

APPENDIX D:
PHASE I ENVIRONMENTAL SITE
ASSESSMENT

.....

July 29, 2019

Alan Enterprise LLC.
Mr. Ali Mozafari

Reference: Phase I Environmental Site Assessment Report for
22690 Stevens Creek Boulevard,
Cupertino, California 95014
(Three parcels with APNs 342-14-04, 342-14-05, and 342-14-66)
AEC Project No. 3940

Dear Mr. Mozafari:

Achievement Engineering Corp. (AEC) is pleased to submit this report of Phase I Environmental Site Assessment (ESA) for the above-referenced project. This report presents a review of the information collected through historical research and our site visit (including interviews) and a summary of our professional judgment based on the information available.

We appreciate the opportunity to be of service to you on this project and would be happy to discuss our findings with you. We look forward to serving as your environmental/geotechnical engineer on your future projects.

Respectfully,

ACHIEVEMENT ENGINEERING CORP.



Sadaf Safaai

Sadaf Safaai, PE
Project Engineer

Copies: Mr. Ali Mozafari

Achievement Engineering Corp.

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1- EXECUTIVE SUMMARY

Achievement Engineering Corp. (AEC) was retained by Alan Enterprise LLC. to perform a Phase I Environmental Site Assessment (ESA) of the property located at 22690 Stevens Creek Boulevard, Cupertino, California 95014 (Three parcels with APNs 342-14-04, 342-14-05, and 342-14-66). The following summary highlights the significant findings and conclusions representing our best professional judgment based on the information and data available to us during the course of this assessment. The reader is referred to the report text for full details.

PHYSICAL SETTING

- The subject site is located at 22690 Stevens Creek Boulevard, Cupertino, California 95014 (Three parcels with APNs 342-14-04, 342-14-05, and 342-14-66), with coordinates of 37° 19' 18.27" N and 122° 4' 8.20" W.
- The topography of the subject is relatively flat at the target property with an average elevation of approximately 386.0 feet (General topographic gradient is NNE).
- It appears that the upper soil near the site is Urban Land, with unreported surface texture and drainage class.
- Rock stratigraphic unit geologic age identification is as follows:

Era: Cenozoic

Category: Continental Deposits

System: Tertiary

Series: Pliocene

Code: Tpc (decoded above as Era, System & Series)

The subject site does not contain any evidence of jurisdictional non-tidal wetlands (national or state).

HISTORICAL DATA

The subject site is currently owned by Bateh Brothers Liquors and Mini Mart (George and Nahida Bateh) and is located on the west south corner of Stevens Creek Blvd. and Foothill Blvd. intersection at 22690 Stevens Creek Boulevard, Cupertino, California 95014, within mixed use plan development(General Commercial) zone of Cupertino.

The subject site comprised of three parcels with assessor parcel number (APN) 342-14-04, 342-14-05, and 342-14-66, with a total area of approximately 0.75 acre. Review of the historical data available for the subject site reveals that most probably the development of the site as is took place between 1950 and 1956 (based on aerial photos), the first city directory listing for this

property belongs to 1975, before that, this address does not exist in 1970 and 1968 listings. Bateh Brothers Liquors and Mini Mart has been listed in 2014 back to 1980 listings. In 1975 directory, a Frank's Liquor and Grocery Store has been listed. Also an interview conducted by others in 2017 reveals that before 1976, the place was used as a bar. No building permit was found indicating any other use for this property. Per aerial photos, in 1939 an orchard was in the property that cannot be observed in 1950 aerial photo. Sometime between 1939 and 1950 the trees were gradually cleared, starting from north to south. The existence of fertilizers, pesticides and metals are possible in the shallow soil due to this historical land use.

Also, review of the historical data for adjacent properties of the subject site using the City Directory Abstract (refer to Appendix E) provided by EDR reveals that for the most part, uses were mixed residential and commercial (a veterinary clinic has existed since (at least 1989) at 10012 N. Foothill Blvd.) and Beacon Service Station has been in service under different names as follows:

1995- to Present -Cupertino Beacon Service Station, Cupertino Auto Care
1989- Foothill Mobil
1981-1984 -McElroy Mobil Service
1976 -D&D Mobil Service
1971 -Johns Mobil Service, Mobil Oil Corporation
1968 -Johns Mobil

ENVIRONMENTAL LIEN

The search by EDR indicates that no environmental lien was found for the subject property. Also no OTHER ACTIVITY AND USE LIMITATIONS (AULs) was found for this property. The Appendix L exhibits the search results.

SITE RECONNAISSANCE

Hazardous Materials –Hazardous chemicals and/or products, as defined in the Code of Federal Regulations 29 CFR 1910.1200, is not used per record and was not observed at the subject site.

Storage Tanks – Currently, no underground storage tank is being used at the subject site. Per Phase I performed by EIS in March 2017, the current business stored small quantities of propane in a locked metal cabinet adjacent to the northeastern building exterior.

Waste Generation – At the time of this ESA, no hazardous or regulated wastes has been observed at the Site. Dumpsters for domestic waste located at the back of building.

Surface Areas – Currently, The subject property consists of three conjoined parcels that form an L-shaped area of approximately 0.75-acres. One 3,025-SF commercial structure is developed on the northeastern corner of the property. The building is currently occupied by Bateh Bros Liquors & Mini Mart. Paved asphalt parking spaces are located on the eastern portion of the Site. The rest of the property is currently an undeveloped dirt and gravel lot.

Adjacent Properties – Adjacent properties are mixed use (commercial, services and residential)
Two major properties are Beacon Service Station at 22510 Stevens Creek Blvd. and Arcadia
Veterinary at 10012 N. Foothill Blvd.

CONCLUSIONS

Based on the currently available information, the subject site is currently owned by Bateh Brothers
Liquors and Mini Mart (George and Nahida Bateh), located at 22690 Stevens Creek Boulevard,
Cupertino, CA 95014 within mixed use plan development (General Commercial) zone of
Cupertino. The site itself has not been listed in any data base searched.

In May 2017 EIS performed a limited Phase II investigation at this property to assess the impact
of neighboring site (Cupertino Beacon at 22510 Stevens Creek) at this property. Above-ESL
benzene concentration in soil vapor was found in the borings at the subject site.

There is one site listed on various databases in the close proximity to and at higher elevation
of the subject site;

- Santa Clara County Fire Station (Also recorded as Monta Vista Fire station) at 22620
Stevens Creek Blvd., 332 ft., west of the subject site.

There are two sites in the close proximity of the site, but at lower elevations:

- Cupertino Beacon at 22510 Stevens Creek, 180 ft. east of the subject property
- Foothill Auto Services at 10121 N. Foothill, 620 ft., north of the subject property

*The review of the aerial photos and historical use of the property as an orchard from at least 1939
to 1950 indicate that there is a potential that metals and pesticides exist in shallow site soil. Above-
ESL benzene concentration in soil vapor was found in the borings at the subject site is also a
recognized environmental conditions. Besides, the open LUST case and documented soil,
groundwater, and soil vapor contamination at neighboring property 22510 Stevens Creek
Boulevard (Cupertino Beacon) represents an offsite controlled recognized environmental
condition. To assess the impacts of the neighboring site at the subject site, conducting a limited
Phase II investigation is recommended.*

No disturbed soil areas, discolored or polluted water, unusual or noxious, floor drains, PCB
containing transformers or nearby former railroad tracks was observed at the subject site.

2- PURPOSE

The purpose of this Phase I ESA is limited to providing an assessment of current environmental conditions at the subject site, to the extent feasible, based on the data available and as referenced as part of an estate transaction process. The assessment was conducted to identify and highlight recognized environmental conditions (REC). REC can be defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions. The following scope of work was performed to identify REC associated with the subject site:

- A review and evaluation of federal and state databases systems including Federal NPL, Federal Delisted NPL site list, Federal CERCLIS, Federal RCRA (CORRACTS and non- CORRACTS) facilities list, Federal CERCLIS NFRAP, Federal RCRA Generator list, Federal institutional controls/engineering controls registries, Federal ERNS list, State- and tribal, State and tribal landfill and/or solid waste disposal site lists, State and tribal leaking storage tank lists, State and tribal registered storage tank lists, State and tribal voluntary cleanup sites and State and tribal Brownfields sites, Local Brownfield lists, Local Lists of Landfill / Solid Waste Disposal Sites, Local Lists of Hazardous waste / Contaminated Sites, Local Land Records, Records of Emergency Release Reports, EDR High Risk Historical Records, EDR Recovered Government Archives and Other Ascertainable Records, as indicated in Appendix A, pages 6 and 7.
- An evaluation of the physical characteristics of the site including topography, geology, soil type, wetlands, and flood plain information.
- A review and evaluation of standards practiced including historical information available for the subject site such as aerial photographs, zoning records and historical maps, reviewing land uses by the aid of City Directory.
- A site visit searching for physical indication of any contamination, documenting it with photographs and interviews with land owner/local peopleworking in the area looking for history of any contamination or release.
- Review of the two reports "Phase I Environmental Site Assessment, 22690 Stevens Creek Boulevard, Santa Clara, California" dated March 2017 and "Phase II Limited Soil, Groundwater, & Soil Vapor Investigation Report, 22690 Stevens Creek Boulevard, Cupertino, California", dated May 2017, both prepared by EIS.

3- METHODOLOGY USED

The following assessment and pertaining report were prepared in accordance with ASTM E 1527-2013, Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process. We used the following methods to evaluate the environmental conditions at the subject site.

A review of the regulatory status of the subject site as it pertains to regulated activities involving the use of hazardous chemicals, the generation of hazardous waste, the treatment, storage, or disposal of hazardous waste, or the release of regulated substances. AEC used services of Environmental Data Resources, Inc. (EDR) to conduct the appropriate radius searches of the subject site of this report in conformance with the scope and limitations of the above referenced ASTM. The Standard approximate minimum search review distances requirements are as follows (*The ones in italic font do not have standard distances, but have been reviewed under the distances specified, if any data available for the subject site*):

To One (1) Mile:

- Federal National Priorities List (NPL).
- Resource Conservation and Recovery Act - Treatment, Storage, and Disposal Facilities (RCRA-TSD).
- Federal RCRA CORRACTS facilities list
- State- and tribal-equivalent NPL
- *Notify 65*

To One-Half (0.5) of a Mile:

- Federal Delisted NPL site list
- Federal CERCLIS list
- Federal CERCLIS NFRAP site list
- Solid Waste Disposal Facilities, Active and Inactive (SWLF)
- Federal RCRA non-CORRACTS TSD facilities list
- State- and tribal-equivalent CERCLIS
- State and tribal landfill and/or solid waste disposal site lists
- State and tribal leaking storage tank lists (LUST)
- State and tribal voluntary cleanup sites
- *HIST CORTESE*
- *Local Lists of Hazardous waste / Contaminated Sites*

To One-Quarter (0.25) of a Mile:

- *RCRA-SQG*
- *RCRA-LQG*

- RCRA-CESQG
- Local Lists of Registered Storage Tanks (SWEEPS, HIST UST, CA FID UST, CERS TANKS)
- Available State Lists of Underground Storage Tanks (USTs).
- CUPA Listings
- DRYCLEANERS

To One-Eighth (0.125) of a Mile:

- Environmental Response Notification System (ERNS)
- Resource Conservation and Recovery Act - Large Quantity Generators (RCRA- LgGen)
- Resource Conservation and Recovery Act - Small Quantity Generators (RCRA- SmGen)
- EDR Hist Cleaner
- EDR Hist Auto list
- Federal institutional controls/engineering controls registries

A copy of the EDR Report is attached as Appendix A. This report also includes the time that information requested, last updated by EDR and last updated by the original reference.

- AEC has forwarded correspondences to Santa Clara Department of Environmental Health (SCDEH) and Santa Clara Fire Department in compliance with the Freedom of Information Act (FOIA). The results of all inquiries will be documented in Appendix F. DTSC (Department of Toxic Substances Control) Archives will also be consulted.
- Historical research of the subject site back to year 1897 was conducted (when data available). The history of site development and usage was developed using the following historical sources:
 - Aerial photographs available from EDR back to 1939.
 - City directories available from EDR back to 1968.
 - Historical Topographic maps obtained from EDR back to 1897.
 - Certified Sanborn maps obtained for this address was not available.

AEC representative visually and physically observed the peripheral surface areas of the subject site on 27 July, 2019. In addition, the observations of the adjacent properties to identify high-risk and contamination migration concerns were made by a walk-through of the accessible sections of the referenced site and its surroundings. An interview was conducted with George Bateh the owner of the liquor store and a mechanic who has worked in Cupertino Beacon for almost 19 years which the responses have been used in preparing this report.

4- REGULATORY REVIEW

4-1- Standard Environmental Records Reviewed.

The target property was not listed in any of the databases searched by EDR. Among the standard databases searched by EDR, the following can be named (for full details, see end of Appendix A):

Federal NPL site list

NPL National Priority List
Proposed NPL- Proposed National Priority List Sites
NPL LIENS Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY Federal Facility Site Information listing
SEMS Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG RCRA - Large Quantity Generators
RCRA-CESQG RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS Land Use Control Information System
US ENG CONTROLS Engineering Controls Sites List
US INST CONTROL Sites with Institutional Controls

Federal ERNS list

ERNS Emergency Response Notification System

State- and tribal - equivalent NPL

CA RESPONSE: State Response Sites

State and tribal leaking storage tank lists

INDIAN LUST

State and tribal landfill and/or solid waste disposal site lists

SWF/LF Solid Waste Information System

State and tribal registered storage tank lists

FEMA UST Underground Storage Tank Listing
UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST: Active UST Facilities

State and tribal voluntary cleanup sites

INDIAN VCP: Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS Considered Brownfields Sites Listing

Additional Environmental Records are listed in pages 5 to 7, Appendix A.

4-2- Surrounding Sites Search results

4-2-1- Federal CERCLIS NFRAP:

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS 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 the 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. The 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 potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 04/11/2019 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property:

SEMS-ARCHIVE		
Equal/Higher Elevation	Address	Direction / Distance
KAISER ALUMINUM FOIL	23333 STEVENS CREEK	W 1/4 - 1/2 (0.366 mi.)

4-2-2- State- and tribal - equivalent CERCLIS

CA ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies 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.

A review of the CA ENVIROSTOR list, as provided by EDR, and dated 04/29/2019 has revealed that there are 4 CA ENVIROSTOR sites within approximately 1 mile of the target property.

CA ENVIROSTOR Equal/Higher Elevation		
Lower Elevation	Address	Direction / Distance
KAISER ALUMINUM AND	23333 STEVENS CREEK	W 1/4 - 1/2 (0.366 mi.)
KAISER CEMENT CORP	2401 STEVENS CREEK B	W 1/2 - 1 (0.994 mi.)

CA ENVIROSTOR Lower Elevation		
Lower Elevation	Address	Direction / Distance
BLACKBERRY FARM PLAY	21979 SAN FERNANDO D	ESE 1/4 - 1/2 (0.485 mi.)
ACRIAN INC	10131 BUBB RD	E 1/2 - 1 (0.973 mi.)

4-2-3- State and tribal leaking storage tank lists

CA LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CA LUST list, as provided by EDR, has revealed that there are 7 CA LUST sites within approximately 0.5 miles of the target property.

CA LUST Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
SANTA CLARA COUNTY F	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)
MONTA VISTA SUBSTATI	10110 CALIFORNIA OAK	NW 1/4 - 1/2 (0.327 mi.)

CA LUST Lower Elevation		
Lower	Address	Direction / Distance
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
ARCO #6182	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)
FOOTHILL AUTO SERVIC	10121 N. FOOTHILL BO	N 0 - 1/8 (0.119 mi.)
FACCIOLA RESIDENCE	22371 CUPERTINO RD	ENE 1/8 - 1/4 (0.189 mi.)

CA CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CA CPS-SLIC list, as provided by EDR, has revealed that there are 2 CA CPS-SLIC sites within approximately 0.5 miles of the target property.

CA CPS-SLIC Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
KAISER ALUMINUM AND	23333 STEVENS CREEK	W 1/4 - 1/2 (0.386 mi.)
PRIVATE RESIDENCE	PRIVATE RESIDENCE	S 1/4 - 1/2 (0.495 mi.)

CA HIST LUST: 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 CA HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there are 4 CA HIST LUST sites within approximately 0.5 miles of the target property.

CA HIST LUST Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
SANTA CLARA COUNTY F	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)

CA HIST LUST Lower Elevation		
Lower	Address	Direction / Distance
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
ARCO #6182	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)
FACCIOLA RESIDENCE	22371 CUPERTINO RD	ENE 1/8 - 1/4 (0.189 mi.)

4-2-4- State and tribal registered storage tank lists

CA UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

CA UST Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
MONTA VISTA FIRE STA	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)

CA UST Lower Elevation		
Lower	Address	Direction / Distance
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)

CA UST Lower Elevation		
Lower	Address	Direction / Distance
BEACON SERVICE STATION	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
ARCO SERVICE STATION	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)

4-2-5- State and tribal voluntary cleanup sites

CA VCP: 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.

A review of the CA VCP list, as provided by EDR, and dated 04/29/2019 has revealed that there is 1 CA VCP site within approximately 0.5 miles of the target property.

CA VCP Lower Elevation		
Lower	Address	Direction / Distance
BLACKBERRY FARM PLAY	21979 SAN FERNANDO D	ESE 1/4 - 1/2 (0.485 mi.)

4-2-6- Local Lists of Hazardous waste / Contaminated Sites

CA CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CA CERS HAZ WASTE list, as provided by EDR, and dated 04/09/2019 has revealed that there are 4 CA CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

CA CERS HAZ WASTE Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
DONNA COTNER DDS	10011 N FOOTHILL BL	NW 0 - 1/8 (0.021 mi.)

CA CERS HAZ WASTE Lower Elevation		
Lower	Address	Direction / Distance
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
CUPERTINO AUTO REPAIR	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
ACADIA VETERINARY CL	10012 N FOOTHILL BL	NE 0 - 1/8 (0.038 mi.)

4-2-7- Local Lists of Registered Storage Tanks

CA SWEEPS UST: 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 1990'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 CA SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 4 CA SWEEPS UST sites within approximately 0.25 miles of the target property.

CA SWEEPS UST Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
SANTA CLARA COUNTY F	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)

CA SWEEPS UST Lower Elevation		
Lower	Address	Direction / Distance
BEACON SERVICE STATI	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
FOOTHILL AUTO SERVIC	10121 N. FOOTHILL BO	N 0 - 1/8 (0.119 mi.)
FACCIOLA RESIDENCE	22371 CUPERTINO RD	ENE 1/8 - 1/4 (0.189 mi.)

CA HIST UST: Historical UST Registered Database.

A review of the CA HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 CA HIST UST sites within approximately 0.25 miles of the target property.

CA HIST UST Lower Elevation		
Lower	Address	Direction / Distance
MOBIL SERVICE STATIO	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
G. JENSEN'S INC.	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)
G. JENSEN'S INC.	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)
FOOTHILL AUTO SERVIC	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)

CA FID UST: 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.

CA FID UST Lower Elevation		
Lower	Address	Direction / Distance
MOBIL SERVICE STATIO	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)

CA CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CA CERS TANKS list, as provided by EDR, and dated 04/09/2019 has revealed that there are 2 CA CERS TANKS sites within approximately 0.25 miles of the target property.

CA CERS TANKS Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
MONTA VISTA FIRE STA	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)

CA CERS TANKS Lower Elevation		
Lower	Address	Direction / Distance
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)

4-2-8- Other Ascertainable Records

RCRA NonGen / NLR: 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. 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). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/25/2019 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

RCRA NonGen / NLR Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
LIFETIME DENTAL CARE	10011 N FOOTHILL BLV	NW 0 - 1/8 (0.021 mi.)
CAMBRIDGE PROPERTY M	22731 STEVENS CREEK	W 1/8 - 1/4 (0.174 mi.)

RCRA NonGen / NLR Lower Elevation		
Lower	Address	Direction / Distance
CUPERTINO AUTO CARE	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
DAVID RANNELLS	10073 AMADOR OAK COU	NNW 1/8 - 1/4 (0.151 mi.)

CA Cortese: 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).

A review of the CA Cortese list, as provided by EDR, and dated 03/25/2019 has revealed that there is 1 CA Cortese site within approximately 0.5 miles of the target property.

CA Cortese Lower Elevation		
Lower	Address	Direction / Distance
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)

CA CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CA CUPA Listings list, as provided by EDR, has revealed that there are 10 CA CUPA Listings sites within approximately 0.25 miles of the target property.

CA CUPA Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
DONNA COTNER DDS	10011 N FOOTHILL BL	NW 0 - 1/8 (0.021 mi.)
GARFIELD FAMILY CHIR	10011 N FOOTHILL BL	NW 0 - 1/8 (0.021 mi.)
LIFETIME DENTAL CARE	10011 N FOOTHILL BL	NW 0 - 1/8 (0.021 mi.)

CA CUPA Lower Elevation		
Lower	Address	Direction / Distance
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
CUPERTINO AUTO CARE	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
ACADIA VETERINARY CL	10012 N FOOTHILL BL	NE 0 - 1/8 (0.038 mi.)
FOOTHILL VALERO	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)
FREEMANS AUTO SERVIC	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)
FOOTHILL AUTO SERVIC	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)
AAA AUTO REPAIR AND	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)

CA HIST CORTESE: 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 [CALSITES]. This listing is no longer updated by the state agency.

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

CA HIST CORTESE Equal/Higher Elevation		
Equal/Higher	Address	Direction / Distance
SANTA CLARA COUNTY F	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)
KAISER ALUMINUM AND	23333 STEVENS CREEK	W 1/4 - 1/2 (0.388 mi.)

CA HIST CORTESE Lower Elevation		
Lower	Address	Direction / Distance
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)
ARCO #6182	10121 N FOOTHILL BLV	N 0 - 1/8 (0.113 mi.)
FACCIOLA RESIDENCE	22371 CUPERTINO RD	ENE 1/8 - 1/4 (0.189 mi.)

CA HWP: Detailed information on permitted hazardous waste facilities and corrective action ("clean ups") tracked in EnviroStor.

A review of the CA HWP list, as provided by EDR, and dated 05/20/2019 has revealed that there is 1 CA HWP site within approximately 1 mile of the target property.

CA HWP Lower Elevation		
Lower	Address	Direction / Distance
ACRIAN INC	10131 BUBB RD	E 1/2 - 1 (0.973 mi.)

CA Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the CA Notify 65 list, as provided by EDR, and dated 03/18/2019 has revealed that there is 1 CA Notify 65 site within approximately 1 mile of the target property.

CA HIST CORTESE Lower Elevation		
Lower	Address	Direction / Distance
ARCO SERVICE STA	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)

4-2-9- EDR HIGH RISK HISTORICAL RECORDS

4-2-9-1- EDR Exclusive Records

EDR Hist Auto: 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. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 4 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Hist Auto list		
Lower Elevation		
Lower	Address	Direction / Distance
<i>ACTION AUTO SERVICE</i>	<i>10010 Foothill Blvd</i>	<i>NE 0 - 1/8 (0.026 mi.)</i>
<i>JOHNS MOBIL SERVICE</i>	<i>22510 STEVENS CREEK</i>	<i>E 0 - 1/8 (0.034 mi.)</i>
<i>FOOTHILL AUTO SERVIC</i>	<i>10121 N Foothill Blv</i>	<i>N 0 - 1/8 (0.119 mi.)</i>
<i>ACED ACRO SERVICE</i>	<i>10121 Foothill</i>	<i>N 0 - 1/8 (0.119 mi.)</i>

4-2-10- Unmapped addresses

Due to poor or inadequate address information, the following sites were not mapped:

Kaiser Cement Corp Permanente Plan	CA CDL
1x Stevens Creek Quarry	SEMS
Stevens Creek Dam	CA HAZNET
Bridge 37c0571 Over Stevens Creek	FINDS
Stevens Creek Quarry, Inc.	FINDS
	US MINES

4-3- OTHER REGULATORY INFORMATION

In addition to the above referenced databases, EDR supplied information from numerous existing government databases. The list of the databases is provided in the attached EDR report (Appendix A).

4-4- FREEDOM OF INFORMATION ACT (FOIA) REQUEST

AEC has forwarded correspondences to Santa Clara Department of Environmental Health (SCDEH) and Santa Clara Fire Department in compliance with the Freedom of Information Act (FOIA). The results of all inquiries will be documented in Appendix F. DTSC (Department of Toxic Substances Control) Archives will also be consulted.

5- PHYSICAL SETTING

5-1- TOPOGRAPHY

The United States Geological Survey (USGS) maps were reviewed. The topography of the subject site is relatively flat and general topographic gradient is NNE. The site itself is at an approximate average elevation of 386.0 feet above mean sea level. Elevation profiles are provided in Appendix A under physical setting.

5-2- SOILS

The Soil Survey of the area, available from the United States Department of Agriculture-NRCS was reviewed. It appears that the upper soil near the site is Urban Land, with unreported surface texture and drainage class.

5-3- FLOOD PLAIN INFORMATION

The Federal Emergency Management Agency (FEMA), through its National Flood Insurance Program, has published Flood Insurance Rate Maps that delineate flood zones. Flood events of a magnitude that are expected to be equaled or exceeded once on the average during any 100-year, or 500-year period have been selected as having special significance for flood plain management and for flood insurance rates. These events, commonly termed the 100- and 500-year floods, have a 1 and 0.2 percent chance, respectively, of being equaled or exceeded during any year. Although the recurrence interval represents the long-term average period between floods of a specific magnitude, rare floods could occur at short intervals or even within the same year. FEMA has made delineations based on whether a particular area experiences minimal flooding, is within the boundary of the 100-year flood, or is within the boundary of the 500-year flood. The Site is noted on FEMA Map Number 06085C0204H (FEMA firm Flood data). The site is not located within 100- year but it is within 500-year flood zone.

5-4- GEOLOGY

The project site is located within the Coast Range Geomorphic Province. Local uplift of the Santa Cruz Mountains within the last 2 to 3 million years has occurred due to a restraining bend of the San Andreas Fault, producing transpressional forces across the plate boundary. Thrust faults bound the San Andreas Fault are responsible for uplift of the range. The range is characterized by rugged hills with moderate relief, steep valleys, and locally steep hillsides abutting drainages. East-flowing drainages result in dissection of the mountain range and alluvial deposition within the San Francisco Bay structural trough.

The site is located on SEARS POINT ASSEMBLAGE, TPc, Claystone—Massive to laminated gray claystone.

Rock stratigraphic unit geologic age identification is as follows:

Era: Cenozoic
Category: Continental Deposits
System: Tertiary
Series: Pliocene
Code: Tpc (decoded above as Era, System & Series)

5-5- SURFACE WATER/GROUND WATER HYDROLOGY

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. Since ascertainable well data for the subject site is not available, it is necessary to rely on EDR to determine ground water flow. EDR utilized the information available from federal and state well databases from the nearest wells located near to the subject site. The direction of the flow for the existing wells farther from the subject site that can be helpful in deciding if the contamination can travel toward the subject site has been presented in EDR, Appendix A, TC5722958.2s Page A-6 .The groundwater levels vary near the subject site and has not been reported in EDR Report. The direction of flow, in the vicinity of the site is also variable and it has not been reported in the report. Phase II Subsurface Investigation Report for the subject site by EIS, May 2017, indicated that groundwater was observed at 21.6 to 29.0 ft. bgs in the two advanced borings.

6- HISTORICAL REVIEW

6-1- PRESENT OWNER

The subject site is currently owned by Bateh Brothers Liquors and Mini Market (George and Nahida Bateh).

6-2- AERIAL PHOTOGRAPHS

A review of historical aerial photographs for the years 1939, 1948, 1950, 1956, 1963, 1968, 1974, 1980, 1998, 2006, 2009, 2012 and 2016 was performed (Appendix C). Review of the historical data available for the subject site reveals that most probably the development of the site as it took place in 1953 (based on aerial photos).

6-3- HISTORICAL MAPS

Sanborn Fire Insurance maps were requested from EDR. EDR certified that the complete holdings of the Sanborn Library, LLC collection have been searched based on the supplied target property information and no map for the subject site was found (Appendix D).

The first city directory listing for this property belongs to 1975 with the name of Frank's Liquor and grocery. Bateh Brothers Liquors has been listed since 1980. No building permit indicating any other land-use was found in the searched records. Per aerial photos, in 1939 an orchard was in the property that cannot be observed in 1950 aerial photo. Sometime between 1939 and 1950 the trees were gradually cleared, starting from north to south. The existence of fertilizers and pesticides are possible in the soil due to this historical land use.

6-4- HISTORICAL CHAIN OF TITLE REPORT

Obtaining a Historical Chain of Title Report is beyond the scope of services of this Phase I ESA report for the subject site.

6-5- ZONING AND LAND USE RECORDS

By reviewing Cupertino zoning map, the target property located at 22690 Stevens Creek Boulevard in mixed use plan development (General Commercial) zone of Cupertino. (Refer to Appendix I).

7- SITE RECONNAISSANCE

7-1- HAZARDOUS SUBSTANCES AND CONTAINERS

During our site visit dated 27 July, 2109, no pools or sumps containing possible hazardous substances or petroleum products were observed.

7-2- FACILITY STORAGE TANKS

Our observations did not reveal the presence of any tank on the subject site. In addition, no evidence of underground pipelines bisecting the subject site was observed during the site visit dated 27 July, 2109. No current evidence of above ground gasoline or diesel storage tanks was observed at the subject site. The historical and regulatory record review revealed no evidence of any USTs previously used at the property. The current business stored small quantities of propane in a locked metal cabinet adjacent to the northeastern building exterior.

7-3- SOLID WASTE GENERATION AND DISPOSAL

The property is currently a liquor store and parking lot and no regulated solid waste is generated at the property. A Dumpster for collecting domestic wastes exists at the property.

7-4- STORM WATER AND WASTE WATER SYSTEMS

Storm water from paved surface areas is sloped to a public drain. Observation of the storm water system did not identify any abnormal accumulation of petroleum run-off or foreign material. No unusual blockages of the storm water control system were observed. Public water and sewer services are available to the area. During the ESA, no wastewater pretreatment or discharge control devices were observed or reported. The subject site did not contain any pits, ponds, or lagoons.

7-5- SURFACE AREAS

The subject property consists of three conjoined parcels that form an L-shaped area of approximately 0.75-acres. One 3,025-SF commercial structure is developed on the northeastern corner of the property. The building is currently occupied by Bateh Bros Liquors & Mini Mart. Paved asphalt parking spaces are located on the eastern portion of the Site. The rest of the property is currently an undeveloped dirt and gravel lot.

7-6- AREA RECONNAISSANCE

During the site visit dated 27 July, 2109, observations were made of the adjacent properties. These observations were made to identify recognized environmental conditions that have the potential for impacting the subject site. No issues of environmental concern were obvious as the site visit was conducted except existence of a Cupertino Beacon (Formerly Foothill Mobil) that is within 180 ft .radius, but at a lower elevation of the subject site.

8- ADDITIONAL ENVIRONMENTAL CONCERNS

8-1- WETLANDS

Wetlands include freshwater marshes, wet meadows, bogs, shrub swamps, wooded swamps, bottomland hardwood forests, shallow ponds, seepage areas, and springs. They range in size from small isolated depressions surrounded by uplands to large complexes thousands of acres in size on the flood plains of major rivers. Review of the available site information did not identify any jurisdictional wetlands (State Wetlands or National Wetlands Inventory) at the subject site.

8-2- AIR EMISSIONS

No activity generating any air emission was recognized by the land use in the subject site.

9- FINDINGS AND CONCLUSIONS

AEC performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 Phase I Environmental Site Assessment Process of the property located at 22690 Stevens Creek Boulevard, Cupertino, CA 95014, (Three parcels with APNs 342-14-04, 342-14-05, and 342-14-66). Any exceptions to, or deletions from this practice are described in Section 10.0 of this report. AEC has additionally made the following observations:

Based on the currently available information, the subject site is currently owned by Bateh Brothers Liquors and Mini Mart (George and Nahida Bateh), located at 22690 Stevens Creek Boulevard, Cupertino, CA 95014 within mixed use plan development (General Commercial) zone of Cupertino. The site itself has not been listed in any data base searched.

In May 2017 EIS performed a limited Phase II investigation at this property to assess the impact of neighboring site (Cupertino Beacon at 22510 Stevens Creek) at this property:

EIS advanced two exploratory soil borings on the subject property to collect soil, groundwater, and oil vapor samples on May 2, 2017. EIS concluded as followed:

- Soils encountered during the investigation included interbedded gravelly sand, silty sand, sandy gravel, clayey sand, and sandy silt to an explored depth of approximately 34 ft. bgs. Groundwater was encountered in boreholes SB-1 and SB-2 at depths of 21.61 and 29.09 ft. bgs, respectively.
- There were no detectable concentrations of TPH-g, BTEX or MTBE in the soil or groundwater samples.
- Soil sample SB-2@28', collected from directly to the east of the Site liquor store, contained TPH-d at 1.9 mg/kg and TPH-o at 11 mg/kg. Both concentrations are below applicable ESLs for residential and commercial/industrial uses.
- Groundwater sample SB-2, collected directly to the east of the Site liquor store, contained TPH-d at 310 µg/L and TPH-o at 620 µg/L. Both concentrations exceed the applicable ESL of 150 µg/L. TPH-d and TPH-o were not detected in the groundwater sample collected from boring SB-2.
- Soil vapor sample SB-1@5', collected from the asphalt-paved parking lot in the southeastern portion of the Site, contained TPH at 20,000 µg/m³ and benzene at 930 µg/m³. The benzene concentration exceeds the applicable ESLs for residential and commercial/industrial uses. The TPH concentration is below the applicable TPH-g ESLs. TPH and benzene were not detected above laboratory reporting limits in soil vapor sample SB-2@5' collected east of the Site liquor store.

There is one site listed on various databases in the close proximity to and at higher elevation of the subject site;

- 1- Santa Clara County Fire Station (Also recorded as Monta Vista Fire station) at 22620 Stevens Creek Blvd., 332 ft., west of the subject site

This site is a closed clean up site. The leak (diesel) was reported in 1997 and the case reported closed in 1998. The facility currently owns a UST, but no leakage or violation found in the record.

There are two sites in the close proximity of the site, but at lower elevations:

- 2- Cupertino Beacon at 22510 Stevens Creek, 180 ft. east of the subject property

This property located east across the street from the subject site, has historically been occupied by multiple fuel service stations and auto repair businesses since 1968. Former occupants include Cupertino Beacon service station and Cupertino Auto Care from at least 1995 to present, Foothill Mobil in 1989, McElroy Mobil Service from 1981 to 1984, D&D Mobil Service in 1976, and Johns Mobil Service from at least 1968 to 1971. There is currently an open regulatory LUST case at 22510 Stevens Creek Boulevard.

In 1999, the SCVWD advanced borings adjacent to the site within Stevens Creek and South Foothill Boulevards. MTBE was detected in soil and groundwater samples collected from the borings at concentrations of up to 0.8 ppm and 8.5 ppb, respectively. In December, a waste oil UST was removed and the fuel piping was replaced. An estimated 275 tons of soil were removed at this time. Prior to installation of the new piping and fuel dispensers, 3 horizontal vapor extraction wells were installed parallel to the fuel dispenser islands.

January 2000 - 7 direct-push soil borings (GP1 through GP7) were advanced onsite to 15-34 feet below the ground surface (ft bgs). Groundwater was not encountered in the borings. The highest TPHg concentrations (2,200 ppm) were reported for borings in the central portion of the site. MTBE was detected in all soil samples at concentrations up to 140 ppm.

April 2002 - 3 direct push soil borings (GP8 through GP10) and 6 vapor extraction wells were advanced onsite. Grab groundwater samples were collected and reported to contain up to 120,000 ppb TPHg, 24,000 ppb Benzene, and 34,000 ppb MTBE. In December, 9 monitoring wells (MW1 through MW9) and one vapor well were installed onsite. Periodic groundwater monitoring began at the site.

Between January 2003 and December 2004, several extended soil vapor extraction (SVE) events were conducted at the site.

February 2004 - offsite well MW10 was advanced to the north of the site across Stevens Creek Blvd. to a depth of 40 ft bgs. In May, 5 direct-push borings (DP1 through DP5) were advanced offsite. TPHg was not detected in any of the soil samples. Grab groundwater samples were reported to contain up to 96 ppb TPHg; Benzene and MTBE were not reported to be present above the laboratory reporting limits.

January 2007 - 3 additional offsite monitoring wells (MW11 through MW13), 3 onsite monitoring wells (MW14 through MW16), 3 onsite vapor probe wells and 2 vapor extraction wells were

installed. In April, vapor extraction and multi-phase extraction feasibility tests were conducted. Dual phase extraction with air sparging has been proposed as the remedial alternative for this site.

In April 2008 – two monitoring wells (MW17 and MW18), 2 air sparging wells (AS1 and AS2) and 1 vapor extraction well (V1A) were installed onsite.

In April 2009 - 4 discrete-screened wells (DSW1 through DSW4) were advanced to depths of up to 66 ft bgs to assess if higher permeability soils are present below the depth of 40 ft bgs. Initial groundwater samples from these wells reported concentrations up to 409 ppb TPHg, 2.3 ppb Benzene, and 695 ppb MTBE. These wells were incorporated into the groundwater monitoring program.

The address is currently occupied by a Cupertino Beacon service station and Cupertino Auto Care. The service station has one 6,000-gallon diesel UST and two gasoline USTs of 10,000 and 12,000-gallons, located on the northwestern section of the property.

3- Foothill Auto Services at 10121 N. Foothill, 620 ft., north of the subject property

This site is a closed LUST clean up site, its initial record going back to 1988.

The review of the aerial photos and historical use of the property as an orchard from at least 1938 to early 1950s indicate that there is a potential that metals and pesticides exist in shallow site soil. Above-ESL benzene concentration in soil vapor was found in the borings at the subject site is a recognized environmental conditions. Besides, the open LUST case and documented soil, groundwater, and soil vapor contamination at neighboring property (Cupertino Beacon) 22510 Stevens Creek Boulevard represents an offsite controlled recognized environmental condition. To assess the impacts of the neighboring site at the subject site, a limited Phase II investigation is recommended.

No disturbed soil areas, discolored or polluted water, unusual or noxious, floor drains, PCB containing transformers or nearby former railroad tracks was observed at the subject site.

10- LIMITATIONS

The following limitations and exceptions are noted:

- AEC relied on Environmental Data Resources, Inc. (EDR) for regulatory review information (i.e., NPL, CERCLIS, CERC, etc.) and the Directory listing. While it is believed that the third party information contained in this report is reliable, AEC cannot guarantee the accuracy or completeness of this information.
- The scope of this assessment does not include site testing of ASTM non-scope considerations that include but are not limited to the following: asbestos-containing materials; radon; lead-based paint; and lead in drinking water.
- The scope of this assessment does not include any testing or sampling of materials such as soils, water, air, etc.
- The scope of this assessment does not include the evaluation of any subsurface conditions.
- Visual and physical observations were limited to accessible areas of the subject site and the areas of the site that AEC is contractually obligated.
- Any additional limitations to the methodology has been used, is specifically addressed in the relevant sections of this report and Appendices.
- This Phase I Environmental Site Assessment report has been prepared for the benefit of the Tesla and may solely be relied upon by its employees and affiliates, and their counsel and consultants.

APPENDIX A – EDR REPORT

22690 Stevens Creek Boulevard
22690 Stevens Creek Boulevard
Cupertino, CA 95014

Inquiry Number: 5722958.2s
July 22, 2019

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edinet.com

FORM LBB LMI

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

22690 STEVENS CREEK BOULEVARD
CUPERTINO, CA 95014

COORDINATES

Latitude (North): 37.3217440 - 37° 19' 18.27"
Longitude (West): 122.0689470 - 122° 4' 8.20"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 582494.1
UTM Y (Meters): 4130767.8
Elevation: 386 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5640178 CUPERTINO, CA
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140606, 20140608
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
22800 STEVENS CREEK BOULEVARD
CUPERTINO, CA 95014

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.)	DIRECTION
A1	DONNA COTNER DDS	10011 N FOOTHILL BL	CA CERS HAZ WASTE, CA CUPA Listings	Higher	111, 0.021, NW	
A2	GARFIELD FAMILY CHIR	10011 N FOOTHILL BL	CA CUPA Listings	Higher	111, 0.021, NW	
A3	LIFETIME DENTAL CARE	10011 N FOOTHILL BLV	RCRA NonGen / NLR	Higher	111, 0.021, NW	
A4	LIFETIME DENTAL CARE	10011 N FOOTHILL BL	CA CUPA Listings	Higher	111, 0.021, NW	
A5	ACTION AUTO SERVICE	10010 FOOTHILL BLVD	EDR Hist Auto	Lower	135, 0.026, NE	
B6	BEACON SERVICE STATI	22510 STEVENS CREEK	CA SWEEPS UST, CA FID UST	Lower	180, 0.034, East	
B7	MOBIL SERVICE STATIO	22510 STEVENS CREEK	CA HIST UST	Lower	180, 0.034, East	
B8	CUPERTINO BEACON	22510 STEVENS CREEK	CA LUST, CA HIST LUST	Lower	180, 0.034, East	
B9	CUPERTINO AUTO CARE	22510 STEVENS CREEK	RCRA NonGen / NLR	Lower	180, 0.034, East	
B10	CUPERTINO BEACON	22510 STEVENS CREEK	CA LUST, CA CERS HAZ WASTE, CA CERS TANKS, CA...	Lower	180, 0.034, East	
B11	CUPERTINO BEACON	22510 STEVENS CREEK	CA UST	Lower	180, 0.034, East	
B12	JOHNS MOBIL SERVICE	22510 STEVENS CREEK	EDR Hist Auto	Lower	180, 0.034, East	
B13	BEACON SERVICE STATI	22510 STEVENS CREEK	CA UST	Lower	180, 0.034, East	
B14	CUPERTINO AUTO REPAI	22510 STEVENS CREEK	CA CERS HAZ WASTE, CA CUPA Listings, CA CERS	Lower	180, 0.034, East	
B15	ACADIA VETERINARY CL	10012 N FOOTHILL BL	CA CERS HAZ WASTE, CA CUPA Listings	Lower	202, 0.038, NE	
C16	MONTA VISTA FIRE STA	22820 STEVENS CREEK	CA CERS TANKS, CA CERS	Higher	332, 0.063, West	
C17	MONTA VISTA FIRE STA	22820 STEVENS CREEK	CA UST	Higher	332, 0.063, West	
C18	SANTA CLARA COUNTY F	22820 STEVENS CREEK	CA LUST, CA HIST LUST, CA SWEEPS UST, CA EMI, CA...	Higher	332, 0.063, West	
D19	ARCO	10121 FOOTHILL	CA HIST CORTESE	Lower	597, 0.113, North	
D20	FOOTHILL AUTO SERVIC	10121 N FOOTHILL BLV	EDR Hist Auto	Lower	626, 0.119, North	
D21	FOOTHILL VALERO	10121 N FOOTHILL BL	CA CUPA Listings	Lower	626, 0.119, North	
D22	FREEMANS AUTO SERVIC	10121 N FOOTHILL BL	CA CUPA Listings	Lower	626, 0.119, North	
D23	ARCO #6182	10121 N FOOTHILL BLV	CA LUST, CA HIST LUST, CA CERS	Lower	626, 0.119, North	
D24	G JENSENS INC	10121 NORTH FOOTHILL	CA HIST UST, CA HAZNET	Lower	626, 0.119, North	
D25	FOOTHILL AUTO SERVIC	10121 N FOOTHILL BL	CA CUPA Listings	Lower	626, 0.119, North	
D26	G. JENSEN'S INC.	10121 N FOOTHILL BLV	CA HIST UST	Lower	626, 0.119, North	
D27	AAA AUTO REPAIR AND	10121 N FOOTHILL BL	CA CUPA Listings	Lower	626, 0.119, North	
D28	ARCO SERVICE STATION	10121 N FOOTHILL BL	CA UST	Lower	626, 0.119, North	
D29	FOOTHILL AUTO SERVIC	10121 N. FOOTHILL BO	CA LUST, CA SWEEPS UST, CA HIST UST, CA CERS	Lower	626, 0.119, North	
D30	ARCO SERVICE STATION	10121 NORTH FOOTHILL	CA Notify 65	Lower	626, 0.119, North	
D31	ACED ACRO SERVICE	10121 FOOTHILL	EDR Hist Auto	Lower	627, 0.119, North	
32	DAVID RANNELLS	10073 AMADOR OAK COU	RCRA NonGen / NLR	Lower	798, 0.151, NNW	
33	CAMBRIDGE PROPERTY M	22731 STEVENS CREEK	RCRA NonGen / NLR	Higher	920, 0.174, West	
34	FACCIOLA RESIDENCE	22371 CUPERTINO RD	CA LUST, CA HIST LUST, CA SWEEPS UST, CA HIST...	Lower	999, 0.189, ENE	
35	MONTA VISTA SUBSTATI	10110 CALIFORNIA OAK	CA LUST, CA NPDES, CA CIWQS, CA CERS	Higher	1725, 0.327, NW	
E36	KAISER ALUMINUM AND	23333 STEVENS CREEK	CA ENVIROSTOR, CA CPS-SLIC, CA EMI, CA HIST...	Higher	1932, 0.366, West	
E37	KAISER ALUMINUM FOIL	23333 STEVENS CREEK	SEMS-ARCHIVE, RCRA-SQG, NY MANIFEST	Higher	1932, 0.366, West	
38	BLACKBERRY FARM PLAY	21979 SAN FERNANDO D	CA ENVIROSTOR, CA VCP, CA CUPA Listings	Lower	2560, 0.485, ESE	
39	PRIVATE RESIDENCE	PRIVATE RESIDENCE	CA CPS-SLIC	Higher	2615, 0.495, South	

MAPPED SITES SUMMARY

Target Property Address:
22880 STEVENS CREEK BOULEVARD
CUPERTINO, CA 95014

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	ACRIAN INC	10131 BUBB RD	SEMS-ARCHIVE, CA ENVIROSTOR, CA HIST UST, RCRA...	Lower	5138, 0.973, East
41	KAISER CEMENT CORP,	2401 STEVENS CREEK B	CA ENVIROSTOR, CA HIST CORTESE	Higher	5250, 0.994, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

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:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

EXECUTIVE SUMMARY

State- and tribal - equivalent NPL

CA RESPONSE..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

CA SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
CA AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

CA BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

CA WMUDS/SWAT..... Waste Management Unit Database
CA SWRCY..... Recycler Database
CA HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODL..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
CA HIST Cal-Sites..... Historical Calsites Database
CA SCH..... School Property Evaluation Program
CA CDL..... Clandestine Drug Labs
CA Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register
CA PFAS..... PFAS Contamination Site Location Listing

Local Land Records

CA LIENS..... Environmental Liens Listing

EXECUTIVE SUMMARY

LIENS 2..... CERCLA Lien Information
CA DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CA CHMIRS..... California Hazardous Material Incident Report System
CA LDS..... Land Disposal Sites Listing
CA MCS..... Military Cleanup Sites Listing
CA SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decreases
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
ABANDONED MINES..... Abandoned Mines
UXO..... Unexploded Ordnance Sites
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
FUELS PROGRAM..... EPA Fuels Program Registered Listing
CA BOND EXP. PLAN..... Bond Expenditure Plan
CA DRYCLEANERS..... Cleaner Facilities
CA ENF..... Enforcement Action Listing
CA Financial Assurance..... Financial Assurance Information Listing
CA ICE..... ICE
CA HWT..... Registered Hazardous Waste Transporter Database
CA MINES..... Mines Site Location Listing

EXECUTIVE SUMMARY

CA MWMP..... Medical Waste Management Program Listing
CA PEST LIC..... Pesticide Regulation Licenses Listing
CA PROC..... Certified Processors Database
CA HAZMAT..... Hazardous Material Facilities
CA UIC..... UIC Listing
CA UIC GEO..... UIC GEO (GEOTRACKER)
CA WASTEWATER PITS..... Oil Wastewater Pits Listing
CA WDS..... Waste Discharge System
CA WIP..... Well Investigation Program Case List
CA MILITARY PRIV SITES..... MILITARY PRIV SITES (GEOTRACKER)
CA PROJECT..... PROJECT (GEOTRACKER)
CA WDR..... Waste Discharge Requirements Listing
CA OTHER OIL GAS..... OTHER OIL & GAS (GEOTRACKER)
CA PROD WATER PONDS..... PROD WATER PONDS (GEOTRACKER)
CA SAMPLING POINT..... SAMPLING POINT (GEOTRACKER)
CA WELL STIM PROJ..... Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

CA RGA LF..... Recovered Government Archive Solid Waste Facilities List
CA RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly

EXECUTIVE SUMMARY

known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS 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 the 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. The 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 potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 04/11/2019 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KAISER ALUMINUM FOIL Site ID: 0901179 EPA Id: CAD009155284	23333 STEVENS CREEK	W 1/4 - 1/2 (0.366 mi.)	E37	103

State- and tribal - equivalent CERCLIS

CA ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies 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.

A review of the CA ENVIROSTOR list, as provided by EDR, and dated 04/29/2019 has revealed that there are 4 CA ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KAISER ALUMINUM AND Facility Id: 43330001 Status: Refer: RWQCB	23333 STEVENS CREEK	W 1/4 - 1/2 (0.366 mi.)	E36	100
KAISER CEMENT CORP. Facility Id: 43350079 Status: Refer: Other Agency	2401 STEVENS CREEK B	W 1/2 - 1 (0.994 mi.)	41	117

Lower Elevation	Address	Direction / Distance	Map ID	Page
BLACKBERRY FARM PLAY Facility Id: 60001205 Status: No Further Action	21979 SAN FERNANDO D	ESE 1/4 - 1/2 (0.485 mi.)	38	108
ACRIAN INC Facility Id: 80001710 Status: Inactive - Needs Evaluation	10131 BUBB RD	E 1/2 - 1 (0.973 mi.)	40	111

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State and tribal leaking storage tank lists

CA LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CA LUST list, as provided by EDR, has revealed that there are 7 CA LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SANTA CLARA COUNTY F	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)	C18	70
Database: LUST, Date of Government Version: 12/10/2018 Database: LUST REG 2, Date of Government Version: 09/30/2004 Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014 Status: Completed - Case Closed Facility Status: Case Closed Date Closed: 03/30/1998 Global Id: T0608502037 SCVWD ID: 07S2W15F02F date9: 3/30/1998				
MONTA VISTA SUBSTATI	10110 CALIFORNIA OAK	NW 1/4 - 1/2 (0.327 mi.)	35	96
Database: LUST, Date of Government Version: 12/10/2018 Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014 Status: Completed - Case Closed Date Closed: 11/20/2006 Global Id: T0608634350 SCVWD ID: 07S2W15F03F				
Lower Elevation	Address	Direction / Distance	Map ID	Page
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B8	16
Database: LUST REG 2, Date of Government Version: 09/30/2004 Facility Status: Pollution Characterization				
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B10	18
Database: LUST, Date of Government Version: 12/10/2018 Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014 Status: Open - Verification Monitoring Global Id: T0608548766 SCVWD ID: 07S2W15K01F				
ARCO #6182	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)	D23	77
Database: LUST REG 2, Date of Government Version: 09/30/2004 Facility Status: Case Closed date9: 7/29/1996				
FOOTHILL AUTO SERVIC	10121 N. FOOTHILL BO	N 0 - 1/8 (0.119 mi.)	D29	82
Database: LUST, Date of Government Version: 12/10/2018 Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014 Status: Completed - Case Closed Date Closed: 07/29/1996 Global Id: T1000004993 Global Id: T0608500152 SCVWD ID: 07S2W15F04F SCVWD ID: 07S2W15F01F				
FACIOLA RESIDENCE	22371 CUPERTINO RD	ENE 1/8 - 1/4 (0.189 mi.)	34	95
Database: LUST REG 2, Date of Government Version: 09/30/2004 Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014				

EXECUTIVE SUMMARY

KAISER ALUMINUM AND
Date Closed: 01/09/1995
SCVWD ID: 07S2W15G01F
date: 1/9/1995

CA CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CA CPS-SLIC list, as provided by EDR, has revealed that there are 2 CA CPS-SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KAISER ALUMINUM AND Database: SLIC REG 2, Date of Government Version: 09/30/2004 Facility Id: 43S0663	23333 STEVENS CREEK	W 1/4 - 1/2 (0.366 mi.)	E36	100
PRIVATE RESIDENCE Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Completed - Case Closed Global Id: T1000003039	PRIVATE RESIDENCE	S 1/4 - 1/2 (0.495 mi.)	39	110

CA HIST LUST: 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 CA HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there are 4 CA HIST LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SANTA CLARA COUNTY F SCVWD ID: 07S2W15F02	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)	C18	70
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUPERTINO BEACON SCVWD ID: 07S2W15K01	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B8	16
ARCO #6182 SCVWD ID: 07S2W15F01	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)	D23	77
FACCIOLA RESIDENCE SCVWD ID: 07S2W15G01	22371 CUPERTINO RD	ENE 1/8 - 1/4 (0.189 mi.)	34	85

State and tribal registered storage tank lists

CA UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the CA UST list, as provided by EDR, has revealed that there are 4 CA UST sites within

EXECUTIVE SUMMARY

approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MONTA VISTA FIRE STA Database: UST, Date of Government Version: 12/10/2018 Facility Id: 45	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)	C17	69

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUPERTINO BEACON Database: UST, Date of Government Version: 12/10/2018	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B11	46
BEACON SERVICE STATI Database: UST, Date of Government Version: 12/10/2018 Facility Id: 44	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B13	48
ARCO SERVICE STATION Database: UST, Date of Government Version: 12/10/2018 Facility Id: 35	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)	D28	82

State and tribal voluntary cleanup sites

CA VCP: 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.

A review of the CA VCP list, as provided by EDR, and dated 04/29/2019 has revealed that there is 1 CA VCP site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BLACKBERRY FARM PLAY Status: No Further Action Facility Id: 60001205	21979 SAN FERNANDO D	ESE 1/4 - 1/2 (0.485 mi.)	38	108

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CA CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CA CERS HAZ WASTE list, as provided by EDR, and dated 04/09/2019 has revealed that there are 4 CA CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DONNA COTNER DDS	10011 N FOOTHILL BL	NW 0 - 1/8 (0.021 mi.)	A1	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B10	18

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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUPERTINO AUTO REPAIR	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B14	48
ACADIA VETERINARY CL	10012 N FOOTHILL BL	NE 0 - 1/8 (0.038 mi.)	B15	57

Local Lists of Registered Storage Tanks

CA SWEEPS UST: 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 1990'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 CA SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 4 CA SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SANTA CLARA COUNTY F	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)	C18	70
Status: A Tank Status: A Comp Number: 298				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEACON SERVICE STATION	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B6	13
Status: A Tank Status: A Comp Number: 39475				
FOOTHILL AUTO SERVICE	10121 N. FOOTHILL BO	N 0 - 1/8 (0.119 mi.)	D29	82
Status: A Tank Status: A Comp Number: 27102				
FACCIOLA RESIDENCE	22371 CUPERTINO RD	ENE 1/8 - 1/4 (0.189 mi.)	34	85
Comp Number: 337				

CA HIST UST: Historical UST Registered Database.

A review of the CA HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 CA HIST UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL SERVICE STATION	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B7	15
Facility Id: 0000039475				
G JENSENS INC	10121 NORTH FOOTHILL	N 0 - 1/8 (0.119 mi.)	D24	78
G. JENSEN'S INC.	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)	D26	80
Facility Id: 0000060177				
FOOTHILL AUTO SERVICE	10121 N. FOOTHILL BO	N 0 - 1/8 (0.119 mi.)	D29	82
Facility Id: 0000027102				

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CA FID UST: 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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEACON SERVICE STATION	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B6	13
Facility Id: 43001931 Status: A				

CA CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CA CERS TANKS list, as provided by EDR, and dated 04/09/2019 has revealed that there are 2 CA CERS TANKS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MONTA VISTA FIRE STA	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)	C16	61
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B10	18

Other Ascertainable Records

RCRA NonGen / NLR: 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. 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). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/25/2019 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LIFETIME DENTAL CARE EPA ID: CAL000441261	10011 N FOOTHILL BLV	NW 0 - 1/8 (0.021 mi.)	A3	11
CAMBRIDGE PROPERTY M EPA ID: CAC002981476	22731 STEVENS CREEK	W 1/8 - 1/4 (0.174 mi.)	33	93
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUPERTINO AUTO CARE EPA ID: CAL000419408	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B9	16
DAVID RANNELLS EPA ID: CAC002974544	10073 AMADOR OAK COU	NNW 1/8 - 1/4 (0.151 mi.)	32	92

EXECUTIVE SUMMARY

CA Cortese: 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).

A review of the CA Cortese list, as provided by EDR, and dated 03/25/2019 has revealed that there is 1 CA Cortese site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B10	18
Cleanup Status: OPEN - VERIFICATION MONITORING				

CA CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CA CUPA Listings list, as provided by EDR, has revealed that there are 10 CA CUPA Listings sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DONNA COTNER DDS	10011 N FOOTHILL BL	NW 0 - 1/8 (0.021 mi.)	A1	9
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				
GARFIELD FAMILY CHIR	10011 N FOOTHILL BL	NW 0 - 1/8 (0.021 mi.)	A2	11
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				
LIFETIME DENTAL CARE	10011 N FOOTHILL BL	NW 0 - 1/8 (0.021 mi.)	A4	12
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CUPERTINO BEACON	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B10	18
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				
CUPERTINO AUTO REPAIR	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B14	48
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				
ACADIA VETERINARY CL	10012 N FOOTHILL BL	NE 0 - 1/8 (0.038 mi.)	B15	57
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				
FOOTHILL VALERO	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)	D21	76
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				
FREEMANS AUTO SERVIC	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)	D22	76
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				
FOOTHILL AUTO SERVIC	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)	D25	80
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				
AAA AUTO REPAIR AND	10121 N FOOTHILL BL	N 0 - 1/8 (0.119 mi.)	D27	81
Database: CUPA SANTA CLARA, Date of Government Version: 05/16/2019				

CA HIST CORTESE: 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.

A review of the CA HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that

EXECUTIVE SUMMARY

there are 5 CA HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SANTA CLARA COUNTY F Reg Id: 43-2219	22620 STEVENS CREEK	W 0 - 1/8 (0.063 mi.)	C18	70
KAISER ALUMINUM AND Reg Id: 43-0770	23333 STEVENS CREEK	W 1/4 - 1/2 (0.366 mi.)	E36	100
Lower Elevation	Address	Direction / Distance	Map ID	Page
CUPERTINO BEACON Reg Id: 43-0455	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B10	18
ARCO Reg Id: 43-0084	10121 FOOTHILL	N 0 - 1/8 (0.113 mi.)	D19	75
FACCIOLA RESIDENCE Reg Id: 43-1785	22371 CUPERTINO RD	ENE 1/8 - 1/4 (0.189 mi.)	34	85

CA HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the CA HWP list, as provided by EDR, and dated 05/20/2019 has revealed that there is 1 CA HWP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ACRIAN INC EPA Id: CAD092205889 Cleanup Status: CLOSED	10131 BUBB RD	E 1/2 - 1 (0.973 mi.)	40	111

CA Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the CA Notify 65 list, as provided by EDR, and dated 03/18/2019 has revealed that there is 1 CA Notify 65 site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO SERVICE STATION	10121 NORTH FOOTHILL	N 0 - 1/8 (0.119 mi.)	D30	92

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: 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

EXECUTIVE SUMMARY

limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 4 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ACTION AUTO SERVICE	10010 FOOTHILL BLVD	NE 0 - 1/8 (0.026 mi.)	A5	13
JOHNS MOBIL SERVICE	22510 STEVENS CREEK	E 0 - 1/8 (0.034 mi.)	B12	46
FOOTHILL AUTO SERVIC	10121 N FOOTHILL BLV	N 0 - 1/8 (0.119 mi.)	D20	75
ACED ACRO SERVICE	10121 FOOTHILL	N 0 - 1/8 (0.119 mi.)	D31	92

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 6 records.

Site Name	Database(s)
KAISER CEMENT CORP PERMANENTE PLAN	CA CDL
1X STEVENS CREEK QUARRY	SEMS
STEVENS CREEK DAM	CA HAZNET
BRIDGE 37C0571 OVER STEVENS CREEK	FINDS
STEVENS CREEK QUARRY, INC.	FINDS
	US MINES

