release or a fire/explosion, all personnel will travel at a right angle to the upwind direction. The site health and safety officer will then account for all personnel and notify the proper emergency agencies.

If the site health and safety officer is not available, the task manager or appropriate field personnel will assume these responsibilities.

12.3 PERSONAL INJURY IN THE WORK/EXCLUSION ZONE WITH BUDDY SYSTEM/ONSITE CONTRACTOR

If onsite personnel require emergency medical treatment, and the buddy system is used, the following steps will be taken:

- evaluate the nature of the injury
- contact local emergency service (if necessary)
- decontaminate to the extent possible before administration of first aid
- stay with the injured person and obtain the onsite copy of this HASP

12.4 PERSONAL INJURY IN THE WORK/EXCLUSION ZONE WHILE WORKING ALONE

If onsite personnel are working alone, the following steps will be taken before beginning work each day:

- A cellular telephone MUST be kept with the employee at all times (before starting work, ensure that there is emergency service at a minimum).
- Inform an onsite contact (if they will be present throughout all active work activities) or senior member of WSP of your plans for the day and your expected active work schedule.

If an injury has occurred:

- Evaluate the injury and decide whether emergency services are required.
- Contact emergency services if necessary with cell phone.

— If emergency services are not necessary, attempt first aid alone or contact an onsite contact or WSP contact for assistance.

12.5 BASIC FIRST AID PROCEDURES

— Skin Contact: Remove any contaminated clothing. Wash immediately with water for at least 15 minutes.
— Inhalation: Remove from contaminated atmosphere. Contact emergency services.
— Ingestion: Never induce vomiting on an unconscious person. Never induce vomiting when acids, alkalis, or petroleum products are suspected. Contact the poison control center.

12.6 PERSONAL PROTECTIVE EQUIPMENT FAILURE

If any worker experiences a failure or alteration of protective equipment that affects the protection factor, that person shall immediately leave the exclusion zone. Reentry shall not be permitted until the equipment has been replaced or repaired.

13 EMERGENCY INFORMATION AND TELEPHONE NUMBERS

Ambulance Company Name:	Ambulance Services
Phone Number:	(Call 911)
Hospital/Emergency Room Name:	El Camino Hospital Los Gatos: Emergency Room
Phone Number:	408-378-6131
Hospital Address:	815 Pollard Rd, Los Gatos, CA 95032
Hospital Services verified by:	John Galt
Local Police Phone Number:	408-741-2092
Local Fire Department Phone Number:	408-378-4010
State Poison Control Center Phone Number:	800-222-1222

A map providing the route to the nearest emergency medical care is provided in Appendix D.

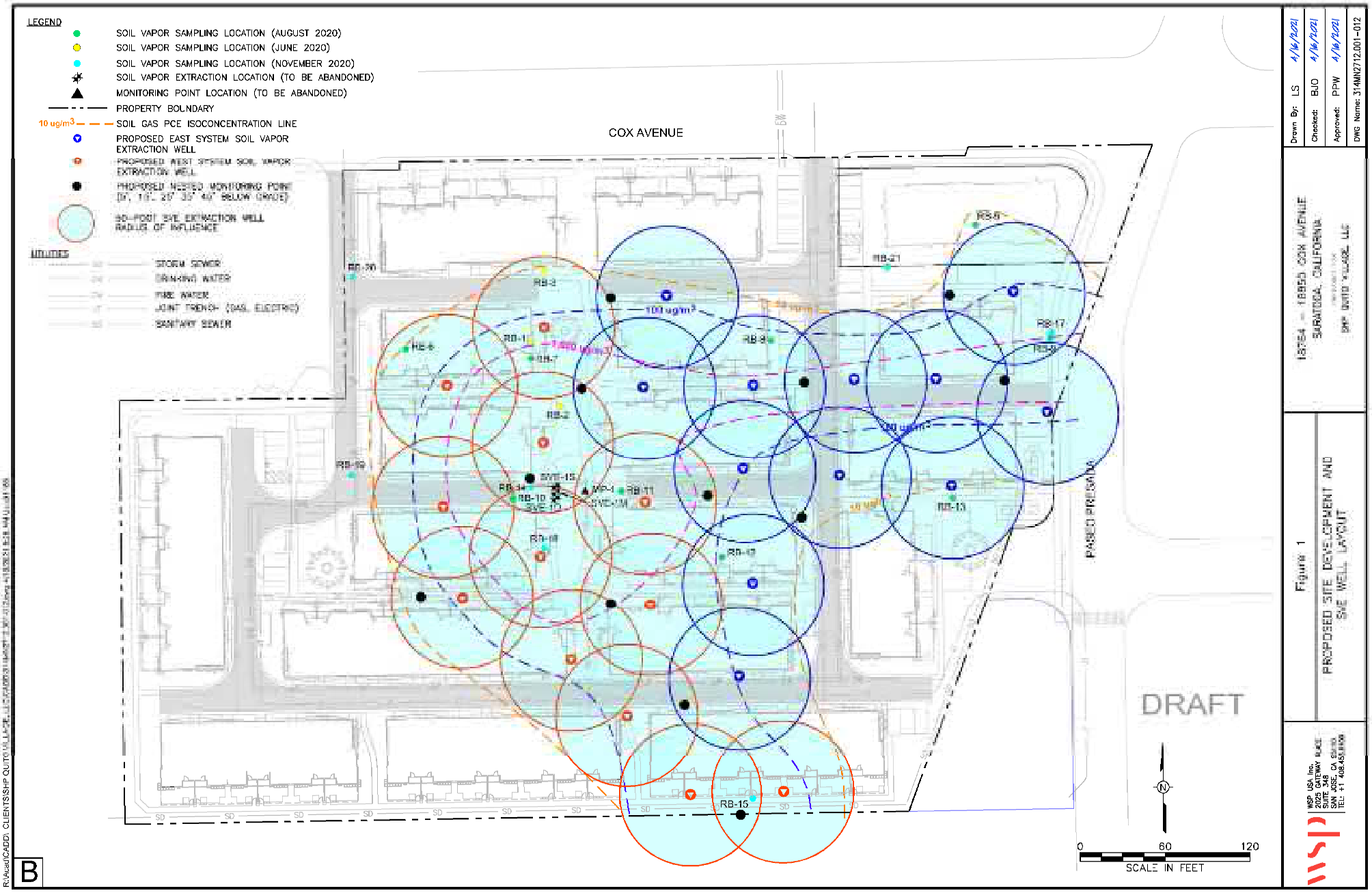
14 CERTIFICATION AND SIGNATURES

All site personnel MUST sign this page to acknowledge the requirements of this HASP.

SIGNATURE	NAME	DATE	TITLE

15 ACRONYM LIST

EAP	emergency action plan
PEL	permissible exposure limit
PPE	personal protective equipment
SHSC	site health and safety coordinator
PCE	tetrachloroethene
TCE	trichloroethene
1,2-DCE	1,2-dichloroethene
1,1,1-TCA	1,1,1-trichloroethane
SOP	Standard Operating Procedure



Drawn By: LS 4/16/2021
Checked: BJO 4/16/2021
Approved: PPW 4/16/2021
DWG Name: 314MN2712.001-012

18754 - 18955 COX AVENUE
SARATOGA, CALIFORNIA
SHP DUTTO VILLAGE, LLC

Figure 1
PROPOSED SITE DEVELOPMENT AND SVE WELL LAYOUT

WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
SAN JOSE, CA 95110
TEL: +1 408.453.8800

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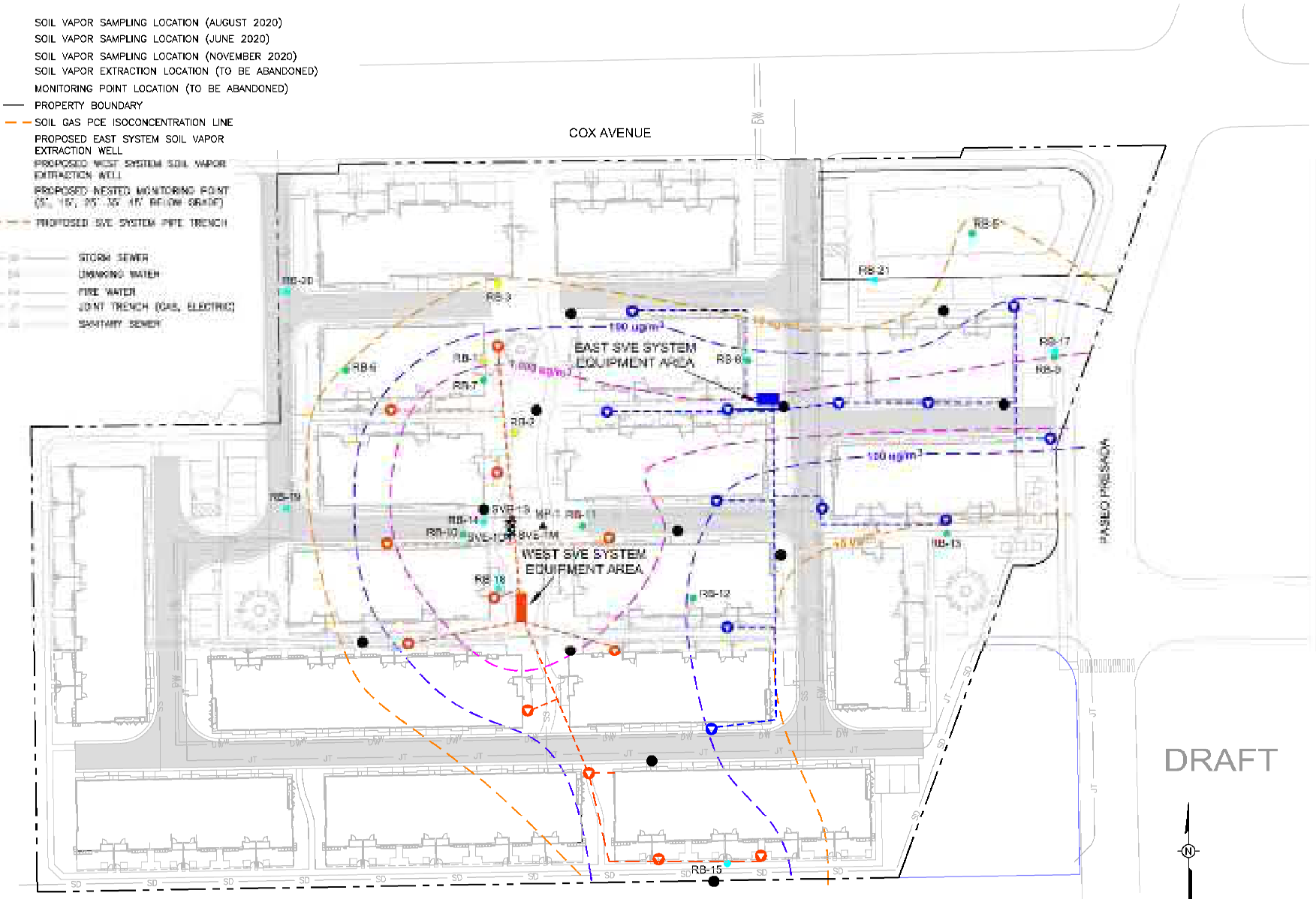
LEGEND

- SOIL VAPOR SAMPLING LOCATION (AUGUST 2020)
- SOIL VAPOR SAMPLING LOCATION (JUNE 2020)
- SOIL VAPOR SAMPLING LOCATION (NOVEMBER 2020)
- SOIL VAPOR EXTRACTION LOCATION (TO BE ABANDONED)
- MONITORING POINT LOCATION (TO BE ABANDONED)
- PROPERTY BOUNDARY
- 10 ug/m3 SOIL GAS PCE ISOCONCENTRATION LINE
- PROPOSED EAST SYSTEM SOIL VAPOR EXTRACTION WELL
- PROPOSED WEST SYSTEM SOIL VAPOR EXTRACTION WELL
- PROPOSED NESTED MONITORING POINT (5', 15', 25', 35', 45' BELOW GRADE)
- PROPOSED SVE SYSTEM PIPE TRENCH

UTILITIES

- STORM SEWER
- DRINKING WATER
- FIRE WATER
- JOINT TRENCH (GAS, ELECTRIC)
- SANITARY SEWER



B

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Drawn By: LS	4/16/2021	
Checked: BJO	4/16/2021	
Approved: PPW	4/16/2021	
DWG Name: 314MN2712.001-013		

14764 – 14858 COX AVENUE
SARATOGA, CALIFORNIA

PREPARED FOR
SHP QUITO VILLAGE, LLC

Figure 2

PROPOSED SITE DEVELOPMENT AND SVE SYSTEM LAYOUT

WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
SAN JOSE, CA 95110
TEL: +1 408.453.6100

APPENDIX

A NIOSH POCKETGUIDE TO CHEMICAL HAZARDS

Carbon tetrachloride	Formula: CCl_4	CAS#: 56-23-5	RTECS#: FG4900000	IDLH: Ca [200 ppm]
Conversion: 1 ppm = 6.29 mg/m^3	DOT: 1846 151			

Synonyms/Trade Names: Carbon chloride, Carbon tet, Freon® 10, Halon® 104, Tetrachloromethane

Exposure Limits:
NIOSH REL: Ca
ST 2 ppm (12.6 mg/m^3) [60-minute]
See Appendix A
OSHA PEL†: TWA 10 ppm
C 25 ppm
200 ppm (5-minute maximum peak in any 4 hours)

Measurement Methods (see Table 1):
NIOSH 1003
OSHA 7

Physical Description: Colorless liquid with a characteristic ether-like odor.

Chemical & Physical Properties:
MW: 153.8
BP: 170°F
Sol: 0.05%
Fl.P: NA
IP: 11.47 eV
Sp.Gr: 1.59
VP: 91 mmHg
FRZ: -9°F
UEL: NA
LEL: NA
Noncombustible Liquid

Personal Protection/Sanitation (see Table 2):
Skin: Prevent skin contact
Eyes: Prevent eye contact
Wash skin: When contam
Remove: When wet or contam
Change: N.R.
Provide: Eyewash
Quick drench

Respirator Recommendations (see Tables 3 and 4):
NIOSH
¥: ScbaF:Pd,Pp/SaF:Pd,Pp:AScba
Escape: GmFOv/ScbaE

Incompatibilities and Reactivities: Chemically-active metals such as sodium, potassium & magnesium; fluorine; aluminum [**Note:** Forms highly toxic phosgene gas when exposed to flames or welding arcs.]

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Abs, Ing, Con
SY: Irrit eyes, skin; CNS depres; nau, vomit; liver, kidney inj; drow, dizz, inco; [carc]
TO: CNS, eyes, lungs, liver, kidneys, skin [in animals: liver cancer]

First Aid (see Table 6):
Eye: Irr immed
Skin: Soap wash immed
Breath: Resp support
Swallow: Medical attention immed

Carbonyl fluoride	Formula: COF_2	CAS#: 353-50-4	RTECS#: FG6125000	IDLH: N.D.
Conversion: 1 ppm = 2.70 mg/m^3	DOT: 2417 125			

Synonyms/Trade Names: Carbon difluoride oxide, Carbon fluoride oxide, Carbon oxyfluoride, Carbonyl difluoride, Fluoroformyl fluoride, Fluorophosgene

Exposure Limits:
NIOSH REL: TWA 2 ppm (5 mg/m^3)
ST 5 ppm (15 mg/m^3)
OSHA PEL†: none

Measurement Methods (see Table 1):
None available

Physical Description: Colorless gas with a pungent and very irritating odor. [**Note:** Shipped as a liquefied compressed gas.]

Chemical & Physical Properties:
MW: 66.0
BP: -118°F
Sol: Reacts
Fl.P: NA
IP: 13.02 eV
RGasD: 2.29
VP: 55.4 atm
FRZ: -173°F
UEL: NA
LEL: NA
Nonflammable Gas

Personal Protection/Sanitation (see Table 2):
Skin: Frostbite
Eyes: Frostbite
Wash skin: N.R.
Remove: N.R.
Change: N.R.
Provide: Frostbite wash

Respirator Recommendations (see Tables 3 and 4):
Not available.

Incompatibilities and Reactivities: Heat, moisture, hexafluoroisopropylideneamino-lithium
[**Note:** Reacts with water to form hydrogen fluoride & carbon dioxide.]

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Con
SY: Irrit eyes, skin, muc memb, resp sys; eye, skin burns; lac; cough, pulm edema, dysp; chronic exposure: GI pain, musc fib, skeletal fluorosis; liquid: frostbite
TO: Eyes, skin, resp sys, bone

First Aid (see Table 6):
Eye: Frostbite
Skin: Frostbite
Breath: Resp support

C

Chloroform	Formula: $CHCl_3$	CAS#: 67-66-3	RTECS#: FS9100000	IDLH: Ca [500 ppm]
Conversion: 1 ppm = 4.88 mg/m^3	**DOT:** 1888 151			

Synonyms/Trade Names: Methane trichloride, Trichloromethane

Exposure Limits:
NIOSH REL: Ca
ST 2 ppm (9.78 mg/m^3) [60-minute]
See Appendix A
OSHA PEL†: C 50 ppm (240 mg/m^3)

Measurement Methods (see Table 1):
NIOSH 1003

Physical Description: Colorless liquid with a pleasant odor.

Chemical & Physical Properties:
MW: 119.4
BP: 143°F
Sol(77°F): 0.5%
Fl.P: NA
IP: 11.42 eV
Sp.Gr: 1.48
VP: 160 mmHg
FRZ: -82°F
UEL: NA
LEL: NA
Noncombustible Liquid

Personal Protection/Sanitation (see Table 2):
Skin: Prevent skin contact
Eyes: Prevent eye contact
Wash skin: When contam
Remove: When wet or contam
Change: N.R.
Provide: Eyewash
Quick drench

Respirator Recommendations (see Tables 3 and 4):
NIOSH
¥: ScbaF:Pd,Pp/SaF:Pd,Pp:AScba
Escape: GmFOv/ScbaE

Incompatibilities and Reactivities: Strong caustics; chemically-active metals such as aluminum or magnesium powder, sodium & potassium; strong oxidizers **[Note:** When heated to decomposition, forms phosgene gas.]

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Abs, Ing, Con
SY: Irrit eyes, skin; dizz, mental dullness, nau, conf; head, lass; anes; enlarged liver; [carc]
TO: Liver, kidneys, heart, eyes, skin, CNS [in animals: liver & kidney cancer]

First Aid (see Table 6):
Eye: Irr immed
Skin: Soap wash prompt
Breath: Resp support
Swallow: Medical attention immed

bis-Chloromethyl ether	Formula: $(CH_2Cl)_2O$	CAS#: 542-88-1	RTECS#: KN1575000	IDLH: Ca [N.D.]
Conversion:	**DOT:** 2249 131			

Synonyms/Trade Names: BCME, bis-CME, Chloromethyl ether, Dichlorodimethyl ether, Dichloromethyl ether, Oxybis(chloromethane)

Exposure Limits:
NIOSH REL: Ca
See Appendix A
OSHA PEL: [1910.1008]
See Appendix B

Measurement Methods (see Table 1):
OSHA 10

Physical Description: Colorless liquid with a suffocating odor.

Chemical & Physical Properties:
MW: 115.0
BP: 223°F
Sol: Reacts
Fl.P: <66°F
IP: ?
Sp.Gr: 1.32
VP(72°F): 30 mmHg
FRZ: -43°F
UEL: ?
LEL: ?
Class IB Flammable Liquid

Personal Protection/Sanitation (see Table 2):
Skin: Prevent skin contact
Eyes: Prevent eye contact
Wash skin: When contam/Daily
Remove: When wet (flamm)
Change: Daily
Provide: Eyewash
Quick drench

Respirator Recommendations (see Tables 3 and 4):
NIOSH
¥: ScbaF:Pd,Pp/SaF:Pd,Pp:AScba
Escape: GmFOv/ScbaE

See Appendix E (page 351)

Incompatibilities and Reactivities: Acids, water
[Note: Reacts with water to form hydrochloric acid & formaldehyde.]

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Abs, Ing, Con
SY: Irrit eyes, skin, muc memb, resp sys; pulm congestion, edema; corn damage, nec; decr pulm function, cough, dysp, wheez; blood-stained sputum, bronchial secretions; [carc]
TO: Eyes, skin, resp sys [lung cancer]

First Aid (see Table 6):
Eye: Irr immed
Skin: Soap wash immed
Breath: Resp support
Swallow: Medical attention immed

D

1,1-Dichloroethane

Formula:	CAS#:	RTECS#:	IDLH:
$CHCl_2CH_3$	75-34-3	KI0175000	3000 ppm

Conversion: 1 ppm = 4.05 mg/m^3

DOT: 2362 130

Synonyms/Trade Names: Asymmetrical dichloroethane; Ethylidene chloride; 1,1-Ethylidene dichloride

Exposure Limits:
NIOSH REL: TWA 100 ppm (400 mg/m^3)
See Appendix C (Chloroethanes)
OSHA PEL: TWA 100 ppm (400 mg/m^3)

Measurement Methods (see Table 1):
NIOSH 1003
OSHA 7

Physical Description: Colorless, oily liquid with a chloroform-like odor.

Chemical & Physical Properties:
MW: 99.0
BP: 135°F
Sol: 0.6%
Fl.P: 2°F
IP: 11.06 eV
Sp.Gr: 1.18
VP: 182 mmHg
FRZ: -143°F
UEL: 11.4%
LEL: 5.4%
Class IB Flammable Liquid

Personal Protection/Sanitation (see Table 2):
Skin: Prevent skin contact
Eyes: Prevent eye contact
Wash skin: When contam
Remove: When wet (flamm)
Change: N.R.

Respirator Recommendations (see Tables 3 and 4):
NIOSH/OSHA
1000 ppm: Sa
2500 ppm: Sa:Cf
3000 ppm: ScbaF/SaF
§: ScbaF:Pd,Pp/SaF:Pd,Pp:AScba
Escape: GmFOv/ScbaE

Incompatibilities and Reactivities: Strong oxidizers, strong caustics

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Ing, Con
SY: Irrit skin; CNS depres; liver, kidney, lung damage
TO: Skin, liver, kidneys, lungs, CNS

First Aid (see Table 6):
Eye: Irr immed
Skin: Soap flush prompt
Breath: Resp support
Swallow: Medical attention immed

1,2-Dichloroethylene

Formula:	CAS#:	RTECS#:	IDLH:
ClCH=CHCl	540-59-0	KV9360000	1000 ppm

Conversion: 1 ppm = 3.97 mg/m^3

DOT: 1150 130P

Synonyms/Trade Names: Acetylene dichloride, cis-Acetylene dichloride, trans-Acetylene dichloride, sym-Dichloroethylene

Exposure Limits:
NIOSH REL: TWA 200 ppm (790 mg/m^3)
OSHA PEL: TWA 200 ppm (790 mg/m^3)

Measurement Methods (see Table 1):
NIOSH 1003
OSHA 7

Physical Description: Colorless liquid (usually a mixture of the cis & trans isomers) with a slightly acrid, chloroform-like odor.

Chemical & Physical Properties:
MW: 97.0
BP: 118-140°F
Sol: 0.4%
Fl.P: 36-39°F
IP: 9.65 eV
Sp.Gr(77°F): 1.27
VP: 180-265 mmHg
FRZ: -57 to -115°F
UEL: 12.8%
LEL: 5.6%
Class IB Flammable Liquid

Personal Protection/Sanitation (see Table 2):
Skin: Prevent skin contact
Eyes: Prevent eye contact
Wash skin: When contam
Remove: When wet (flamm)
Change: N.R.

Respirator Recommendations (see Tables 3 and 4):
NIOSH/OSHA
1000 ppm: Sa:Cf£/PaprOv£/CcrFOv/GmFOv/ScbaF/SaF
§: ScbaF:Pd,Pp/SaF:Pd,Pp:AScba
Escape: GmFOv/ScbaE

Incompatibilities and Reactivities: Strong oxidizers, strong alkalis, potassium hydroxide, copper [**Note:** Usually contains inhibitors to prevent polymerization.]

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Ing, Con
SY: Irrit eyes, resp sys; CNS depres
TO: Eyes, resp sys, CNS

First Aid (see Table 6):
Eye: Irr immed
Skin: Soap wash prompt
Breath: Resp support
Swallow: Medical attention immed

Trichloroethylene	Formula: $ClCH=CCl_2$	CAS#: 79-01-6	RTECS#: KX4550000	IDLH: Ca [1000 ppm]
Conversion: 1 ppm = 5.37 mg/m^3	**DOT:** 1710 160			
Synonyms/Trade Names: Ethylene trichloride, TCE, Trichloroethene, Trilene				

Exposure Limits:
NIOSH REL: Ca
See Appendix A
See Appendix C
OSHA PEL†: TWA 100 ppm
C 200 ppm
300 ppm (5-minute maximum peak in any 2 hours)

Measurement Methods (see Table 1):
NIOSH 1022, 3800
OSHA 1001

Physical Description: Colorless liquid (unless dyed blue) with a chloroform-like odor.

Chemical & Physical Properties:
MW: 131.4
BP: 189°F
Sol: 0.1%
Fl.P: ?
IP: 9.45 eV
Sp.Gr: 1.46
VP: 58 mmHg
FRZ: -99°F
UEL(77°F): 10.5%
LEL(77°F): 8%
Combustible Liquid, but burns with difficulty.

Personal Protection/Sanitation (see Table 2):
Skin: Prevent skin contact
Eyes: Prevent eye contact
Wash skin: When contam
Remove: When wet or contam
Change: N.R.
Provide: Eyewash
Quick drench

Respirator Recommendations (see Tables 3 and 4):
NIOSH
¥: ScbaF:Pd,Pp/SaF:Pd,Pp:AScba
Escape: GmFOv/ScbaE

Incompatibilities and Reactivities: Strong caustics & alkalis; chemically-active metals (such as barium, lithium, sodium, magnesium, titanium & beryllium)

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Abs, Ing, Con
SY: Irrit eyes, skin; head, vis dist, lass, dizz, tremor, drow, nau, vomit; derm; card arrhy, pares; liver inj; [carc]
TO: Eyes, skin, resp sys, heart, liver, kidneys, CNS [in animals: liver & kidney cancer]

First Aid (see Table 6):
Eye: Irr immed
Skin: Soap wash prompt
Breath: Resp support
Swallow: Medical attention immed

Trichloronaphthalene	Formula: $C_{10}H_5Cl_3$	CAS#: 1321-65-9	RTECS#: QK4025000	IDLH: See Appendix F
Conversion:	**DOT:**			
Synonyms/Trade Names: Halowax®, Nibren wax, Seekay wax				

T

Exposure Limits:
NIOSH REL: TWA 5 mg/m^3 [skin]
OSHA PEL: TWA 5 mg/m^3 [skin]

Measurement Methods (see Table 1):
NIOSH S128 (II-2)

Physical Description: Colorless to pale-yellow solid with an aromatic odor.

Chemical & Physical Properties:
MW: 231.5
BP: 579-669°F
Sol: Insoluble
Fl.P(oc): 392°F
IP: ?
Sp.Gr: 1.58
VP: <1 mmHg
MLT: 199°F
UEL: ?
LEL: ?
Combustible Solid

Personal Protection/Sanitation (see Table 2):
Skin: Prevent skin contact
Eyes: Prevent eye contact
Wash skin: When contam
Remove: When wet or contam
Change: Daily

Respirator Recommendations (see Tables 3 and 4):
NIOSH/OSHA
50 mg/m^3: ScbaF/SaF
§: ScbaF:Pd,Pp/SaF:Pd,Pp:AScba
Escape: GmFOv100/ScbaE

See Appendix F

Incompatibilities and Reactivities: Strong oxidizers

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Abs, Ing, Con
SY: Anor, nau; dizz; jaun, liver inj
TO: Liver

First Aid (see Table 6):
Eye: Irr immed
Skin: Soap wash
Breath: Resp support
Swallow: Medical attention immed

Tetrachloroethylene	Formula: $Cl_2C=CCl_2$	CAS#: 127-18-4	RTECS#: KX3850000	IDLH: Ca [150 ppm]
Conversion: 1 ppm = 6.78 mg/m^3	DOT: 1897 160			

Synonyms/Trade Names: Perchlorethylene, Perchloroethylene, Perk, Tetrachlorethylene

Exposure Limits:
NIOSH REL: Ca
Minimize workplace exposure concentrations.
See Appendix A
OSHA PEL†: TWA 100 ppm
C 200 ppm (for 5 mins. in any 3-hr. period), with a maximum peak of 300 ppm

Measurement Methods (see Table 1):
NIOSH 1003
OSHA 1001

Physical Description: Colorless liquid with a mild, chloroform-like odor.

Chemical & Physical Properties:
MW: 165.8
BP: 250°F
Sol: 0.02%
Fl.P: NA
IP: 9.32 eV
Sp.Gr: 1.62
VP: 14 mmHg
FRZ: -2°F
UEL: NA
LEL: NA
Noncombustible Liquid, but decomposes in a fire to hydrogen chloride and phosgene.

Personal Protection/Sanitation (see Table 2):
Skin: Prevent skin contact
Eyes: Prevent eye contact
Wash skin: When contam
Remove: When wet or contam
Change: N.R.
Provide: Eyewash
Quick drench

Respirator Recommendations (see Tables 3 and 4):
NIOSH
¥: ScbaF:Pd,Pp/SaF:Pd,Pp:AScba
Escape: GmFOv/ScbaE

Incompatibilities and Reactivities: Strong oxidizers; chemically-active metals such as lithium, beryllium & barium; caustic soda; sodium hydroxide; potash

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Abs, Ing, Con
SY: Irrit eyes, skin, nose, throat, resp sys; nau; flush face, neck; dizz, inco; head, drow; skin eryt; liver damage; [carc]
TO: Eyes, skin, resp sys, liver, kidneys, CNS [in animals: liver tumors]

First Aid (see Table 6):
Eye: Irr immed
Skin: Soap wash prompt
Breath: Resp support
Swallow: Medical attention immed

Tetrachloronaphthalene	Formula: $C_{10}H_4Cl_4$	CAS#: 1335-88-2	RTECS#: QK3700000	IDLH: See Appendix F
Conversion:	DOT:			

Synonyms/Trade Names: Halowax®, Nibren wax, Seekay wax

Exposure Limits:
NIOSH REL: TWA 2 mg/m^3 [skin]
OSHA PEL: TWA 2 mg/m^3 [skin]

Measurement Methods (see Table 1):
NIOSH S130 (II-2)

Physical Description: Colorless to pale-yellow solid with an aromatic odor.

Chemical & Physical Properties:
MW: 265.9
BP: 599-680°F
Sol: Insoluble
Fl.P(oc): 410°F
IP: ?
Sp.Gr: 1.59-1.65
VP: <1 mmHg
MLT: 360°F
UEL: ?
LEL: ?
Combustible Solid

Personal Protection/Sanitation (see Table 2):
Skin: Prevent skin contact
Eyes: Prevent eye contact
Wash skin: When contam
Remove: When wet or contam
Change: Daily

Respirator Recommendations (see Tables 3 and 4):
NIOSH/OSHA
20 mg/m^3: ScbaF/SaF
§: ScbaF:Pd,Pp/SaF:Pd,Pp:AScba
Escape: GmFOv100/ScbaE

See Appendix F

Incompatibilities and Reactivities: Strong oxidizers

Exposure Routes, Symptoms, Target Organs (see Table 5):
ER: Inh, Abs, Ing, Con
SY: Acne-form derm; head, lass, anor, dizz; jaun, liver inj
TO: Liver, skin, CNS

First Aid (see Table 6):
Eye: Irr immed
Skin: Soap wash immed
Breath: Resp support
Swallow: Medical attention immed

T

APPENDIX

B JOB HAZARD ANALYSIS

JOB HAZARD ANALYSIS
WATER & ENVIRONMENT

Prepared By:	Prepared Date:
Allen Waldman	
Approved By:	**Approved Date:**
Allen Waldman	

Project Name:	Project No:	Project Location:	Project/Task Description:	Project/Task Equipment:
Quito Village Shopping Center		18850 Cox Avenue, Saratoga, CA	SVE system installation and SVE system continuous operation and monitoring	sonic drill rig; excavator

Chemicals of Concern:	Site-Specific Hazards:	Action Levels:
PCE	vehicle traffic	0.5 ppm; 5 ppm

Level D PPE:	PPE Upgrades:	Health & Safety Equipment:
Weather appropriate clothing, steel-toed safety shoes, work gloves, nitrile gloves, safety glasses/goggles, ear plugs or muffs, hard hat, high visibility vest.	none	First Aid Kit, Sunscreen,

Basic Job Step	Potential Hazards (From HASP)																										Baseline Risk Score			Hazard Controls Protection Measures	Controlled Risk Score			Persons Affected
	Explosion (Chemical Reaction)	Explosion (Over Pressurization)	Electrical (Shock/Short Circuit)	Electrical (Fire)	Electrical (Static)	Electrical (Loss of Power)	Ergonomics (Strain)	Ergonomics (Human Error)	Excavation (Collapse)	Fall (Slip, Trip)	Fire/Heat	Mechanical/Vibration (Chafing/Fatigue)	Mechanical Failure	Mechanical	Noise	Struck By (Mass Acceleration)	Struck Against	Chemical (Toxic)	Chemical (Ignitable)	Chemical (Corrosive)	Chemical (Volatile)	Radiation (Ionizing)	Radiation (Non-Ionizing)	Temperature Extreme (Heat/Cold)	Visibility	Weather Phenomena (Snow/Rain/Wind/Ice)	Biological Hazards (Venomous/Disease-Carrying Animals/Insects, Poisonous Plants)	Severity	Likelihood	Risk Score	Color Key: ▪No shading indicates acceptable risk - no action needed. ▪Green shading indicates low risk - review the operation/activity and take any steps necessary to reduce & control the risks. ▪Yellow shading indicates medium risk - inform H&S management & seek further advice before proceeding any further with the operation/activity. ▪Red shading indicates high risk - HALT the activity immediately, review and reduce the risks identified.	Severity	Likelihood	Risk Score	
Mobilize/Demobilize						X							X			X												1	3	3	Inspect vehicle for unsafe conditions; Stay alert; Be aware of other traffic; Obey traffic laws; Do not drive when tired; Reduce speed in inclement weather; Park WSP vehicle outside of work zone.	1	2	2	WSP & Subcontractor
Load/Unload equipment							X			X			X	X		X	X						X	X	X	X	X	6	2	12	Use proper lifting techniques; Stay alert; Park in designated parking/loading area; Wear work gloves and steel toe boots; Wear high visibility vest in high traffic areas; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	3	1	3	WSP & Subcontractor
Tailgate meeting (daily)										X													X	X	X	X	X	3	1	3	Wear steel toe boots; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	3	1	3	WSP & Subcontractor
Locate and mark drilling location							X							X				X	X	X	X		X	X	X	X	X	3	2	6	Stay alert; Wear steel toe boots; Wear high-visibility vest in high traffic areas; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	3	1	3	WSP & Subcontractor
Clear drilling location for utilities							X							X				X	X	X	X		X	X	X	X	X	3	2	6	Follow SOPs; Use proper lifting techniques; Stay alert; Wear steel toe boots; Wear high-visibility vest in high traffic areas; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	3	1	3	WSP & Subcontractor
Park the rig on final location		X					X	X			X	X		X	X									X	X	X		6	2	12	Stay alert; Inspect rig and work area for unsafe conditions; Guide driver to position; Wear steel toe boots; Wear high-visibility vest in high traffic areas; Use wheel chucks (as necessary)	6	1	6	WSP & Subcontractor

JOB HAZARD ANALYSIS
WATER & ENVIRONMENT

Project Name:	Project No:	Project Location:	Project/Task Description:	Project/Task Equipment:
Quito Village Shopping Center		18850 Cox Avenue, Saratoga, CA	SVE system installation and SVE system continuous operation and monitoring	sonic drill rig; excavator

Chemicals of Concern:	Site-Specific Hazards:	Action Levels:
PCE	vehicle traffic	0.5 ppm; 5 ppm

Level D PPE:	PPE Upgrades:	Health & Safety Equipment:
Weather appropriate clothing, steel-toed safety shoes, work gloves, nitrile gloves, safety glasses/goggles, ear plugs or muffs, hard hat, high visibility vest.	none	First Aid Kit, Sunscreen,

Basic Job Step	Potential Hazards (From HASP)																										Baseline Risk Score			Hazard Controls Protection Measures	Controlled Risk Score			Persons Affected
	Explosion (Chemical Reaction)	Explosion (Over Pressurization)	Electrical (Shock/Short Circuit)	Electrical (Fire)	Electrical (Static)	Electrical (Loss of Power)	Ergonomics (Strain)	Ergonomics (Human Error)	Excavation (Collapse)	Fall (Slip, Trip)	Fire/Heat	Mechanical/Vibration (Chafing/Fatigue)	Mechanical Failure	Mechanical	Noise	Struck By (Mass Acceleration)	Struck Against	Chemical (Toxic)	Chemical (Ignitable)	Chemical (Corrosive)	Chemical (Volatile)	Radiation (Ionizing)	Radiation (Non-Ionizing)	Temperature Extreme (Heat/Cold)	Visibility	Weather Phenomena (Snow/Rain/Wind/Ice)	Biological Hazards (Venomous/Disease-Carrying Animals/Insects, Poisonous Plants)	Severity	Likelihood	Risk Score	Color Key: ▪No shading indicates acceptable risk - no action needed. ▪Green shading indicates low risk - review the operation/activity and take any steps necessary to reduce & control the risks. ▪Yellow shading indicates medium risk - inform H&S management & seek further advice before proceeding any further with the operation/activity. ▪Red shading indicates high risk - HALT the activity immediately, review and reduce the risks identified.	Severity	Likelihood	Risk Score	
Raise mast		X						X			X	X		X	X									X	X	X		6	2	12	Location should be cleared for overhead utilities as per SOPs; Notify driller of any unsafe or hazardous conditions observed; Stay alert; Wear steel toe boots, hard hat, and safety glasses; Wear high-visibility vest in high traffic areas; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	6	1	6	WSP & Subcontractor
Begin drilling		X						X			X	X		X	X									X	X	X		6	2	12	Location should be cleared for underground utilities as per SOPs; Notify driller of any unsafe or hazardous conditions observed; Stay alert; Wear steel toe boots, hard hat, hearing protection, and safety glasses; Wear high-visibility vest in high traffic areas; Perform air monitoring as per HASP; Wear full face respirator if action levels exceeded as per HASP; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	6	1	6	WSP & Subcontractor
Screen and describe soil sample							X							X				X	X	X	X		X	X	X	X	X	3	2	6	Follow SOPs; Stay alert; Wear nitrile gloves, steel toe boots, hard hat (when mast is raised), hearing protection (when rig is drilling), and safety glasses; Wear high-visibility vest in high traffic areas; Perform air monitoring as per HASP; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	3	1	3	WSP
Collect soil samples for laboratory analysis							X							X				X	X	X	X		X	X	X	X	X	3	2	6	Follow SOPs; Inspect equipment; Stay alert; Wear nitrile gloves, steel toe boots, hard hat (when mast is raised), hearing protection (when rig is drilling), and safety glasses; Wear high-visibility vest in high traffic areas; Perform air monitoring as per HASP; Wear full face respirator if action levels exceeded as per HASP; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	3	1	3	WSP

JOB HAZARD ANALYSIS
WATER & ENVIRONMENT

Project Name:	Project No:	Project Location:	Project/Task Description:	Project/Task Equipment:
Quito Village Shopping Center		18850 Cox Avenue, Saratoga, CA	SVE system installation and SVE system continuous operation and monitoring	sonic drill rig; excavator

Chemicals of Concern:	Site-Specific Hazards:	Action Levels:
PCE	vehicle traffic	0.5 ppm; 5 ppm

Level D PPE:	PPE Upgrades:	Health & Safety Equipment:
Weather appropriate clothing, steel-toed safety shoes, work gloves, nitrile gloves, safety glasses/goggles, ear plugs or muffs, hard hat, high visibility vest.	none	First Aid Kit, Sunscreen,

Basic Job Step	Potential Hazards (From HASP)																										Baseline Risk Score			Hazard Controls Protection Measures	Controlled Risk Score			Persons Affected
	Explosion (Chemical Reaction)	Explosion (Over Pressurization)	Electrical (Shock/Short Circuit)	Electrical (Fire)	Electrical (Static)	Electrical (Loss of Power)	Ergonomics (Strain)	Ergonomics (Human Error)	Excavation (Collapse)	Fall (Slip, Trip)	Fire/Heat	Mechanical/Vibration (Chafing/Fatigue)	Mechanical Failure	Mechanical	Noise	Struck By (Mass Acceleration)	Struck Against	Chemical (Toxic)	Chemical (Ignitable)	Chemical (Corrosive)	Chemical (Volatile)	Radiation (Ionizing)	Radiation (Non-Ionizing)	Temperature Extreme (Heat/Cold)	Visibility	Weather Phenomena (Snow/Rain/Wind/Ice)	Biological Hazards (Venomous/Disease-Carrying Animals/Insects, Poisonous Plants)	Severity	Likelihood	Risk Score	Color Key: ▪No shading indicates acceptable risk - no action needed. ▪Green shading indicates low risk - review the operation/activity and take any steps necessary to reduce & control the risks. ▪Yellow shading indicates medium risk - inform H&S management & seek further advice before proceeding any further with the operation/activity. ▪Red shading indicates high risk - HALT the activity immediately, review and reduce the risks identified.	Severity	Likelihood	Risk Score	
Decontamination							X			X								X		X	X							4	3	12	Stay alert; Wear nitrile gloves, steel toe boots, hard hat (if using pressure washer), hearing protection (if using pressure washer), and safety glasses or goggles (if using pressure washer); Wear high-visibility vest in high traffic areas; Perform air monitoring as per HASP; Wear full face respirator if action levels exceeded as per HASP; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	4	1	4	WSP & Subcontractor
Waste management							X			X								X		X	X							5	3	15	Use proper lifting techniques; Stay alert; Wear work or nitrile gloves and steel toe boots; Wear hard hat and safety glasses if using heavy equipment; Use hand tools properly; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	4	1	4	WSP & Subcontractor
Excavation		X						X			X	X		X	X									X	X	X	X	6	2	12	Underground utilities should be cleared as per SOPs; Notify subcontractor of any unsafe or hazardous conditions observed; Stay alert; Wear steel toe boots, hard hat, hearing protection, and safety glasses; Wear high-visibility vest in high traffic areas; Perform air monitoring as per HASP; Wear full face respirator if action levels exceeded as per HASP; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	6	1	6	WSP & Subcontractor
Soil gas sample collection							X							X				X	X	X	X		X	X	X	X	X	3	2	6	Follow SOPs; Inspect equipment; Stay alert; Wear nitrile gloves, steel toe boots and safety glasses; Wear high-visibility vest in high traffic areas;Perform air monitoring as per HASP; Wear full face respirator if action levels exceeded as per HASP; Use SPF 15 or higher sunscreen; Wear weather-appropriate clothing; Work during daylight hours; Use insect repellant containing DEET	3	1	3	WSP

APPENDIX

C

WSP SOPS

FIELD STANDARD OPERATING PROCEDURE #2

UTILITY LOCATING PROCEDURE

The purpose of this procedure is to ensure that all required and appropriate procedures are followed to locate and mark subsurface utilities (e.g., electrical lines, natural gas lines, communication lines) before initiating any intrusive field activities (e.g., drilling, test pits, trenching, excavation). The company's preference, as indicated in our subcontractor agreement templates, is for our contractors to be responsible for both public and private utility mark-outs; this includes contacting the public authority and obtaining a subcontractor for private utility locating services, if needed. Guidance for contractors to follow to conduct a utility clearance is provided in our request for proposal (RFP) template and must be included in all RFP's for intrusive field activities. **In certain extraordinary circumstances, the company may choose to be responsible for clearing utilities, which will require a change in the template language of our subcontractor agreement. The revised agreement requires the approval and signature of a member of the Environmental Leadership Team (ELT).**

For projects where the company will be responsible for clearing utilities, compliance with this procedure is mandatory. **ALL** deviations from this standard operating procedure (SOP) **MUST** be approved by the project manager and a member of the ELT **BEFORE** beginning intrusive work.

Field personnel have the authority and responsibility to postpone intrusive activities if a contractor has not completed utility clearances to the company's satisfaction; if sufficient information, as stipulated in this SOP, is not available; or if onsite reconnaissance identifies inconsistencies in the findings of utility locators. In these instances, field personnel must notify the project manager or the health and safety officer, or their designee, before proceeding with the proposed work; approval from a member of the ELT is required before the work commences.

The user is advised to read the entire SOP and review the site health and safety plan (HASP) before beginning any onsite activities.

2.1 ACRONYMS AND ABBREVIATIONS

HASP	health and safety plan
ELT	Environmental Leadership Team
RFP	request for proposal
SOP	standard operating procedure

2.2 MATERIALS

- Utility Locating Form (Attachment 1)
- Field book
- Wood stakes
- Spray paint
- Flagging tape
- As-built drawings for sub-grade utilities (if available)
- Hand auger or post-hole digger

2.3 PRECONDITIONS AND BACKGROUND

This SOP has been prepared as part of the company's Environmental Quality Management Plan and is designed to provide detailed procedures for common field practices. Compliance with the methods presented in this document is mandatory for all field personnel and will ensure that the tasks are performed in a safe and consistent manner, are in accordance with federal and state guidance, and are technically defensible.

This SOP is written for the sole use of company employees and will be revised periodically to reflect updates to company policies, work practices, and the applicable state and/or federal guidance. Employees must verify that this document is the most recent version of the company SOPs. Employees are also strongly advised to review relevant state and/or federal guidance, which may stipulate program-specific procedures, in advance of task implementation.

This procedure is intended to allow the work to proceed safely and minimize the potential for damaging underground and aboveground utilities. Intrusive work includes all activities that require the company's employees or its subcontractors to penetrate the ground surface. Examples of intrusive work include, but are not limited to, hand augering, probing, drilling, injections, test pit excavations, trenching, and remedial excavations.

This SOP assumes the user is familiar with basic field procedures, such as recording field notes (SOP 1).

2.4 PRE-FIELD MOBILIZATION PROCEDURES

Regardless of who is responsible for completing these activities (company or a contractor), public rights-of-way and private property must be cleared of buried utilities and overhead utilities must be identified before any intrusive work can begin. The first step in this process is notifying the state public utility locating service of the planned work. These services provide a link between the entities performing the work and the various utility operators (e.g., the water company, the electric company, etc.). All of the public utility locating service call centers in the United States have been streamlined under a single "Call Before You Dig" phone number: 811.

Please note, some state laws require that the person who will actually be conducting the intrusive work must be the person who places the call to the public utility locating service. This means that the company cannot make this call on the contractor's behalf; the contractor must place the call in those states where required. The Common Ground Alliance has established a web site that includes state-specific information to assist in making this determination (http://www.call811.com/state-specific.aspx) for sites in the US and some parts of Canada. If there is any doubt about the requirements for the state where a project is located, the relevant state authority must be contacted.

When the call center is contacted, information regarding the site (e.g., location, nearest cross street, township, etc.) and work activity (e.g., drilling, excavation) will need to be provided to the operator to aid in locating the likely utilities at the work site. The information provided on the Utility Locating Form (Attachment 1) must be recorded (by the contractor or the company) and a completed copy of this form must be maintained as part of the project file. Be aware that several states, including California, require that the proposed drilling locations be marked with white spray paint before contacting the locating services.

The following information must accompany the field team at all times during the field project:

- The utility clearance ticket number
- The ticket's legal dig date
- The ticket's expiration date
- Utility providers that were contacted

The ticket number serves as a point of reference for both the utility service providers and for the company or contractor should follow up (e.g., renewing the ticket) with the locating service be required. The legal dig and expiration dates reflect the times when it will be legal to perform the proposed work. The legal dig date reflects the lead time necessary, typically between 48 and 72 hours after you call, for the utility service providers to mark the utilities in you work area. Be sure to include this delay when scheduling your work. Most utility clearance tickets expire about 2 weeks after the legal dig date. If your work is delayed beyond the expiration date, the 811 utility locating service will need to be called again and the ticket renewed. The renewed ticket will have a new legal dig date that incorporates the same lead-time (48 to 72 hours) as the original ticket.

The locating service will also provide the caller with a list of utility companies that will be notified. Compare this list with utilities generally expected at all sites (e.g., sewer, water, gas, communication, and electric). Some utilities (e.g., sewer, water, cable TV) may not be included. If any expected utilities are absent from the contact list, the utilities **MUST** be contacted directly for clearance before the start of intrusive activities. All contacts should be recorded on the Utility Locating Form.

2.4.1 PRIVATE UTILITY LOCATORS AND OTHER SOURCES

Public utility service providers will generally mark their underground lines within the public right-of-way up to the private property boundary. A public utility locating service must be contacted prior to any intrusive work, regardless of whether the intrusive work is located on public or private property. However, be aware that most service providers will not locate utilities on private property. If your work is to be conducted on private property, a private utility locating service **MUST** be used to clear the work area. These companies typically use a variety of methods (e.g., electromagnetic detectors, ground-penetrating radar, acoustic plastic pipe locator, trace wire) to locate utilities in the work area, including those that may be buried beneath onsite buildings. Be aware that witching is not an acceptable utility location method.

For all operating facilities and to the extent possible for closed facilities, identify a site contact familiar with the utilities on the property (e.g., plant manager, facility engineer, maintenance supervisor), and provide this individual with a site plan showing the proposed locations of all soil borings, monitoring wells, test pits, and other areas where intrusive activities will be conducted. These individuals often have knowledge of buried structures or process-specific utilities that may not be identified by the private utility locator. This is particularly important for work performed inside industrial buildings where reinforced concrete and other metallic components of the structure may interfere with the scanning devices used by the private utility locator. Ask the site contact for all drawings concerning underground utilities in the proposed work areas for future reference.

Keep in mind that no intrusive work may be done before the legal dig date provided by the state utility locating service and no digging, drilling, or other ground-breaking activities may be begin until all utilities on the list have been marked and visually verified in the work area (see below). It is **NOT ACCEPTABLE** to rely solely on as-built drawings or verbal utility clearances from the site contact (these should be used as guides only). A private locator may not be necessary in rare instances; however, nonconformity with the private locate requirement must be approved by the project manager **AND** a member of the ELT before work proceeds.

2.5 SITE MOBILIZATION PROCEDURES

Upon arrival, the first step in determining if you are clear of buried and overhead utilities is to locate all of the proposed drilling and trenching locations and mark them with (white) spray paint, stakes, or other appropriate markers. This will help you judge distances from marked utilities and minimizes any potential misunderstandings regarding the locations between you, the subcontractors (drillers, excavators, private utility locator), and the site contact.

Once you have the proposed work areas marked, verify that ALL utility companies listed by the state public utility locating service, and any contacted directly by the company or the contractor, have either marked the underground lines in the specified work areas or have responded (via telephone, facsimile, or e-mail) with “no conflict.” Document on the Utility Locating Form (Attachment 1) and in the field book as each utility mark is visually confirmed. When receiving verbal clearances by telephone from utility companies, or their subcontractors, it is imperative that you verify the utilities that are being cleared, particularly when dealing with subcontractors that may be marking more than one utility.

Review all available as-built utility diagrams and plans and conduct a site walk to identify potential areas where underground lines may be present; include the site contact in these activities. It is a good idea to survey your surroundings during the walk to identify any features that may indicate the presence of underground utilities, such as linear depressions in the ground, old road cuts, catch basins, or manholes. Keep in mind that many sewer lines can be offset from catch basins. The presence of aboveground utilities, such as parking lot lights or pad-mounted

transformers, is also a good indicator of buried electrical lines. Check these items against the Utility Locating Form checklist and discuss the locations with the private utility locating service.

2.5.1 SAFE WORKING DISTANCES AND HAND CLEARING

A minimum of 4 feet clearance must exist between utilities and proposed drilling locations, and a minimum of 6 feet between utilities and proposed trenching locations. Be aware that some states and localities (e.g., New York City, Long Island) may require greater minimum working distances, depending on the utility (e.g., for high pressure gas mains). A minimum distance of 15 feet must be maintained by heavy equipment (e.g., excavator buckets, drill rig towers and rods) from overhead power lines and a safe distance of 25 feet must be maintained from high-tension overhead power lines. In the event that work must be conducted within 25 feet of high tension wires, the lines must be wrapped and insulated by the local utilities. Increase these minimum distances whenever possible to offer additional assurance that buried or overhead utilities will not be encountered.

If a utility conflict is identified within the minimum safe clearance distance, adjust the proposed location(s) using the criteria given above. It is recommended to have the private utility locator sweep a relatively large area (e.g., a 20-foot circle around a proposed drilling location) to provide room for adjustment should the proposed drilling or excavation area need to be moved to avoid a buried utility.

Uncertainty may exist in some circumstances (e.g., inside a building) even after the area has been swept for utilities. In these cases, advance the first few feet of a soil boring (or probe the area for excavation) using a hand auger or post-hole digger. If hand digging is unable to penetrate the subsurface soils, soft dig or air knife equipment service providers may be retained to clear the location. This equipment applies high pressure air to penetrate, loosen, and extract subsurface soils in the borehole, thereby safely exposing any utilities. If using either hand digging or soft digging, the probe hole should be advanced a minimum of 5 feet below ground surface at each proposed drilling or excavation location. Complete a sufficient number of probe holes so that the area is cleared for the proposed intrusive activity (i.e., use several holes for a proposed excavation). The use of hand digging or soft digging methods **does not** replace the need for state and private utility locating services.

2.5.2 EXPANDED WORK AREAS AND TICKET RENEWAL

Many projects begin with well-defined work areas only to expand quickly as the investigation or remediation progresses. If the scope of intrusion expands or includes new onsite or offsite area(s), you will need to review the existing ticket and work performed by the private utility locator to determine whether work can progress into the new area safely. It may be necessary, depending on the scope, to contact (or for the Contractor to contact) the state locating service and request another clearance for the new area(s) of investigation and retain a private locating service. Remember, the new request will provide a new legal dig date before which NO INTRUSIVE WORK CAN BEGIN. Additionally, if a clearance ticket will expire while the work is ongoing (typically after 2 weeks), a new clearance must be requested before the first ticket expires so that work can continue uninterrupted. Refer to the Utility Locating Form (Attachment 1) for the legal dig date time frame required by the state locating service.

2.5.3 UTILITY DAMAGE

It is possible, even if you followed all of the procedures outlined in this SOP, to damage an underground or overhead utility. Assuming it can be done safely, quickly turn off the drilling or excavating equipment, or move the equipment from the damaged line. Avoid contact with escaping liquids, live wires, and open flames. Abandon the equipment, evacuate the personnel from the area, and maintain a safe perimeter if there are any concerns about safety. If a fiber optic cable is damaged, do not handle the cable or look into the end of the cable as serious eye damage may occur. Once personnel are in a secure location, immediately notify the facility operator or site contact, 811, and the company's project manager. If the damaged utility has the potential to cause, or is causing, dangerous conditions, immediately notify the local emergency response number listed in your HASP.

** This form is mandatory for all intrusive work, regardless of who is responsible for the public and/or private locate

Utility Locating Form

Project Name	Project No. and Task	Work being done for (Company or Individual Name)	Project Manager

Office Address	Office Phone	Field Contact	Field Contact Phone

Project Location: Street Address	City/Township	County	State

Nearest Intersecting Street

Description of Work Area (street working on, which side of street, how far in which direction from nearest intersecting street; etc.)

Type of Work	Explosives (Y/N)	Directional Borings (Y/N)	Dig Locations Marked (Y/N)	Mark Type (e.g., stake)

Scheduled Work Start (Date & Time)	Estimated Work Stop Date	One-call Phone Number/Website Address	One-call Service Name

Call/Web Notification Made By (Name, Title and Company)	Date & Time of Call/Web Notification	Operator Name

Ticket No.	Legal Dig Date	Ticket Expiration Date	Ticket Renewal Date

Utilities Notified		Complete After Receiving Notification (e.g., e-mail, facsimile) from Utilities or Subcontractor		
		Utilities Present (Y/N)	Onsite Meeting (Y/N; if "Y" Date & Time)	Contact Name and Phone
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

Form Completed By (Signature)	
	(e-mail completed page 1 to Project Manager)

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** This form is mandatory for all intrusive work, regardless of who is responsible for the public and/or private locate

Utility Locating Form

Private Utility Locator Information			
Company	Contact Name	Phone	E-mail
Who Contracted Locator?		Scheduled Start (Date & Time)	Contract Executed (Y/N/NA)

Onsite Visual Confirmation of Utilities			
Marking Color	Utility Type and Visual Clues	Cleared or Marked (Y/N)	No Markings - Comments
Blue	Potable water; fire hydrant, manholes; water meter, ASTs, interior connections, hose bib, valve box		
Yellow	Gas, oil/steam, petroleum/gas meter, manholes; yellow bollards, interior connections, valve box		
Red	Electric power lines, lighting cables, parking/street lights, overhead lines (telephone poles), conduits; interior connections, underground vaults, manholes, transformers/switchgear, conduit on buildings		
Green	Sewer and drain lines, underground vaults, manholes, drain grates, leach field, sand mound, no evidence of sanitary sewer (for septic system)		
Orange	Communication, alarm or signal lines, cables or conduits; red/orange bollards, telephone poles, interior connections; manholes, conduit on buildings		
Purple	Reclaimed water irrigation, and slurry lines; sprinkler heads, hose bibs		
Pink	Survey markings		
White	Proposed locations for excavation and drilling		

Project Manager Notified of any Conflicts? (Y/N)

Notes:

Marks Verified By (Signature)	
	(scan and save to client file)

FIELD STANDARD OPERATING PROCEDURE #3

SAMPLE PACKAGING AND SHIPMENT PROCEDURE

Shipping samples is a basic but important component of field work. Nearly all of the field activities include the collection of environmental samples. Proper packing and preservation of those samples is critical to ensuring the integrity of the company's work product. The user is advised to read the entire standard operating procedure (SOP) and review the site health and safety plan (HASP) before beginning any onsite activities. In accordance with the HASP, proper personal protective equipment (PPE) must be selected and used appropriately.

3.1 ACRONYMS AND ABBREVIATIONS

CFR	Code of Federal Regulations
DOT	U.S. Department of Transportation
IATA	International Air Transport Association
HASP	health and safety plan
PPE	personal protective equipment
SOP	standard operating procedure

3.2 MATERIALS

- Suitable shipping container (e.g., plastic cooler or lab-supplied styrofoam-insulated cooler)
- Chain-of-custody forms
- Custody seals
- Mailing labels
- Tape (strapping, clear packing, or duct tape)
- Heavy-duty zipper-style plastic bags
- Knife or scissors
- Permanent marker
- PPE
- Large plastic garbage bag
- Wet ice (as necessary)
- Bubble wrap or other packing material
- Universal sorbent materials
- Sample container custody seals (if required)
- Shipping form (with account number)

3.3 PRECONDITIONS AND BACKGROUND

This SOP has been prepared as part of the company's Environmental Quality Management Plan and is designed to provide detailed procedures for common field practices. Compliance with the methods presented in this document is mandatory for all field personnel and will ensure that the tasks are performed in a safe and consistent manner, are in accordance with federal and state guidance, and are technically defensible.

This SOP is written for the sole use of company employees and will be revised periodically to reflect updates to company policies, work practices, and the applicable state and/or federal guidance. Employees must verify that this document is the most recent version of the company SOPs. Employees are also strongly advised to review

relevant state and/or federal guidance, which may stipulate program-specific procedures, in advance of task implementation.

This SOP is designed to provide the user with a general outline for shipping samples and assumes the user is familiar with basic field procedures, such as recording field notes (SOP 1), sample collection and quality assurance procedures (SOP 4), and investigation derived waste management procedures (SOP 5), and has a current certificate for U.S. Department of Transportation (DOT) Hazardous Materials training.

> **NOTE: Employees shipping samples regulated as hazardous materials or exempt hazardous materials by air must have International Air Transport Association (IATA) training. IATA training is a separate training required in addition to DOT hazardous materials training for such shipments. Most employees do not have IATA training and therefore, anyone who needs to ship by air MUST consult with a company IATA-trained compliance professional. The remainder of Section 3.3 covers shipments regulated by DOT only.**

Environmental samples can meet the definition of DOT hazardous materials when shipped by air, ground, or rail from a project site to the laboratory. As such, field staff must work with their assigned company compliance professional to determine whether the sample shipment is subject to any specific requirements (e.g., packaging, marking, labeling, and documentation) under the DOT hazardous materials regulations.

Title 49 Code of Federal Regulations (CFR) Section 171.8 defines a "hazardous material" as a substance which has been determined by the Secretary of Transportation to be capable of posing an unreasonable risk to health, safety, and property when transported in commerce, and which has been so designated. DOT hazardous materials are listed in the hazardous materials table at 49 CFR 172.101.

In most cases, the company is collecting environmental samples in order to determine whether any hazardous chemicals are present in the sampled media. Therefore, we would not have the appropriate information to make a hazardous materials classification for the samples prior to shipment. 49 CFR 172.101(c)(11) allows the use of a tentative classification where the shipper is uncertain of the material's hazard class. When the physical characteristics of the samples are unknown, a non-hazardous material classification may be made. Non-hazardous materials are not subject to the DOT hazardous materials regulations.

There are certain cases where the characteristics and hazard class of the samples are known (e.g., samples of free product, samples preserved with a hazardous material [TerraCore® samplers]). Contact your assigned company compliance professional or an internal DOT contact for guidance on shipment of these materials.

3.4 SAMPLE SHIPMENT PROCEDURES

The two major concerns in shipping samples are incidental breakage during shipment and complying with applicable DOT and courier requirements for hazardous materials shipments.

> **NOTE: Many couriers, including Federal Express and UPS, have requirements that the company register with them before shipping hazard materials. In most cases, it is the sampling location, not the company office address, which needs to be registered. Therefore, each project will likely have unique requirements. Please contact your assigned company compliance professional to determine whether or not you will be required to register for your shipment.**

Protecting the samples from incidental breakage can be achieved using "common sense." Pack all samples in a manner that will prevent them from moving freely about in the cooler or shipping container. Do not allow glass surfaces to contact each other. When possible, repack the sample containers in the same materials that they were originally received in from the laboratory. Cushion each sample container with plastic bubble wrap, styrofoam, or other nonreactive cushioning material. A more detailed procedure for packing environmental samples is presented below.

3.4.1 NON-HAZARDOUS MATERIAL ENVIRONMENTAL SAMPLES

The first step in preparing your samples for shipment is securing an appropriate shipping container. In most cases, the analytical laboratory will supply the appropriate container for bottle shipment, which can be used to return samples once they have been collected. Be sure that the container is large enough to contain the samples plus a sufficient amount of packing materials, and if applicable, enough wet ice to maintain the samples at the preservation temperature (usually 4° Celsius). Use additional shipping containers as needed so that sample containers are protected from breakage due to overcrowding. Do not use lunch-box sized coolers or soft-sided coolers, which do not offer sufficient insulation or protection from damage.

3.4.1.1 TEMPERATURE-PRESERVED SAMPLES CONTAINER PREPARATION

Temperature-preserved samples should be shipped to the laboratory in an insulated container (e.g., cooler). If using a plastic cooler with a drain, securely tape the inside of the drain plug with duct tape or other material to ensure that no water leaks from the cooler during shipment. Place universal sorbent materials (e.g., sorbent pads, Pig-brand absorbent blankets) in the bottom of the shipping container. The amount of sorbent material must be sufficient to absorb any condensation from the wet ice and a reasonable volume of water from melted wet ice (if a bag were to rupture) or a damaged (aqueous) sample container.

The next step is to line the shipping container with a large, heavy-duty plastic garbage bag. Place 2 to 4 inches of bubble wrap or other appropriate packing material inside the heavy-duty plastic bag in the bottom of the shipping container to form a cushion for the sample containers. Place the samples on the packing materials with sufficient space to allow for the addition of more bubble wrap or other packing material between the sample containers. Place large or heavy sample containers on the bottom of the cooler with lighter samples placed on top to minimize the potential for breakage. Place all sample containers in the shipping container right-side up. Do not overfill the cooler with samples; leave sufficient room for the wet ice if the samples are to be preserved during transit. Place wet ice to be used for sample preservation inside two sealed heavy-duty zipper-style plastic bags (1 gallon-sized, or less). Place the bags of ice on top of or between the samples. Place as much ice as possible into the cooler to ensure the samples arrive at the lab at the required preservation temperature, even if the shipment is delayed. Fill any remaining space in the container with bubble wrap or other packing material to limit the airspace and minimize the in-transit melting of ice. Securely close the top of the heavy-duty plastic bag and seal with tape.

3.4.1.2 NON-TEMPERATURE-PRESERVED SAMPLES CONTAINER PREPARATION

Non-temperature-preserved samples should be shipped to the laboratory in a durable package (e.g., hard plastic container or cardboard box). If shipping breakable sample containers (e.g., glass), place bubble wrap or other packing materials on the bottom of the container. Place the samples on the packing materials with sufficient space to allow for the addition of more bubble wrap or other packing material between and on top of the sample containers. Place large or heavy sample containers on the bottom of the container with lighter samples placed on top to minimize the potential for breakage. Place all sample containers within the shipping container right-side up.

3.4.1.3 CONTAINER SHIPMENT

Place the original, white top copy chain-of-custody form into a heavy-duty zipper-style plastic bag, affix the bag to the shipping container's inside lid, and then close the shipping container. Only one chain-of-custody form is required to accompany one of the shipping containers per sample shipment; the other coolers in the shipment do not need to include chain-of-custody forms. At this point, sample shipment preparations are complete if using a laboratory courier.

If sending the sample shipment through a commercial shipping vendor, place two signed and dated chain-of-custody seals on alternate sides of the shipping container lid so that it cannot be opened without breaking the seals. Securely fasten the top of the shipping container shut with clear packing tape; carefully tape over the custody seals to prevent damage during shipping. Once the shipping container is sealed, shake test the shipping

container to make sure that there are no loose sample containers. If loose sample containers are detected, open the shipping container, repack the sample containers, and reseal the shipping container.

Using clear tape, affix a mailing label with the company's return address to the top of the shipping container. Be sure to ship environmental samples to the contracted analytical laboratory using an appropriate delivery schedule. If applicable, check the appropriate box on the shipping airbill for Saturday delivery (you need to verify with the laboratory that someone will be at the lab on a Saturday to receive the sample shipment). Declare the value of samples on the shipping form for insurance purposes, if applicable, and be sure to include the project billable number on the shipping form's internal billing reference section. When shipping samples to a lab, identify a declared value equal to the carrier's default value ($100); additional fees will be charged based on a higher value declared. Our preferred carrier, FedEx, will only reimburse for the actual value of the cooler and its contents if a sample shipment is lost; they will not reimburse for the cost of having to re-collect the samples. [Please note: if you are shipping something other than samples, such as field equipment, declare the replacement value of the contents.]

Record the tracking numbers from the shipping company forms (i.e., the shipping airbill number) in the field book and on the chain-of-custody form and retain a copy of the shipping airbill. On the expected delivery date, confirm sample receipt by contacting the laboratory or tracking the package using the tracking number; provide this confirmation information to the project manager.

> **NOTE: Most shipping carriers adhere to transit schedules with final pickup times each day; these schedules are subject to change and vary by service location. If shipping containers are dropped off at a service location after the final pickup time, transit to the laboratory will not be initiated until the following day, and samples may not be properly preserved. Therefore, confirm transit schedules in advance of each sampling event, and ensure samples are dropped off before the final pickup time of the day.**

3.4.2 HAZARDOUS MATERIALS SAMPLES

Employees rarely ship hazardous materials due to DOT shipping requirements. If you find that your samples could be considered a DOT hazardous material, first coordinate with the assigned company compliance professional and project manager to make a hazardous material classification and, if necessary, establish the necessary protocols and to receive the appropriate training/certification. **Do not ship hazardous materials samples without first consulting a company compliance professional.**

FIELD STANDARD OPERATING PROCEDURE #5

INVESTIGATION DERIVED WASTE MANAGEMENT PROCEDURE

The purpose of this standard operating procedure (SOP) is to provide instructions for handling, storing, and managing investigation derived waste (IDW) pending disposal. All IDW, which includes (but is not limited to) soil cuttings, development water, purge water, drilling fluids, decontamination fluids, personal protective equipment (PPE), and sampling equipment, must be managed in compliance with applicable or relevant and appropriate requirements. The user is advised to read the entire SOP and review the site health and safety plan (HASP) before beginning any onsite activities. In accordance with the HASP, proper PPE must be selected and used appropriately.

5.1 ACRONYMS AND ABBREVIATIONS

DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
HASP	health and safety plan
IDW	investigation derived waste
PCB	polychlorinated biphenyl
PPE	personal protective equipment
RCRA	Resource Conservation and Recovery Act
SOP	standard operating procedure
TSCA	Toxic Substances Control Act

5.2 MATERIALS

- Nonhazardous waste, hazardous waste, and/or polychlorinated biphenyl (PCB) labels
- IDW log (Figure 1)
- Permanent ink marking pen, paint, stick/pen
- Sampling equipment (refer to sampling SOPs)
- Impermeable covers (tarps), as needed
- Duct tape, rope, or other material to secure tarp
- Copy of the waste manifest or bill of lading

5.3 PRECONDITIONS AND BACKGROUND

This SOP has been prepared as part of the company's Environmental Quality Management Plan and is designed to provide detailed procedures for common field practices. Compliance with the methods presented in this document is mandatory for all field personnel and will ensure that the tasks are performed in a safe and consistent manner, are in accordance with federal and state guidance, and are technically defensible.

This SOP is written for the sole use of company employees and will be revised periodically to reflect updates to company policies, work practices, and the applicable state and/or federal guidance. Employees must verify that this document is the most recent version of the company SOPs. Employees are also strongly advised to review relevant state and/or federal guidance, which may stipulate program-specific procedures, in advance of task implementation.

This SOP is designed to provide the user with a general outline for handling, storing, and managing IDW pending disposal and assumes the user has received current U.S. Department of Transportation (DOT) training, Hazardous Waste Operations and Emergency Response training, and Resource Conservation and Recovery Act (RCRA) training (if required) and is familiar with basic field procedures, such as recording field notes (SOP 1),

sample shipment procedures (SOP 3), sample collection and quality assurance procedures (SOP 4), and equipment decontamination (SOP 6). The SOP does not cover investigation planning; DOT, RCRA, and Toxic Substances Control Act (TSCA) regulations; nor does it cover the evaluation of the analytical results. **Consult and involve the company's compliance professionals during all phases of IDW management and disposal.**

It is important to note that information contained in this SOP is based on federal regulations and interpretive guidance provided by the U.S. Environmental Protection Agency (EPA) and other federal regulatory sources; therefore, information provided in this SOP may be superseded by state or local-specific statutes or regulations. Field personnel must plan for and discuss the handling procedures with the project manager and assigned company compliance professional before mobilizing to the field.

5.4 IDW GENERAL PROCEDURES

Nearly all intrusive field activities will generate solid or liquid wastes. Examples include:

Solid Wastes	Liquid Wastes
■ Soil cuttings	■ Decontamination water
■ Drilling mud	■ Development water
■ Plastic sheeting	■ Drilling fluids
■ Spent carbon or filters	■ Purge water
■ PPE (e.g., Tyvek coveralls, gloves, respirator cartridges)	■ Soap or wash solutions
■ Disposable or dedicated sampling equipment (e.g., bailers, hoses, clamps, buckets, cartridge filters)	■ Reagents (e.g., hexane, nitric acid, methanol)
■ Field analytical waste (e.g., HACH kits, Chlor-n-Soil kits, Gastech tubes)	
■ Compressed gas cylinders (e.g., isopropylene, helium)	

The specific procedures for dealing with these materials after the field activities have been completed will vary depending on whether the materials are considered to be nonhazardous, RCRA hazardous (characteristic or listed wastes), TSCA-regulated PCB waste, and/or DOT hazardous materials. The characterization of the wastes to be generated should be determined in conjunction with a company compliance professional before the field event occurs, based on previously generated data; however, in some cases, particularly for new sites, the status of the wastes may not be known. In these cases, handle IDW as hazardous waste until the status can be verified. Field personnel must consult their assigned company compliance professionals for assistance in proper waste characterization and to determine waste management requirements applicable to the site.

5.4.1 WASTE MINIMIZATION

As possible, select investigation methods and techniques that will minimize the amount of wastes generated during field activities, particularly if the IDW is hazardous. Examples include using direct-push methods instead of hollow stem augers (to minimize soil cuttings) during a soil investigation, if appropriate, and limiting contact with the materials to reduce the amount of PPE required. Minimizing the amount of waste generated will reduce

handling requirements and overall project costs, and is consistent with the company's corporate goals for sustainability.

5.5 ONSITE IDW MANAGEMENT PROCEDURES

Onsite handling procedures typically involve containerization of the IDW for offsite disposal at a regulated facility or, in the case of certain nonhazardous wastes, onsite disposal. The procedures for each type of waste are presented below.

5.5.1 NONHAZARDOUS WASTE MANAGEMENT

If information exists to classify the IDW as nonhazardous waste, the following procedures must be implemented only after being discussed and approved by the project manager, assigned company compliance professional, client, facility personnel and/or, if applicable, regulatory agency:

- Soil can be either:
  - spread around the borehole or other onsite location
  - placed back in the boring or excavated test pit
  - containerized and disposed of offsite
- Groundwater and decontamination fluids can be either:
  - poured onto the ground next to the well to allow infiltration
  - discharged to either the publically-owned treatment works or storm sewer
  - discharged to the onsite wastewater treatment plant
  - containerized and disposed of offsite
- PPE, plastic sheeting, and spent bag filters can be double bagged and disposed of as general trash or containerized and disposed of offsite.
- Compressed gas cylinders should be depressurized and disposed of as general trash, recycled as scrap metal, or containerized and disposed of offsite.
- Field analytical waste (e.g., HACH® kits, Chlor-n-Soil® kits) can be disposed of in accordance with the manufacturer's instructions provided the disposal method is approved by the company's project manager and compliance professional.
- Minimize the volume of reagents (e.g., hexane, nitric acid, methanol), as much as possible. Consult a company compliance professional to determine the proper disposal of any quantity of unused reagents. Empty reagent containers may be disposed of as general trash after removing all chemical name and warning labels, or may be containerized and disposed of offsite.
- Spent water treatment media (e.g., carbon, resin) should be containerized and disposed of offsite.

If the IDW is containerized and is classified as nonhazardous, the following procedures will apply:

- Place the nonhazardous IDW in DOT-authorized containers (55-gallon drum, roll-off container, or temporary storage tank). Before placing IDW in the containers, ensure that the containers are in good condition and will not leak.
- Containers must remain closed except when adding, sampling, or inspecting the material. The containers cannot be used as a work surface once waste is put in the container.
- Mark the container with the appropriate waterproof, self-adhesive nonhazardous waste label. The label must include a description of the contents of the container (e.g., soil cuttings, purge water) and the generator name

(the client or the facility, never the company). **Field personnel must consult the assigned company compliance professional for help in properly completing the labels.**

- Complete the IDW Log (Figure 1) before leaving the site. Present one copy of the log to the site contact and the original to the project manager.
- The IDW containers must be properly closed, wiped clean, and stored in a secure onsite location.

5.5.2 HAZARDOUS WASTE MANAGEMENT

If site data or generator knowledge indicates that the IDW is RCRA hazardous, the following procedures will apply:

- Place IDW in DOT-authorized containers (e.g., 55-gallon drum, roll-off container, or temporary storage tank). Before placing IDW in the containers, ensure that the containers are appropriate for the type of IDW generated (e.g., solid in containers authorized for transport of solids), in good condition and will not leak.
- Containers must remain closed except when adding, sampling, or inspecting the material. The containers cannot be used as a work surface once waste is put in the container.
- Mark the container with an appropriate waterproof, self-adhesive RCRA hazardous waste label. The label must include the accumulation start date, a description of the contents of the container (e.g., soil cuttings, purge water), the EPA identification number, the generator name (the client or the facility, never the company), and the hazardous waste codes, if known. **Field personnel must consult the assigned company compliance professional for help in properly completing the labels.**
- The IDW containers must be properly closed, wiped clean, and stored in a secure onsite location (i.e., a designated facility hazardous waste storage area) to limit access. At a minimum, place the drums on an impermeable surface (if available) in an area of limited access. If stored outside, cover the containers with a secured tarp at the end of each field day until the containers are picked up for disposal.
- Complete the IDW Log (Figure 1) before leaving the site. Present one copy of the log to the site contact and the original to the project manager.
- If applicable, ensure that weekly inspections are conducted, and the proper inspection forms for documentation are completed during the entire time the waste is stored onsite. **Field personnel must consult the assigned company compliance professional for help to determine if weekly inspections are required.**

If the IDW is presumed to be hazardous and sampling is required to confirm its classification, it must be labeled "Hazardous Waste-Pending Analysis" and sampled for the parameters specified by the project's company compliance professional or project manager before leaving the site. Any waste confirmation samples must be collected in accordance with the company's SOPs. Treatment, storage, and disposal facilities will usually specify the required analysis for waste profiles.

5.5.3 PCB WASTE MANAGEMENT

If information exists to classify the IDW as TSCA-regulated PCB-containing IDW, the following procedures must be implemented:

- Place the PCB-containing IDW in DOT-authorized containers (55-gallon drum, roll-off container, or temporary storage tank). Before placing IDW in the containers, ensure that the containers are in good condition and will not leak.
- Containers must remain closed except when adding, sampling, or inspecting the material. The containers cannot be used as a work surface once waste is put in the container.
- Mark the container with an appropriate waterproof, self-adhesive yellow label with the words "Caution Contains PCBs", the "removed from service" date (the accumulation start date), and a description of the

contents of the container (e.g., soil cuttings). Complete the label with the name and phone number of the employee to contact in the event of an accident or spill. **Field personnel must consult the assigned company compliance professional for help in properly completing the labels.**

- The IDW containers must be properly closed, wiped clean, and stored in a secure PCB storage area onsite. If a PCB storage area is not available, construct a temporary PCB storage area. Cover the containers with a secured tarp at the end of each field day until the drums are picked up for disposal. Place one yellow 6" x 6" "Caution Contains PCBs" label on the outside of the tarp, and note the 'Removed from service date' on the label.
- Complete the IDW Log (Figure 1) before leaving the site. Present one copy of the log to the site contact and the original to the project manager.
- If applicable, inspect the area and the containers for leaks once every 30 days in accordance with TSCA requirements during the entire period the waste is stored onsite. **Field personnel must consult the assigned company compliance professional for help to determine if weekly inspections are required.**

5.6 POST-FIELD IDW MANAGEMENT ACTIVITIES

Field personnel must follow up on the management of the IDW after returning from the field. RCRA hazardous and TSCA-regulated PCB-containing wastes have storage time limits and periodic inspection requirements to remain in compliance with federal, state, or local regulations. Arrangements for proper disposal of wastes must be made within the required time limits and must be consistent with all applicable regulatory requirements, as well as the company's contracting procedures and policies for waste disposal.

Investigation Derived Waste Log

Date:_____

Site Information:

Site Name: _____ Site EPA ID #: _____

Site Contact: _____ Site Address: _____

Site Contact Telephone No: _____

Waste Identification:

Type of Waste Generated:

- ☐ Soil Cuttings ☐ PPE ☐ Decontamination Water
- ☐ Groundwater ☐ Storm Water ☐ Drilling Fluids
- ☐ Other (Describe): _____

Field Activities that Generated the Waste:

- ☐ Soil Borings ☐ Well Sampling ☐ Well Installation
- ☐ Decontamination ☐ Excavation ☐ Pumping Tests
- ☐ Other (Describe): _____

Generation Date: _____ ***90-Day Deadline***: _____

Quantity of Waste Generated and Container Type: _____

_____

Storage Location: _____

Waste Identification:

- ☐ Nonhazardous Waste (pending analysis)
- ☐ Nonhazardous Waste (based on site information or generator knowledge)
- ☐ Hazardous Waste (pending analysis)
- ☐ Hazardous Waste (based on site information or generator knowledge)
- ☐ PCB-containing Waste

If generator knowledge or site information was used for identification, explain: _____

_____

_____

Type of Label Applied to Container: ☐ Nonhazardous ☐ Hazardous ☐ PCB

Company Information (Note: One copy to site contact - the original copy to project manager)

Personnel/Contact: _____ Project No.: _____

Telephone: _____

Date Removed: _____ Signature: _____

INFIELD STANDARD OPERATING PROCEDURE #6

DECONTAMINATION

The decontamination procedures outlined in this standard operating procedure (SOP) are designed to ensure that all sampling equipment is free from the analytes that could potentially interfere with the sample results. The user is advised to read the entire SOP and review the site health and safety plan (HASP) before beginning any onsite activities. In accordance with the HASP, proper personal protective equipment (PPE) must be selected and used appropriately.

6.1 ACRONYMS AND ABBREVIATIONS

DI	deionized water
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
HASP	health and safety plan
PPE	personal protective equipment
QAPP	quality assurance project plan
SOP	standard operating procedure

6.2 MATERIALS

- Field book
- PPE
- Polyethylene sheeting and/or garbage bags
- Laboratory-grade non-phosphate detergent[1] (e.g., Luminox® or Liquinox®)
- Cleaning reagents, as needed (e.g., isopropyl alcohol, methanol, hexane, etc.)
- Potable water
- Deionized (DI) water
- Containers (e.g., plastic buckets)
- Nylon brushes
- Aluminum foil
- Spray bottles
- Paper towels
- Pressurized steam cleaner (e.g., steam jenny), as needed
- Decontamination pad, as needed

6.3 PRECONDITIONS AND BACKGROUND

This SOP has been prepared as part of the company's Environmental Quality Management Plan and is designed to provide detailed procedures for common field practices. Compliance with the methods presented in this document is mandatory for all field personnel and will ensure that the tasks are performed in a safe and consistent manner, are in accordance with federal and state guidance, and are technically defensible.

[1] Not all laboratory-grade detergents are phosphate free. Be sure to verify the detergent's phosphate content before use.

This SOP is written for the sole use of company employees and will be revised periodically to reflect updates to company policies, work practices, and the applicable state and/or federal guidance. Employees must verify that this document is the most recent version of the company's SOPs. Employees are also strongly advised to review relevant state and/or federal guidance, which may stipulate program-specific procedures, in advance of task implementation.

This SOP is designed to provide the user with a general outline for decontamination and assumes the user is familiar with basic field procedures, such as recording field notes (SOP 1), sample shipment procedures (SOP 3), sample collection and quality assurance procedures (SOP 4), and investigation-derived waste management procedures (SOP 5). All decontamination references must be available for consultation in the field, including:

- Company's SOPs
- Applicable state and federal guidelines or procedures
- Manufacturer's manuals
- Project-specific work plan and HASP
- QAPP

6.4 GENERAL PROCEDURES

The cleaning and decontamination procedures described below are designed to ensure that the equipment used for sample collection is free of analytes that could potentially alter the analytical results. These procedures are primarily targeted at reducing the incidence of cross-contamination (i.e., compounds of interest being transferred on the sampling equipment from one sample location or depth to another) and, when properly implemented, provide a methodology for obtaining high quality, representative results. As with all analytical sampling, the effectiveness of the cleaning procedures must be demonstrated with the collection of equipment blanks. The sampling procedures and equipment blank collection frequency are discussed in SOP 4.

6.4.1 EQUIPMENT AND REAGENT SELECTION

It is important for employees to evaluate the expected types of contamination before mobilization to a site. State programs (or the U.S. Environmental Protection Agency [EPA], depending on the site) may require more stringent decontamination procedures than those listed in this SOP, specify the types and grades of various cleaning detergents and reagents (e.g., acids and solvents), or allow the use of phosphate-containing detergents, such as Alconox®. Many of these reagents, such as nitric acid or pesticide-grade hexane, are U.S. Department of Transportation (DOT) hazardous materials and must be shipped using a ground delivery service. These compounds may also require specialized PPE (e.g., eye protection for concentrated acids) or have other special handling or disposal procedures that must be considered before arriving onsite. Decontamination equipment (e.g., spray bottles, brushes, etc.) should be constructed of non-reactive, non-leachable materials (e.g., metal, glass, Teflon®-coated, polyethylene, etc.) which are compatible with the reagents and solvents being used for decontamination.

In specific cases, it may be necessary to steam clean the field equipment before proceeding with the decontamination steps presented in Section 6.5 (e.g., hollow stem augers). Generally, the company's subcontractors are responsible for bringing or building a decontamination pad, if necessary, to contain the spray from a steam jenny. Decontamination pads should be constructed on a level, paved surface (if possible) in an area known or believed to be free of surface contamination, and should be of sufficient size to contain the decontamination water. Equipment that is steam cleaned should be placed on racks or saw horses and not on the floor of the decontamination pad. Decontamination water should be removed from the decontamination pad frequently to minimize the potential for leaks or overflow.

Consult and involve the company's compliance professionals for storage procedures and disposal requirements of solvent rinsate, detergent wastes, and other decontamination materials.

6.4.2 OTHER CONSIDERATIONS

In preparing for decontamination, you should perform the following activities (with all observations and measurements noted in the field book):

- Perform a quick reconnaissance of the site to identify a decontamination (pad) area and evaluate the accessibility to and safety of the location.
- Record a description of the decontamination (pad) area.

Survey the breathing zone around the decontamination area with the appropriate air quality meter(s), as necessary (see HASP), to ensure that the level of PPE is appropriate. When decontaminating equipment, it is important to find a suitable location away from any sources of cross-contamination that could compromise the integrity of the decontamination. As possible, position the decontamination area away from fuel-powered equipment, such as drill rigs or excavators, and upwind of other site activities (e.g., purging, sampling).

6.5 DECONTAMINATION PROCEDURES

The decontamination procedures are based on a nine-step process, which is tailored in the field depending on the samples to be collected. Decontaminate all non-dedicated equipment that contacts the sample directly, including spoons, trowels, pumps, etc., before and between each sample location and sampling interval. Record decontamination procedures in the field book. Disposable, single use items, such as bailers or tubing, do not require decontamination.

The decontamination process includes the following four basic steps:

1. Physical removal of debris
2. Wash with non-phosphate detergent, such as Liquinox®, and nylon brush
3. Potable water rinse
4. Deionized (DI), analyte-free water rinse (distilled water can be used as a substitute)

The first step is to remove as much soil or other debris from the sampling device as possible near the sampling area to limit the spread of potentially-contaminated materials into clean areas of the site.

Cleaning and decontamination should occur at a designated area(s) (decontamination pad) on the site. If gross contamination or an oily film or residue is observed on the equipment, use steam jenny or wash by hand using a brush to remove the particulate matter or surface film. Heavy oils or grease may be removed with paper towels soaked with isopropyl alcohol.

The physical removal is followed by a hand wash using non-phosphate detergent (mixed to the appropriate dilution in potable water) followed by a potable water rinse. If not using a decontamination pad, the most common set-up uses 5-gallon plastic buckets for washing and rinsing, although plastic garbage pails or plastic tubs can also be used. Place containers on polyethylene sheeting to limit spillage of the decontamination fluids.

Be sure to scrub the equipment thoroughly with a nylon bristle brush (or similar) and allow enough submersion time for the non-phosphate detergent to effectively clean the surfaces (a simple dunk of the equipment in the detergent solution is insufficient). If decontaminating submersible pumps, flush both the non-phosphate detergent wash fluid and the potable water rinse through the pump body itself (usually done in separate buckets) to ensure that the internal components are thoroughly cleaned. The internal decontamination of motorized pumps can be accomplished by pumping the non-phosphate detergent wash fluid and the potable water rinse through the pump. Replace the detergent solution and rinse water when it becomes oily or silty.

Place the DI water for the rinse in a small spray bottle or pour over the equipment after the potable water rinse. **Typically, this level of decontamination (i.e., steps 1 through 4) is sufficient**.

Following Steps 1 through 4, additional decontamination (steps 5 through 9) may be required by the applicable federal or state guidelines, the project-specific work plan or the QAPP. Typically, these decontamination steps are performed when sampling for inorganics using non-motorized equipment. These steps include:

5. 10% nitric acid rinse

6. DI water rinse

7. Pesticide-grade solvent rinse (e.g., hexane or isopropyl alcohol)

8. Air dry (solvent must evaporate)

9. DI water rinse

Isopropyl alcohol is the recommended solvent for organic contaminants because it is readily available (at most drug and department stores) and is not a DOT hazardous material. However, other solvents (e.g., hexane and methanol) may be more effective in removing certain contaminants, such as oils or polychlorinated biphenyls, but any waste generated using these solvents must be managed accordingly.

Handle the solvents and acid with care and store unused chemicals in their original, labeled, protective containers when not in use. It is a good idea to transfer small quantities of each solution into labeled, laboratory-grade spray bottles, which offer a convenient and controllable way to rinse the equipment. The equipment can then be rinsed over a 5-gallon plastic bucket or other suitable container placed on plastic sheeting as with the first part of the cleaning process. Nitric acid rinses must be used only on non-carbon steel sampling devices. Do not spray acid into pumps.

6.6 HANDLING DECONTAMINATED EQUIPMENT

Handle any decontaminated equipment using clean gloves to prevent re-contamination. Place the equipment away (preferably upwind) from the decontamination area once the process has been completed on clean plastic sheeting to allow it to air-dry. Once the equipment is dry, protect it from re-contamination by securely wrapping and sealing with aluminum foil (shiny side out) or clean, disposable plastic bags. Plastic bags may be wrapped directly around wet or dry equipment except when the expected contaminants include volatile and extractable organics; under those circumstances, allow the equipment to completely dry or wrap it in aluminum foil.

All sampling equipment must be decontaminated at the end of the investigation (i.e., prior to departure from the site). Label each piece of equipment with the date of decontamination, the initials of personnel performing the decontamination, and the type of decontamination solution(s) used. Containerize all solvent rinsate, detergent wastes, and other disposable decontamination materials in DOT-compliant containers in accordance with SOP 5 or the project-specific work plan. Dispose of all wastes in conformance with the project-specific work plan and applicable regulations.

FIELD STANDARD OPERATING PROCEDURE #9

SOIL SAMPLING PROCEDURE

The soil sampling procedures outlined in this standard operating procedure (SOP) are designed to ensure that collected soil samples are representative of current site conditions. Soil samples can be collected for onsite screening or for laboratory analysis. The user is advised to read the entire SOP and review the site health and safety plan (HASP) before beginning any onsite activities. In accordance with the HASP, proper personal protective equipment (PPE) must be selected and used appropriately.

9.1 ACRONYMS AND ABBREVIATIONS

ºF	degrees Fahrenheit
HASP	Health and Safety Plan
IDW	investigation derived waste
PID	photoionization detector
PPE	personal protective equipment
QAPP	Quality Assurance Project Plan
QA/QC	quality assurance/quality control
SOP	
USCS	standard operating procedure

9.2 MATERIALS

- Field book
- PPE
- Air quality monitoring equipment, (e.g., photoionization detector [PID]), as needed
- Field test kits, as needed
- Sampling containers and labeling/shipping supplies
- Knife or scissors
- Ruler or tape measure
- Soil sampling method specific materials, as needed:
  - Stainless steel trowels, probes, or shovels
  - Stainless steel spatulas or spoons
  - Bucket augers, auger extension rods, auger handle, pipe wrenches
  - Split-spoon samplers, pipe wrenches
  - Direct-push acetate liners
  - Shelby tube samplers, plastic or wax caps
  - Mixing tray or bowl
- Munsell color chart
- Decontamination supplies

9.3 PRECONDITIONS AND BACKGROUND

This SOP has been prepared as part of the company's Environmental Quality Management Plan and is designed to provide detailed procedures for common field practices. Compliance with the methods presented in this document is mandatory for all field personnel and will ensure that the tasks are performed in a safe and consistent manner, are in accordance with federal and state guidance, and are technically defensible.

This SOP is written for the sole use of company employees and will be revised periodically to reflect updates to company policies, work practices, and the applicable state and/or federal guidance. Employees must verify that this document is the most recent version of the company SOPs. Employees are also strongly advised to review relevant state and/or federal guidance, which may stipulate program-specific procedures, in advance of task implementation.

This SOP is designed to provide the user with a general outline for conducting soil sampling and assumes the user is familiar with basic field procedures, such as recording field notes (SOP 1), utility location (SOP 2), sample shipment procedures (SOP 3), sample collection and quality assurance procedures (SOP 4), investigation-derived waste (IDW) management procedures (SOP 5), equipment decontamination (SOP 6), and use and calibration of sampling and monitoring equipment (SOPs 7 and 8). This SOP does not cover investigation planning, nor does it cover the evaluation of the analytical results. These topics are more appropriately addressed in a project-specific work plan. Before soil sampling, be sure to review the project-specific work plan or Quality Assurance Project Plan (QAPP) and any applicable state and federal guidelines or sampling procedures. All sampling and monitoring references must be available for consultation in the field, including:

- Company's SOPs
- Applicable state and federal guidelines or sampling procedures
- Manufacturer's manuals
- Project-specific work plan and HASP
- QAPP

9.4 GENERAL PROCEDURES

Soil samples are collected using a variety of techniques and equipment, depending on the type (e.g., surface, subsurface) and purpose (e.g., lithological logging, headspace evaluation, laboratory analysis) of the sampling, and most sampling events employ more than one equipment type or methodology. Subsurface soil sampling, for example, often includes sample collection from split-spoon, macro-core, or other dedicated sampling devices advanced into the subsurface. Recovered cores are often logged (using a Munsell color chart and other logging aids), screened for volatile organic compounds (VOCs) using a PID, and sampled for laboratory analysis using disposable stainless steel spoons or other discrete sampling devices.

Each sampling configuration is associated with a unique set of sampling equipment requirements and techniques. The selected procedures and equipment are project-specific and should be discussed by the project team before arriving onsite. All types of soil sampling, regardless of the equipment used, share common handling and management procedures that are designed to ensure the integrity of the samples collected. These procedures include:

- The use of new, disposable or decontaminated sampling equipment
- The use and rotation of the appropriate PPE
- Selection of a suitable sampling location and staging area

Wear a clean pair of new, disposable gloves each time a different sample is collected and don the gloves immediately prior to collection. This limits the possibility of cross-contamination from accidental contact with gloves soiled during collection of the previous sample. The gloves must not come in contact with the medium

being sampled and must be changed any time during sample collection when their cleanliness is compromised. In no case should gloved hands be used as a soil sampling device; if the soil cannot be transferred directly from the sampling device to the laboratory-supplied containers use a stainless steel spoon or spatula to transfer the soil from the sampling device to the laboratory-supplied containers.

9.4.1 EQUIPMENT SELECTION

Collect all samples using either new, disposable equipment, such as polyethylene liners or single-use stainless steel spoons; or properly decontaminated sampling equipment, such as hand augers, split-spoon samplers, or trowels. Soil sampling equipment should be selected based on the analytical requirements of the project and the project-specific conditions likely to be encountered. The equipment should be constructed of non-reactive, non-leachable materials (e.g., stainless steel, Teflon®, Teflon®-coated steel, polyethylene, polypropylene) which are compatible with the chemical constituents at the site. When choosing sampling equipment, give consideration to:

- the types of soil or fill present
- the required depth of the sample
- the volume of sample required
- the analytes of interest

Select the types of equipment and decontamination procedures based on the types of sampling to be performed. Decontamination may require multiple steps or differing cleaning methods, depending on the sampling goals (see SOP 6 for decontamination procedures). In no case should disposable, single use materials (e.g., acetate liners, soil baskets) be used to collect more than one sample.

9.4.2 SAMPLING CONSIDERATIONS

In preparing for sampling, you should perform the following activities (with all observations and measurements noted in the field book):

- Perform a quick reconnaissance of the site to identify sampling locations and evaluate the accessibility (physical obstructions, slope, overhead and underground utilities) to the sampling location.
- Record the approximate ambient air temperature, precipitation, wind (direction and speed), tide, and other field conditions in the field book. In addition, any site-specific conditions or situations that could potentially affect the samples at the sample locations should be recorded.
- Record a description of the sampling location and the approximate distance to and direction from at least one permanent feature.
- Should any sample location require a vertical or horizontal offset from the proposed location, indicate the reason and record the actual sample location in the field book.

Survey the breathing zone around the sampling location with the appropriate air quality meter(s), as necessary (see HASP), to ensure that the level of PPE is appropriate. When sampling soil, it is important to find a suitable sampling location away from any sources of cross-contamination that could compromise the integrity of the samples. Consider the following:

- Position the sample collection area away from fuel-powered equipment, such as drill rigs or excavators, and upwind of other site activities (e.g., purging, sampling, decontamination) that could influence the sample. This is particularly important when screening samples in the field for VOCs with a PID, but should not be limited to the active sample collection.
- Store samples already collected from the field for laboratory analysis in clean containers in an ice-filled cooler (as required) and securely stage, if possible, in an uncontaminated area of the site.

9.5 SOIL COLLECTION

Soil samples can be collected from surface or subsurface depths, depending on the project requirements. Surface soils are generally those collected at depths less than 2 feet below ground surface (bgs) and can be collected using trowels, soil probes, shovels, or hand augers. Be aware that some states have specific definitions of what constitutes a surface soil sample. Subsurface soils are generally deeper and require specialized equipment to recover the samples. In most cases, subsurface soils will be collected using a drill rig or excavator to prevent the soil from being mixed with soils from a shallower interval.

Push or drive the method-specific sampling equipment (e.g., trowel, hand auger, hollow corers, split-spoon, direct push sampler, rotosonic core barrel sampler, excavator bucket) into the soil to the desired sampling depth using cleaned equipment. Record in the field book the depth interval through which the sampler was advanced and, when using a split-spoon sampler, the number of blows needed to drive the sampler 6 inches. If additional soil is needed to provide sufficient sample volume, repeat this step taking care to ensure that the same depth interval is collected during the resample. Use core catchers on the leading end of the sampler (if available) for soils that lack cohesiveness and are subject to falling out of the sampler (i.e., poor recovery).

Withdraw the sampling equipment from the interval, open the sampler (as appropriate), and collect the sample safely (e.g., avoid entering an excavation by collecting the sample from an excavator bucket at ground surface). Samples collected from an excavator bucket should be taken from the center of the material to ensure material is representative of the desired sampling interval.

Recovered soils should be placed on plastic sheeting in a consistent manner such that the orientation of the sample (i.e., which end is "up") and the depth interval is readily apparent to the sampling personnel. Measure the length of the material recovered relative to the interval the sampler was advanced in percent notation (e.g., 75%) or as a fraction of the total length of the sample interval (e.g., [3/4] indicating 3 out of 4 feet) and record this information in the field book. If field screening for organic vapors is required, break or cut the soil core every 3 to 4 inches and quickly scan the breaks in the core material with the appropriate air quality monitoring equipment (e.g., PID) and record the readings and approximate depth in the field book. These measurements can be used to select appropriate soil samples for VOC or headspace analysis, if required (see procedures below).

9.5.1 UNDISTURBED SOIL SAMPLES

Undisturbed soil samples collected for geotechnical parameters (e.g., porosity, permeability) generally require the use of specialized undisturbed sampling equipment (e.g., Shelby tube or sealed Geoprobe® liner) and collection procedures. The sampling device, once retrieved, is typically capped or sealed (to maintain the sample in its relatively undisturbed state), labeled with the sample name, orientation of the sample (i.e., top and bottom), depth interval, and shipped to the appropriate geotechnical laboratory. Follow sample labeling, preparation, and shipping procedures in SOPs 3 and 4.

9.5.2 VOLATILE ORGANIC COMPOUND SAMPLING

Analytical soil samples for VOC analysis should be collected immediately after screening with the PID to avoid loss of constituents to the atmosphere. Transfer the soil from the portion of the soil core to be sampled (usually the area where the highest PID readings were observed) directly into the sample containers; do not homogenize soils for VOC analysis. Place the soil in the sampling container such that no headspace is present above the soil when the cover is placed on the jar. If U.S. Environmental Protection Agency Method 5035 (e.g., Encore® samplers) is required, follow manufacturer's specifications and company recommended shipping procedures. Collect quality assurance/quality control (QA/QC) samples, if appropriate, in accordance with SOP 4, the project-specific work plan, and the QAPP.

9.5.3 SOIL HEADSPACE ANALYSIS

Collect soil samples for field-based headspace analysis, if required as part of the project-specific work plan, after collecting the VOC sample. First, examine the soil and remove coarse gravel, organic material (e.g., roots, grass, and woody material) and any other debris. Transfer the soil from the portion of the soil core to be sampled and place in a heavy-duty zipper-style plastic bag and seal the bag. Label the sample indicating the sampling location, depth, and date. Shake the sample vigorously for approximately 15 seconds to disaggregate the sample and expose as much surface area of the soil as possible (to release the VOCs to the atmosphere within the bag). If necessary, warm the sample to room temperature (70º Fahrenheit, [ºF]) by placing the bag in a heated room or vehicle. This step is critical when the ambient temperature is below 32ºF.

The VOCs, if present, will volatilize into the sealed bag. Allow the bag to stand (to achieve equilibrium) for approximately 15 minutes. Carefully open the bag slightly and place the tip of the PID into the opening. Do not insert the tip of the probe into the soil material and avoid the uptake of water droplets. Allow the PID to equilibrate and record the highest PID measurement noted. Erratic PID responses may result from high organic vapor concentrations or elevated headspace moisture. If these conditions exist, qualify the headspace data in the field book. It is also important to record the ambient temperature, humidity, and whether moisture was present in plastic bag. Duplicate 10% of the headspace samples by collecting two samples from the same location. Generally, duplicate sample values should be consistent to ±20%. Samples collected for headspace screening cannot be retained for laboratory analysis.

9.5.4 SEMI- AND NON-VOLATILE ANALYTICAL SAMPLE COLLECTION

Collect remaining organic samples then inorganic samples in the following order of volatilization sensitivity:

- Extractable organics, petroleum hydrocarbons, aggregate organics, and oil and grease
- Metals
- Inorganic non-metallic and physical and aggregate properties
- Microbiological samples
- Radionuclides

If homogenization is required, mix the soils (using stainless steel bowls and spoons, or other appropriate equipment) to a homogeneous particle size and texture. Transfer the soils from the sampler or mixing bowl to the sample container using a decontaminated or dedicated stainless steel spoon or spatula. Collect QA/QC samples in accordance with SOP 4, the project-specific work plan, and the QAPP.

If approved by the appropriate regulatory agency and specified in the project-specific work plan, composite soil samples can be collected to minimize the total number of analytical samples. Composite samples consist of equal aliquots (same sample size) of soil from each location being sampled (e.g., from each borehole or from multiple areas of a soil pile), by mixing the waste to a homogeneous particle size and texture using new or decontaminated stainless steel bowls and a stainless steel spoon or trowel. Transfer the contents to the appropriate laboratory supplied sample container using a stainless steel spoon. Collect QA/QC samples in accordance with SOP 4, the project-specific work plan, and the QAPP, if required.

If necessary, conduct field tests or screening on soils in accordance with the project-specific work plan and manufacturer's specifications for field testing equipment.

9.5.5 SAMPLE LABELING AND PREPARATION FOR SHIPMENT

Once collected, prepare the soil samples for offsite laboratory analysis:

1. Clean the outside of the sample container with paper towels or appropriate materials, if necessary

2. Affix a sample tag or label to each sample container and complete all required information (sample number, date, time, depth interval, sampler's initials, analysis, preservatives, place of collection)
3. Place clear tape over the tag or label (if non-waterproof labels are used)
4. Preserve samples immediately after collection by placing them into an insulated cooler filled with bagged wet ice to maintain a temperature of approximately 4°Celcius (if required by analytical method)
5. Record the sample designation, date, time, depth interval, and the sampler's initials in the field book and on a sample tracking form, if appropriate
6. Complete the chain-of-custody forms with appropriate sampling information, including:
   - Location
   - Sample name
   - Sample collection date and time
   - Number of sample containers
   - Analytical method
7. Complete sample packing and ship in accordance with proper procedures

Do not ship hazardous waste samples without first consulting a company compliance professional.

9.5.6 SOIL CLASSIFICATION

Soil classification should be performed whenever soil samples are being collected to provide context for the analysis. Follow the Unified Soil Classification System (USCS) logging procedures as described in ATSM D2488[1]. The emphasis of soil classification in the field must be on describing the soils using ALL of the required descriptors; categorization of the USCS group name or symbol alone may not provide details about the soils that could later prove useful. Avoid geologic interpretation or the use of local formation names, which are often difficult to determine in the field without the regional framework. Record ALL of the following information for each sample interval/soil type:

- Depth interval
- USCS group name
- USCS group symbol
- Color, using Munsell chart (in moist condition)
- Percent of cobbles or boulders, or both (approximate; by volume)
- Percent of gravel, sand, or fines, or all three (approximate; by dry weight)
- Particle-size range:
  - Gravel—fine, medium, coarse
  - Sand—fine, medium, coarse
  - Fines – clay or silt
- For gravel and sand:
  - Particle angularity: angular, subangular, subrounded, rounded

[1] Note that certain states/regulatory programs may require soil classification under a secondary system (e.g., US Department of Agriculture) or the use of hydrochloric acid to test the reaction with soil (none, weak, strong).

- Particle shape: (if appropriate) flat, elongated, flat and elongated
- Maximum particle size or dimension
- Hardness of coarse sand and larger particles

- For clay and silt:
- Plasticity: non-plastic, low, medium, high
- Dry strength: none, low, medium, high, very high
- Dilatancy: none, slow, rapid
- Toughness: low, medium, high
- Odor (mention only if organic or unusual; factual descriptions only, no interpretations)
- Moisture: dry, moist, wet
- Additional comments: presence of roots or root holes, presence of mica, gypsum, etc., surface coatings on coarse-grained particles, caving or sloughing of auger hole or trench sides, difficulty in augering or excavating, etc.

For intact samples also include:

- Consistency (fine-grained [clay] soils only): very soft, soft, firm, hard, very hard
- Structure: stratified, laminated, fissured, lensed, homogeneous
- Cementation: weak, moderate, strong

Use the following standard descriptors for the textural percentages:

- Trace: <5% [2]
- Few: 5-10%
- Little: 15-25%
- Some: 30-45%
- Mostly: 50-100%

Example descriptions, using the information listed above, would read as follows:

- 8-10' – Well Graded Sand, SW (5YR 2/6) fine- to medium-grained sand, trace medium sub-angular rounded gravel (less than 0.5-inch diameter); medium dense to dense; wet; moderate petroleum-like odor between 9 feet bgs and 10 feet bgs.
- 10-12' – Lean Clay with Gravel, CL (5YR 2/6) some fine- to coarse-grained angular to subangular gravels (less than 0.25-inch diameter), trace fine- to medium-grained rounded sands; very stiff; low plasticity; low dry strength; no dilatancy; moist; no odors.

9.6 CLOSING NOTES

Once sampling is completed, restore and mark all sample locations with spray paint, stakes, or other appropriate marker for future reference or survey in accordance with the project-specific work plan. Decontaminate all equipment prior to departure and properly manage all PPE and IDW in conformance with applicable regulations.

[2] The use of "trace" for describing the fraction of clay soils is inappropriate for field-based logs as clay contents of less than 20% in fine-grained soils cannot be reliably determined in the field.

FIELD STANDARD OPERATING PROCEDURE #15

SOIL VAPOR SAMPLING PROCEDURES

Soil vapor sampling involves the collection of samples from the vadose zone and may be conducted within or outside a building footprint. The procedures outlined in this Standard Operating Procedure (SOP) are designed to ensure that collected soil vapor samples are representative of the zone from which they were collected and have not been altered or contaminated by the sampling and handling methods. Soil vapor sampling is generally conducted to assess the presence of volatile compounds (e.g., volatile organic compounds [VOCs], mercury) in the vadose zone. The user is advised to read the entire SOP and review the site health and safety plan (HASP) before beginning any onsite activities. In accordance with the HASP, proper personal protective equipment (PPE) must be selected and used appropriately.

15.1 ACRONYMS AND ABBREVIATIONS

IDW	investigation derived waste
HASP	health and safety plan
PID	photoionization detector
PPE	personal protective equipment
QAPP	Quality Assurance Project Plan
SOP	standard operating procedure
VI	vapor intrusion
VOCs	volatile organic compounds

15.2 MATERIALS

- Field book
- Camera
- Portable weather station, if required
- Sample containers
- Labeling and shipping supplies
- PPE
- Photoionization detector (PID)
- Sample point installation materials:
  - Soil vapor implant assembly
  - Teflon®, Teflon®-lined, or stainless steel tubing
  - Tube fittings (e.g. Swagelok®, Qwik-Lok®)
  - Soil vapor sample point sealant material (e.g., hydrated bentonite chips, granular bentonite, or bentonite slurry)
  - Sand pack material as specified in the project-specific work plan or regulatory guidance
  - Potable water
- Leak testing materials (if required):
  - Tracer compound detector (e.g., helium gas detector)
  - Tracer compound gas (e.g., helium)
  - Shroud (e.g., 5-gallon bucket or stainless steel dome)

  - Shroud sealant material (e.g., bentonite pellets or modeling clay)
  - Tedlar® bags (to capture purged soil gas)
- Air purging pump or vapor syringe
- Adjustable wrenches (if required)
- Air sampling pump (if required)
- Inline flow meter (if required)
- Tedlar® bags (for sample collection)

15.3 PRECONDITIONS AND BACKGROUND

This SOP has been prepared as part of the company's Environmental Quality Management Plan and is designed to provide detailed procedures for common field practices. Compliance with the methods presented in this document is mandatory for all field personnel and will ensure that the tasks are performed in a safe and consistent manner, are in accordance with federal and state guidance, and are technically defensible.

This SOP is written for the sole use of company employees and will be revised periodically to reflect updates to company policies, work practices, and the applicable state and/or federal guidance. Employees must verify that this document is the most recent version of the company SOPs. Employees are also strongly advised to review relevant state and/or federal guidance, which may stipulate program-specific procedures, in advance of task implementation.

This SOP is designed to provide the user with a general outline for conducting soil vapor sampling activities and assumes the user is familiar with basic field procedures, such as recording field notes (SOP 1), utility location (SOP 2), sample shipment procedures (SOP 3), sample collection and quality assurance procedures (SOP 4), investigation derived waste (IDW) management procedures (SOP 5), equipment decontamination (SOP 6), and the use and calibration of soil vapor sampling and monitoring equipment (SOP 7). This SOP does not cover other air or vapor sampling activities, such as air sampling (SOP 13) or sub-slab vapor sampling (SOP 14). Additionally, this SOP does not cover investigation planning, nor does it cover the analysis of the analytical results. These topics require a significant amount of planning and are more appropriately addressed in a project-specific work plan. Before implementing the soil vapor sampling, be sure to review the project-specific work plan or Quality Assurance Project Plan (QAPP) and any applicable state and federal guidelines or sampling procedures.

All sampling and monitoring references must be available for consultation in the field, including:

- Company SOPs
- Applicable state and federal guidelines or sampling procedures
- Manufacturer's manuals
- Project-specific work plan and HASP
- QAPP

15.4 GENERAL PROCEDURES

Soil vapor can be affected by a multitude of sources, as well as temporal, structural, and meteorological factors. The user should also be aware that a number of regulatory agencies have specific guidelines as to timing or the sequence of the sampling activities, particularly if performed as part of a vapor intrusion (VI) investigation.

Although the specific procedures used to sample soil vapor vary, typical sampling can be broken down into a five-step sequence:

1. **Building Inspection and Inventory:** documenting all of the materials used or stored in the structure that could potentially interfere with the sample collection (if sampling is performed within a building footprint).
2. **Sample Point Installation:** installing the soil vapor probe in the vadose zone.
3. **Leak Testing:** testing the integrity of the soil vapor sample point (if required).
4. **Purging:** removing any non-representative vapor from the soil vapor sample point.
5. **Sample Collection:** collecting samples over a specified period (typically grab, 1-hour, 8-hour, or 24-hour), using a laboratory-supplied container, such as an evacuated sample canister with the appropriate regulator, or a Tedlar® bag with an air sampling pump.

Information regarding weather conditions, including temperature, barometric pressure, wind speed and direction, and precipitation, should be noted and recorded in the field notebook during all steps. A portable weather station is often sufficient for documenting the weather conditions. Consult the project-specific work plan and applicable regulatory guidance to determine if fixed weather monitoring during the sample collection is required.

The project team should discuss the project-specific soil vapor sampling procedures and equipment in advance of site mobilization. While the investigation is underway, the project team should avoid other environmental activities which may release volatile vapors into the investigation area, including soil sampling, excavation, and groundwater monitoring.

- To ensure the integrity of the samples collected, the following common procedures shall be employed:
- The use of new, disposable or decontaminated sample installation equipment
- The use of the appropriate PPE
- Selection of a suitable sampling location and staging area

A clean pair of new, disposable gloves should be worn at each sample location; and the gloves should be donned immediately prior to mobilizing to each location. This limits the possibility of cross-contamination from accidental contact with affected media from the previous location. The gloves should also be changed any time during sample collection when their cleanliness is compromised.

15.4.1 SAMPLING CONSIDERATIONS

In preparing for sampling, you should perform the following activities (with all observations and measurements noted in the field book):

- Perform a quick reconnaissance of the site to identify sampling locations.
- Record the approximate ambient air temperature, precipitation, wind (direction and speed), tide, and other field conditions in the field book. In addition, any site-specific conditions or situations that could potentially affect the samples at the sample locations should be recorded.
- Record sample locations with respect to a permanent feature.
- Record a description of the sampling location.
- Survey the breathing zone around the sampling location with a PID, as necessary (see HASP), to ensure that the level of PPE is appropriate.

Store samples already collected from the field for laboratory analysis in clean containers and securely stage, if possible, in an uncontaminated area of the site.

15.5 BUILDING INSPECTION AND MATERIALS SURVEY

If soil vapor sampling is performed within a building footprint, a building inspection and materials inventory may be required as a prerequisite activity. The scope of this activity, including completion of an inspection questionnaire (with a building representative, if possible), shall be performed in accordance with the project-specific work plan and applicable regulatory guidance. Before embarking on the inspection, confirm that there are no access limitations for the inspection, sampling activities, or photography.

Components of a typical building walkthrough and survey include:

- Identification of potential background sources of volatile compounds, such as vapor releases from neighboring properties, or materials stored within the building, such as paint, fuels, solvents, cleaners, etc. Some states may require scanning of the potential background sources with an appropriately-sensitive PID.
- Review of current and historical building operations and chemical use.
- Assessment of the building construction and condition (e.g., whether or not a basement is present, poured or block foundation, concrete slab present, air flow, etc.).
- Identifying areas of potential VI into a building (e.g., cracks in the concrete slab or walls, pipe penetrations, sumps, etc.).
- Inspection and photographic documentation, if necessary, of proposed sample locations.
- Identification of building pressure/ventilation system location and specifications.

At the conclusion of the building inspection and survey, discuss the sampling procedures with building occupants and prepare building conditions for the soil vapor sampling in accordance with the project-specific work plan. Building preparations typically include requesting that the building owners shut the building windows, remove sources of background VOCs (e.g., paint, fuels, solvents, household cleaners, beauty items), and that they refrain from smoking in the investigation area during sampling activities.

15.6 SOIL VAPOR PROBE INSTALLATION

Ensure each soil vapor boring location is clear of potential hazards, including utilities (see SOP 2). Advance the soil vapor boring from the ground surface to the target depth using cleaned drilling equipment; typically a direct-push drill rig such as a Geoprobe®, or equivalent, equipped with 1.25-inch inside diameter drilling rods and an expendable point is used to install the soil vapor boring. Once the target depth is reached, record the depth interval through which the drilling equipment was advanced in the field book. Insert the soil vapor sampling device, which may consist of Teflon® or Teflon®-lined tubing inserted through a cored 1-inch diameter silicone stopper or a polyethylene or stainless steel soil gas implant, through the hollow drill string and screwed into the top of the expendable point. Retract the rods, leaving the implant with the expendable point in the bottom of the borehole and tubing leading to the surface. Install a clean sand filter pack in the annular space around the screened interval to a minimum depth of approximately 6 inches above the top of the screen (i.e., 1-foot deep total) and place a hydrated bentonite seal (e.g., bentonite chips, granular bentonite, or bentonite slurry) to the ground surface. Attach the appropriate fittings (e.g., a 3-way valve) and additional tubing, if appropriate. Ensure that the tubing is clamped or otherwise closed off to avoid discharging vapor to the air.

Soil vapor sampling must not be performed until the subsurface equilibrium has been re-established and any vapors that have escaped from the subsurface have had a chance to dissipate. Equilibrium is typically re-established approximately 24 hours following sample point installation, or as otherwise specified in the project-specific work plan or regulatory guidance.

15.7 LEAK TESTING PROCEDURES

If required by the project-specific work plan or regulatory guidance, verify the integrity of the seal between the ground surface (or floor) and sample point assembly using a tracer gas such as helium. This type of leak testing is typically performed before sampling and involves creating an enclosure above the sample point, which is then charged with the tracer gas. A meter capable of detecting the tracer is then connected to the sampling tube and monitored to ensure that the gas (an analog for ambient air) is not passing through the ground surface seal and being introduced into the sample.

The user should verify the leak testing procedures in the project-specific work plan and/or relevant regulatory guidance.

Typical leak testing procedures are:

1. Select a container to serve as the shroud (e.g., 5-gallon bucket or stainless steel dome). This device should be of sufficient size to cover the soil vapor sample point and the aboveground tubing and fittings connected to the soil vapor sample point. Dedicated testing shrouds with fittings and sample ports are available from some laboratories.
2. Fit the shroud with two hose barbs or quick-lock connectors, one sized appropriately to connect to the sample tubing and the other sized appropriately for tubing from the tracer gas (e.g., helium). These fitting allow the tracer gas to be introduced to the enclosure and the soil vapor sample point tubing to be connected to the detector outside of the shroud.
3. Connect the sample tubing to the appropriate connector inside the shroud and then place it over the sample point and aboveground tubing and fittings. The shroud should be sealed to the ground surface or floor using modeling clay, bentonite, or other appropriate material.
4. Connect the detector to the sample barb or quick-connect via a short length of tubing and start the detector.
5. Charge the shroud with a tracer gas through the second hose barb or quick-lock connector. A target concentration of 10% to 20% is generally recommended for within the shroud, or as otherwise specified in the project-specific work plan and relevant regulatory guidance.
6. Monitor the tracer compound concentrations by alternatingly connecting the gas detector to the first and second quick-lock connectors.
7. Monitor the soil vapor sample point over a period of at least 2 minutes, or as otherwise specified in the site-specific work plan and/or regulatory guidance. A leak is occurring if the concentration in the SSV sample point is greater than 10% of its concentration within the shroud, or as otherwise specified in the project-specific work plan and relevant regulatory guidance.
8. If a leak is detected, the seal around the soil vapor sample point must be repaired and the process repeated until the results indicate the seal is competent.
9. Close the valve port connected to the soil vapor discharge tubing.
10. Record the leak detection procedures and observations in the field book.

15.8 SOIL VAPOR PROBE PURGING PROCEDURES

Before collecting a soil vapor sample, the sample probe and sample train (tubing, connectors, valves, etc.) must be purged to remove ambient air. Purging can be accomplished by connecting a hand-powered air pump or vapor syringe to the soil vapor discharge tubing. A "low-flow" purge rate (typically a maximum of 200 milliliters per minute) is required by many regulatory agencies to avoid potential short-circuiting or desorbing of volatile compounds from soil particles; a calibrated sampling pump or inline flow meter may be used to ensure the flow rate is maintained. Purge a minimum of 3 tubing/probe volumes from the soil vapor sampling assembly prior to sample collection. The volume is calculated as follows:

$$\text{Purge Volume} = (3.0\ \pi\ r^2\ h)_{probe} + (3.0\ \pi\ r^2\ h)_{tubing}$$

Where:

r = the inner radius of the probe and connecting tubing

h = the height of the probe and the connected tubing.

Purged vapor from the soil vapor probe should be contained in Tedlar® bags to prevent the release of soil vapor into the air. As required by the project-specific work plan or regulatory guidance, collect air quality readings from the purged air (e.g., PID).

15.9 SOIL VAPOR SAMPLE COLLECTION

Soil vapor samples are collected using either passive (vacuum, no pump required) Entech Instruments, Inc. (Entech)-style or SUMMA®-equivalent stainless steel canisters supplied by the analytical laboratory, or active (requires a pump) equipment, such as a Tedlar® bag and hand-powered pump. The passive sampling equipment typically includes a canister under vacuum, a flow regulator with an in-line vacuum gauge, and in-line particulate filters. The flow regulator is pre-set by the laboratory to collect a sample over the collection period specified in the project-specific work plan and the laboratory task order. Instructions for connecting the sample canister to the flow regulator are typically provided by the laboratory. Tedlar® bag sampling is only appropriate for "grab" samples.

Collect quality assurance/quality control samples in accordance with SOP 4 and the project-specific work plan.

15.9.1 CANISTER SAMPLING

1. Record the initial conditions at the sample location in accordance with the project-specific work plan or regulatory guidance, often including the weather conditions (e.g., precipitation, barometric pressure, and air temperature), PID readings, and any observations (e.g., odor, staining, or spills).
2. Connect the sample canister to its dedicated[1], pre-set flow controller with an inline vacuum gauge. If using a SUMMA®-equivalent canister, tighten (hand-tight) the fitting with adjustable wrenches. Do not over tighten. If using an Entech-style canister, connect the canister to the flow controller by sliding back the collar on the female end of the regulator's fitting and inserting it into the male end of the canister's fitting.
3. Open the appropriate valve port on the soil vapor discharge tubing to allow vapor flow from the soil vapor probe to the sample canister.
4. Place physical and visual barriers around the canisters, as necessary, so they are not disturbed during sample collection. The barriers should be placed in a manner so as to not compromise air flow around the canisters.
5. Record initial vacuum, open the canister's intake valve, and begin sample collection. Do not use canisters that show unacceptable initial vacuum readings as provided in the laboratory instructions or project-specific work plan.
6. Attach a label to the sample container and enter information (sample number, start date, start time, sampler's initials, analysis, initial vacuum readings, and place of collection).
7. As possible, check the canister vacuum gauge reading at least once during the sample collection period to ensure the canister's pressure is changing at the appropriate rate. If the canister's pressure is not changing at the appropriate rate, contact your project manager.
8. Once the sample collection period is completed, record the final vacuum, close the canister's intake valve, close the valve port connected to the soil vapor discharge tubing, disconnect the sample canister's intake port

[1] Some laboratories match and pre-test specific flow controller and canister assemblies at the laboratory prior to shipment to the field for sample collection; be sure to assemble the equipment in the field using the matched components.

to the tubing from the soil vapor probe, and disconnect the pre-set flow controller from the canister. Residual vacuum should be measurable after the collection period is completed; recommended residual vacuum is between -2 and -5 inches of mercury. The sample results may be subject to rejection during validation if vacuum was not maintained during the entire sample collection period. If vacuum readings are outside of the recommended range, inform your project manager as soon as possible. Enter the remaining information on the sample label and field book (stop date, stop time, and final vacuum reading).

9. Record the final conditions at the sample location in accordance with the project-specific work plan or regulatory guidance, often including the weather conditions (e.g., precipitation, barometric pressure, and air temperature), PID readings, and any observations (e.g., odor, staining, or spills).

15.9.2 TEDLAR® BAG SAMPLING

1. Record the initial conditions at the sample location in accordance with the project-specific work plan or regulatory guidance, often including the weather conditions (e.g., precipitation, barometric pressure, and air temperature), PID readings, and any observations (e.g., odor, staining, or spills).
2. Attach a new, appropriately-sized section of Teflon® or Teflon®-lined tubing to the air sampling pump.
3. Purge the tubing by operating the pump in accordance with the manufacturer's specifications (this will remove whatever air was present in the tube and pump mechanism allowing the air to be sampled to enter the sampling assembly).
4. Connect the pump's intake to the soil vapor discharge tubing, and the pump's discharge to the Tedlar® bag sample port.
5. Open Tedlar® bag valve and the appropriate valve port for the soil vapor discharge tubing to allow air flow from the soil vapor point to the Tedlar® bag.
6. Turn on the air sampling pump (or use the hand-powered pump) and begin filling the Tedlar® bag.
7. Once the Tedlar® bag is approximately two-thirds full, close the valve on the Tedlar® bag and the valve on the soil vapor discharge tubing.
8. Discontinue the pump operation and disconnect the air sampling pump from the Tedlar® bag.
9. Attach a label to each bag and enter information (sample number, date, start/stop time, sampler's initials, analysis, and place of collection).
10. Record the final conditions at the sample location in accordance with the project-specific work plan or regulatory guidance, often including the weather conditions (e.g., precipitation, barometric pressure, and air temperature), PID readings, and any observations (e.g., odor, staining, or spills).

15.10 SAMPLE LABELING AND PREPARATION FOR SHIPMENT

1. Once sample collection is complete, prepare the air sample canisters for offsite laboratory analysis:
2. Clean the outside of the sample container, if necessary.
3. Ensure all required information is completed on each sample label (see above).
4. Record sample designation, date, time, and the sampler's initials in the field book.
5. Complete chain-of-custody forms with appropriate sampling information, including:
   - Location
   - Sample name
   - Sample collection start and end date and times
   - Initial vacuum measurement
   - Ending vacuum measurement
   - Sample regulator number

- Sample canister number
- Analytical method

6. Complete sample packing and ship in accordance with proper procedures. Note that air samples are typically shipped under ambient temperatures.

15.11CLOSING NOTES

Once sampling is completed, secure the sample port or abandon the location boreholes/locations in accordance with the project-specific project work plan. Mark all sample locations with spray paint, stakes, or other appropriate marker for future reference, as needed. Decontaminate all equipment prior to departure and properly manage all PPE and IDW in conformance with applicable regulations.

APPENDIX

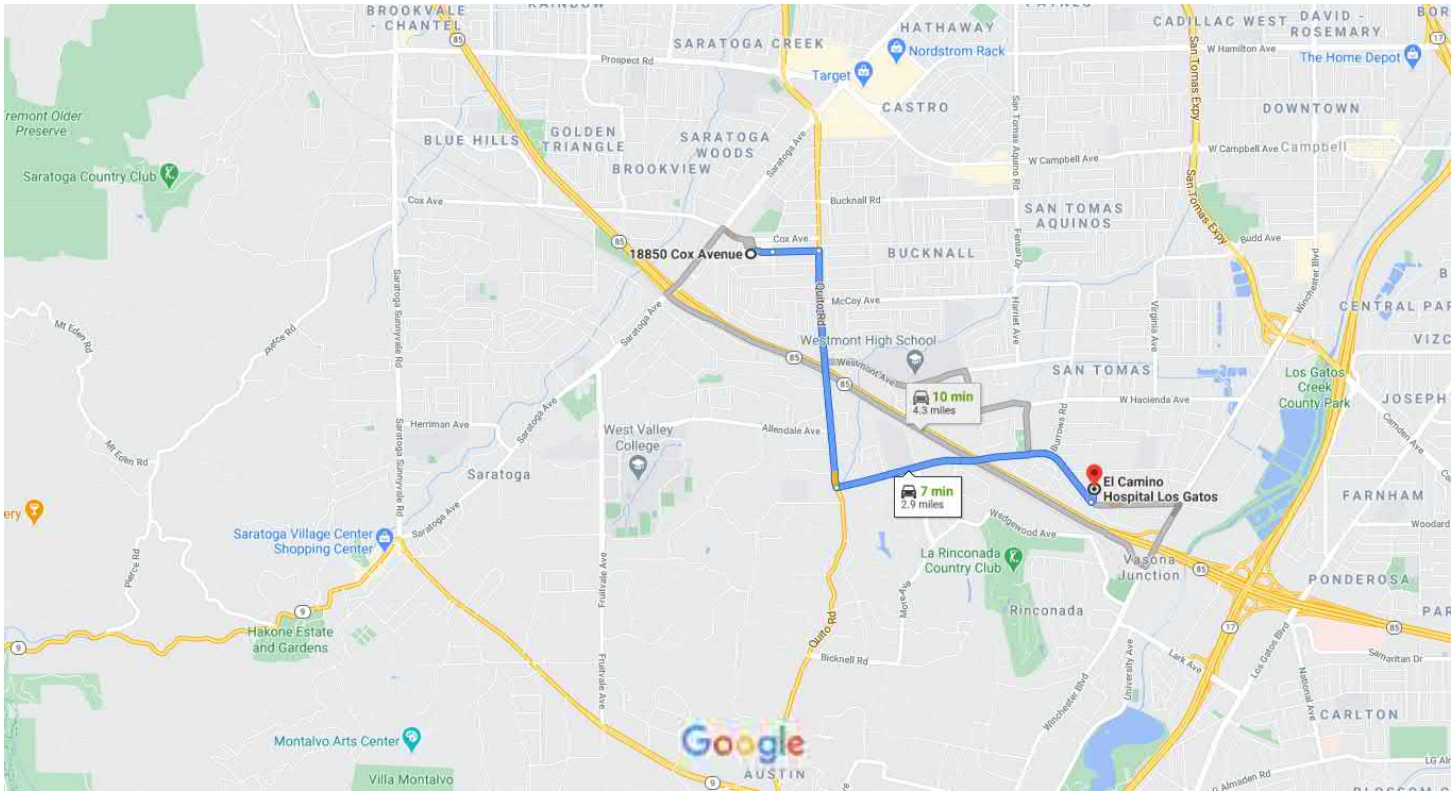
D

ROUTE TO NEAREST EMERGENCY MEDICAL CARE

Google Maps

18850 Cox Avenue, Saratoga, CA to El Camino Hospital Los Gatos

Drive 2.9 miles, 7 min



Map data ©2020 Google 2000 ft

18850 Cox Ave

Saratoga, CA 95070

1. Head east toward Paseo Lado — 0.1 mi
2. Continue onto Paseo Lado — 0.2 mi
3. Turn right onto Quito Rd — 1.2 mi
4. Turn left onto Pollard Rd — 1.4 mi
5. Turn left — 210 ft
   Destination will be on the right

El Camino Hospital Los Gatos

815 Pollard Rd, Los Gatos, CA 95032

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan

your route accordingly. You must obey all signs or notices regarding your route.