CORNERSTONE EARTH GROUP

Type of Services	**Phase I Environmental Site Assessment and Preliminary Phase II Soil, Ground Water, and Soil Vapor Quality Evaluation**
Location	**569, 573, 595 and 615, and 625 Trade Zone Boulevard Milpitas, California**
Client	**Warmington Residential California**
Client Address	**2400 Camino Ramon, Suite 234 San Ramon, California 94583**
Project Number	**573-1-1**
Date	**November 6, 2012**

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SECTION 1: INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) and Preliminary Phase II Soil, Soil Vapor and Ground Water Quality Evaluation performed for 569, 573, 595, 615, and 625 Trade Zone Boulevard in Milpitas, California (Site) as shown on Figures 1, 2, and 3. This work was performed for Warmington Residential California in accordance with our July 10, 2012 Agreement (Agreement). Cornerstone Earth Group, Inc. (Cornerstone) understands that Warmington Residential California intends to purchase the property for residential redevelopment. Current development plans consist of the construction of a combination of single family houses and townhomes on the Site.

1.1 PURPOSE

The scope of work presented in the Agreement was prepared in general accordance with ASTM E 1527-05 titled, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard). The ASTM Standard is in general compliance with the Environmental Protection Agency (EPA) rule titled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule). The purpose of this Phase I ESA is to strive to identify, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the property.

As defined by ASTM E 1527-05, the term Recognized Environmental Condition means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water on the property.

1.2 SCOPE OF WORK

As presented in our Agreement, the scope of work performed for this Phase I ESA and Phase II Soil and Ground Water Quality Evaluation included the following:

- One reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or ground water.

- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.
- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents at nearby facilities.
- Review of readily available information on file at selected governmental agencies to help evaluate past and current Site use and hazardous materials management practices.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Drilling and logging of five exploratory borings to a depth of approximately three feet.
- Drilling and logging of two exploratory borings to depths of approximately 10 to 20 feet.
- Sampling of eight existing soil vapor probes with vapor points at depths of approximately 5 and 10 feet.
- Collection of soil samples and ground water grab samples from the exploratory borings for laboratory analyses.
- Collection of soil vapor samples from the vapor probes for laboratory analyses.
- Collection of samples of undocumented fill from 29 locations for laboratory analyses.
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 11; the terms and conditions of our Agreement are presented in Appendix A.

1.3 ASSUMPTIONS

In preparing this Phase I ESA, Cornerstone assumed that all information received from interviewed parties is true and accurate. In addition, we assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. We also assumed that the boundaries of the Site, based on information provided by Warmington Residential California, are as shown on Figure 2. We have not independently verified the accuracy or completeness of any data received.

1.4 ENVIRONMENTAL PROFESSIONAL

This Phase I ESA and Phase II investigation was performed by Sarah E. Kalika, P.G. and Peter M. Langtry, P.G., C.E.G. environmental professionals who meet the ASTM E 1527-05 qualifications.

SECTION 2: SITE DESCRIPTION

This section describes the Site as of the date of this Phase I ESA. The location of the Site is shown on Figures 1 and 2. Tables 1 through 3 summarize general characteristics of the Site and adjoining properties. The Site is described in more detail in Section 7, based on our on-Site observations.

2.1 LOCATION AND OWNERSHIP

Table 1 describes the physical location, and ownership of the property, based on information provided by Warmington Residential California.

Table 1. Location and Ownership

The Site is owned by three independent parties as follows:

Assessor's Parcel No. (APN)	086-36-006
Reported Address/Location	569 and 573 Trade Zone Boulevard
Owner	David G. Pirnik and Irene F. Pirnik
Approximate Lot Size	4.388 acres
Approximate Bldg. Size	Three structures: approximately 9,500 total square feet.
Construction Date	Approximately 1963-1971 (City of Milpitas records and interview questionnaires)

Assessor's Parcel No. (APN)	086-36-004, 086-36-005
Reported Address/Location	595 and 615 Trade Zone Blvd
Owner	James Meeks and the James Meeks Revocable Trust
Approximate Lot Size	2.863 acres (086-36-004), 2.863 acres (086-36-005)
Approximate Bldg. Size	Two structures: approximately 4,500 total square feet.
Construction Date	Approximately 1976 for office/shop building, unknown date of construction for concrete block-wall office building (City of Milpitas records and interview questionnaires)

Assessor's Parcel No. (APN)	086-36-003
Reported Address/Location	625 Trade Zone Boulevard
Owner	Sam Tavakoli
Approximate Lot Size	2.06 acres
Approximate Bldg. Size	One structure: approximately 1,280 total square feet.
Construction Date	Approximately 1962 (City of Milpitas records and interview questionnaires)

2.2 CURRENT/PROPOSED USE OF THE PROPERTY

The current and proposed uses of the property are summarized in Table 2.

Table 2. Current and Proposed Uses

Current Use	Existing and Vacant former auto dismantling businesses
Proposed Use	Residential redevelopment

2.3 SITE SETTING AND ADJOINING SITE USE

Land use in the general Site vicinity appears to be primarily commercial and industrial. Based on our Site vicinity reconnaissance, adjoining Site uses are summarized below in Table 3.

Table 3. Adjoining Site Uses

North	Commercial & Industrial
South	Trade Zone Boulevard with commercial and industrial beyond
East	Oil change business and commercial business park
West	Vacant commercial business park with Montague Expressway beyond

SECTION 3: USER PROVIDED INFORMATION

The ASTM standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Phase I ESA, the User is Warmington Residential California.

3.1 CHAIN OF TITLE

A preliminary title report and/or chain of title were not provided for Cornerstone's review.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No information regarding environmental liens or activity and use limitations (AULs) was provided for our review.

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

The ASTM Standard requires that if the User is aware of any specialized knowledge and/or commonly known or reasonably ascertainable information within the local community about the Site that is material to Recognized Environmental Conditions, such as environmental liens, a significantly lower purchase price due to the property being affected by hazardous materials, or other conditions that are material to Recognized Environmental Conditions in connection with the Site, it is the User's responsibility to communicate such information to the environmental professional. Warmington Residential California did not provide this information to us.

3.4 CLIENT-PROVIDED DOCUMENTS

Warmington Residential California provided the following document for our review during preparation of this Phase I ESA. The report is included in Appendix G.

Soil and Groundwater Investigation Report, Pick Your Part- Expansion Property, 625 Trade Zone Boulevard, Milpitas, California by Geomatrix Consultants, Inc., April 26, 2002.

Cornerstone reviewed this report, prepared as a baseline environmental investigation for a former occupant of 625 Trade Zone (Tavakoli Parcel) (Pick Your Part), prior to their occupancy of the parcel.

The investigation, performed while the auto dismantling operations of a previous occupant (Quality Auto Dismantlers) were active, included the collection of 8 soil samples from visibly stained areas near a former oil storage shed, within dismantling areas, near a gravel sump, and near a subsurface hydraulic lift.

Laboratory analyses of surface and near surface soil samples (to an approximate depth of 1 foot) detected total petroleum hydrocarbons in the diesel range (TPHd) and motor oil range (TPHmo) above residential screening levels in 6 of 8 samples. Concentrations of TPHd detected ranged from 4.4 parts per million (ppm) to 6,000 ppm, and concentrations of TPHmo ranged from non-detect (less than 50 ppm) to 12,000 ppm. The Environmental Screening Levels (ESLs) (California Regional Water Quality Control Board, 2008) for TPHd and TPHmo are 83 ppm and 370 ppm, respectively.

Laboratory analyses of three ground water grab samples, collected at depths ranging from 11 to 12 feet, detected several VOCs in the ground water at concentrations below ESLs and Maximum Contaminant Levels (MCLs) (California Department of Health Services, 2008). The ground water grab samples reportedly were collected near a gravel sump, a dismantling area and from near a hydraulic lift.

3.5 REASON FOR PERFORMING PHASE I ENVIRONMENTAL SITE ASSESSMENT

We understand that Warmington Residential California intends to purchase the property for residential redevelopment. We performed this Phase I ESA to support Warmington Residential California in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

SECTION 4: RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Cornerstone contracted with a firm specializing in the computerized search of environmental regulatory databases to evaluate the likelihood of contamination incidents at and near the Site. The databases and search distances were in general accordance with the requirements of ASTM E 1527-05. A list of the database sources reviewed, a description of the sources, and a radius map showing the location of reported facilities relative to the project Site are presented in Appendix B.

4.1.1 On-Site Database Listings

On-Site database listings are summarized in Table 4. Additional information is summarized below.

Table 4. On-Site Reported Hazardous Materials Users

Facility Name	Address	Map I.D.	Databases	Comments
P and C Auto Wreckers	573 Trade Zone Blvd	A2	RCRA-SQG, FINDS, HAZNET	Listed as a small quantity generator of hazardous waste with no violations found, facility that performs storage, bulking and/or transfer off-site.
Pick Your Part	595 Trade Zone Blvd	A1	FINDS, WDS, AST, SLIC, ICIS, NPDES, HAZNET	Listed as an industrial facility that treats and/or disposes of liquid or semisolid wastes from servicing, producing, manufacturing or processing operation. NPDES permit for seasonal storm water discharge, Category C for facilities having no waste treatment systems. 1,495 gallon AST under local jurisdiction. Closed SLIC case.

P and C Auto Wreckers at 569-573 Trade Zone Boulevard (Site):

This Site is listed on the RCRA-SQG database as a small quantity generator of hazardous wastes with no violations reported. In addition the HAZNET database entry for the Site listed various wastes that were removed for off-Site disposal, including aqueous solutions with organic residue less than 10 percent and non-specified aqueous solution. The HAZNET database information is extracted from hazardous waste manifests received each year by the California Department of Toxic Substances Control (DTSC). The data is submitted without correction and therefore may contain incorrect information, such as waste type and disposal method.

No open investigations were reported. According to the property owner, the Site is reportedly regularly inspected by the Milpitas Fire Department. Additional information was provided by Santa Clara County Environmental Health Department and is summarized in Section 4.2.1.

Pick Your Part at 595 and 615 Trade Zone Boulevard (Site):

The Site is listed on the following databases: FINDS; CA WDS; Aboveground Storage Tank (AST); Spills, Leaks, Investigations and Cleanups (SLIC); NPDES, and; HAZNET.

The FINDS database contained a registry identification number that identified the Pick Your Part facility within the California Used Oil Recycling System (UORS) Integrated Compliance Information System (ICIS). Two violation identification numbers were listed with the enforcement type "CWA 309A AO for Compliance". The CWA 309 is a reference to a violation of an existing administrative order of the Clean Water Act. No additional information regarding potential Clean Water Act violations was reported.

The CA WDS database identified Pick Your Part at 595 and 615 Trade Zone Boulevard as an "industrial facility that treats and/or disposes of liquid or semisolid wastes from any servicing,

producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations or water pumping." The facility was additionally listed as an active facility with a continuous or seasonal discharge that is under Waste Discharge Requirements with a minor threat to water quality and under complexity category C, which includes "facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds."

The above ground storage tank (AST) database listed Pick Your Part as the owner of a 1,495-gallon above-ground storage tank. Tank contents were not listed.

The Spills, Leaks, Investigations, and Cleanups (SLIC) database listed Pick Your Part as a facility with an open case in the assessment and interim remediation action status. Santa Clara County Local Oversight Program was listed as the lead agency. Contaminants of concern were listed as acetone, xylene, lead, nickel, fuel oxygenates, waste oil / motor oil / hydraulic oil / lubricating oil.

The NPDES database listed Pick Your Part (with an address in Anaheim, California) as an industrial facility with a waste discharge identification number. It is unclear whether this permit applies to the facility in Milpitas.

The HAZNET database entry for Pick Your Part listed various wastes that were removed for off-Site disposal, including aqueous solutions with organic residue less than 10 percent, waste oil and mixed oil, off-specification, aged or surplus organics, and other organic solids, and non-specified aqueous solution. HAZNET listings were included from 1999 to 2009.

To obtain additional information on the former Pick Your Part facility, selected readily available documents obtained from the state Geotracker database were reviewed. These documents are briefly summarized below.

A soil and ground water quality investigation was performed by Environmental Control Associates (ECA) and results were reported in their report "Additional Investigative Report, Pick Your Part/Meeks Site (Santa Clara County Department of Environmental Health [SCCDEH] [sic] Voluntary Cleanup Case #009; Santa Clara Valley Water District [SCVWD] [sic] identification number 06S1E17N01s) 595+615 Trade Zone Boulevard, Milpitas, California" dated April 27, 2011. Concentrations of metals, TPHd, TPHmo, total petroleum hydrocarbons as gasoline (TPHg), methyl tert-butyl ether (MTBE), and tert-butyl alcohol (TBA) were reported within the soil at various locations of the Pick Your Part facility at concentrations exceeding residential screening levels. Soils were reported as clayey. Ground water was sampled in the central crushing area, northwest crushing area, and fluid recovery area (Figure 2). Laboratory analyses of ground water grab samples detected benzene (up to 12.9 micrograms per liter [µg/L] equivalent to parts per billion [ppb]), MTBE (up to 246 ppb), naphthalene (up to 47.1 ppb) exceeding the Environmental Protection Agency's Maximum Contaminant Levels for drinking water (MCLs) and TPHmo (up to 5,030 ppb) exceeding the drinking water ESL. The concentrations of benzene, MTBE and naphthalene detected did not exceed the residential ESLs for evaluation of potential vapor intrusion concerns (SFBRWQCB, 2008, Table E-1). There is no ESL for TPHmo for evaluation of potential indoor air vapor intrusion concerns. ECA

recommended that surface soil excavation be conducted in the central crushing area and fluid recovery area (Figure 2).

Near-surface soil was sampled and reportedly analyzed for the presence of asbestos (ECA, April 2011) using the polarized light microscopy (PLM) bulk analysis method, which reports concentrations of asbestos to a detection limit of 1 percent by weight. Five of seven soil samples were reported as containing "trace" asbestos, which is asbestos detected at concentrations less than 1 percent (ECA, April 2011). Asbestos was reported as "not detected" in the other two samples analyzed by the laboratory.

According to ECA's recommendations (ECA, April 2011), soil cleanup activities were recommended to be performed at the Central Crushing Area and Fluid Recovery Area. The approximate boundaries of excavated soil in the Fluid Recovery Area are shown on Figure 2. Additionally, ECA recommended in their April 2011 report that surface soil staining locations and areas of auto debris should be scraped and disposed and following this cleanup, no further soil cleanup and further ground water related actions appeared warranted.

ECA's April 2011 report stated that remedial actions of the Fluid Recovery Area would be performed under the supervision of ECA and the property owner and that excavation of surface spills in the Central Crushing Area would be conducted by AMEC on behalf of the Pick Your Part lessee.

Excavation and disposal of soil in the Fluid Recovery Area (FRA) was performed in September 2011 (Figure 2). Approximately 500 to 750 cubic yards of soil were generated, stockpiled, and profiled for off-Site disposal. Approximately 726 tons of soil was disposed of at Newby Island Sanitary Landfill in Newark (ECA, October 2011).

The location of the Central Crushing Area is identified on Figure 2. . Cornerstone reviewed the "Remedial Action Report for the Former Central Crushing Area, Voluntary Oversight Case No. 009" dated November 30, 2011 by AMEC, who was the consultant for the Pick Your Part lessee (included in Appendix C of this report). AMEC's report stated that soil was excavated during August 29 to October 1, 2011 from an approximately 15,700 square foot area at the Former Central Crushing Area to a depth of approximately 2 ½ feet. Backfill materials, provided by Stevens Creek Quarry, were evaluated prior to import by collection of four four-point composite samples and analysis for the presence of Title 22 metals, TPHd and TPHmo, TPHg and VOCs, and OCPs. Analytical results were reportedly compared to the shallow soil ESLs for commercial/industrial land use. TPHg, TPHmo, VOCs and pesticides were not detected. Additional constituents were not reported above the ESLs, with the exception of arsenic, which was reported at 5.9 and 6.1 mg/kg, which was below the background concentration of 12 mg/kg (reported within Section 5.2.1 of the California Department of Toxic Substances Control's August 7, 2008 "Interim Guidance for Sampling Agricultural Properties (Third Revision)" used as a comparison threshold. SCCDEH reportedly approved the use of this backfill material in an email approval sent to Pick Your Part on August 24, 2011. Following soil excavation, as shown on Figure 2 and detailed map included within AMEC's document, confirmation samples were not collected from the bottom or sidewalls, instead existing soil analytical data collected between 2009 and 2011 by AMEC and others was relied upon to characterize the extent of impacted soil. Additionally, select areas of petroleum-stained surface soil outside the Former Central Crushing Area were removed. Backfill of the excavation was completed by placing imported material from Stevens Creek Quarry and compacted. Field compaction was confirmed using a nuclear gauge. Approximately 1,400 cubic yards of soil was stockpiled and evaluated for off-Site

disposal. Approximately 2,400 tons of soil was reportedly transported to Potrero Hills Landfill in Suisun City, California for disposal as a non-hazardous waste. Additionally 303 tons of soil was transported to Clean Harbors Buttonwillow Landfill in Buttonwillow, California for disposal as a California hazardous waste, due to elevated solubility results for chromium, lead, and nickel. AMEC requested a letter of "no further action" be prepared for their client, Pick Your Part. In a letter from SCCDEH, dated December 13, 2011, SCCDEH stated that no additional work was required within the Former Central Crushing Area, but formal case closure would be granted following completion of additional excavation work being conducted by ECA on behalf of the property owner. A copy of this letter is additionally included within Appendix C of this report..

In ECA's report dated October 11, 2011, the soil excavation conducted at the former Fluid Recovery Area (FRA) was detailed and the results of confirmation samples were presented. Soil confirmation samples were collected from the northwest (FRA-11) and southwest (FRA-12) areas of the excavation (ECA, October 2011, within Appendix C). Analytical data was reported as follows:

Soil samples from FRA-11:
1 foot: 0.31 ppm MTBE, 0.22 ppm TBA
3 feet: 0.34 ppm MTBE, 0.067 ppm TBA
6 feet: 0.18 ppm MTBE, 0.11 ppm TBA

Each of the MTBE concentrations were reported above the commercial/industrial and residential ESL of 0.023 ppm. Two of the three samples of TBA were reported above the commercial/industrial and residential ESL of 0.075 ppm.

Soil samples from FRA-12:
1 foot: 3.7 ppm MTBE, <5.0 ppm TBA
3 feet: 1.6 ppm MTBE, 0.62 ppm TBA
6 feet: 0.82 ppm MTBE, 0.25 ppm TBA
10 feet: 0.015 ppm MTBE, <0.050 ppm TBA

Soil samples from the 1 foot interval exceeded the commercial/industrial and residential ESL for MTBE. Samples reported for the 3 and 6 foot intervals exceeded the commercial/industrial and residential ESL for TBA.

ECA reported that although 10 of 14 samples analyzed exceeded the ESLs for commercial/industrial soil and residential soil, after reported discussions with staff at SCCDEH, these concentrations were accepted by SCCDEH due to decreasing concentrations detected with depth (ECA, October 2011). Additional sidewall or bottom of excavation soil confirmation samples were not collected following completion of the excavation due to twelve soil samples previously collected (Cornerstone assumed these samples were collected during previous work in April 2011, no dates were presented in text or tables) for the purposes of "impact definition work" at the FRA. Laboratory analyses of the twelve soil samples previously collected did not detect concentrations of TPHg, TPHd, TPHmo, BTEX, MTBE, fuel oxygenates, or VOCs above the commercial/industrial or residential ESLs, with the exception of a soil sample at 09-P1, collected at 1 foot below the surface at a location on northwest of the edge of the excavation, which contained TPHmo at 1,090 ppm (ECA, October 2011, Table 1 (final), Appendix C). It is unclear whether soil at location 09-P1 was excavated during work at the FRA.

Ground water was reportedly sampled in eight locations within the Fluid Recovery Area using a Geoprobe drill rig to reach ground water beneath the excavation, however, the depth to ground water was not reported within the document. As the depth of the excavation was reported to be 10 feet, Cornerstone assumes that ground water was encountered deeper than 10 feet. Ground water samples were reported with concentrations of TPHg (up to 1,510 ppb), TPHmo (up to 172 ppb), benzene (up to 12.9 ppb), ethylbenzene (up to 118 ppb), xylenes (up to 338 ppb), MTBE (up to 246 ppb), and naphthalene (up to 47.1 ppb) (ECA, October 2011). Reported concentrations exceeded ESLs for ground water that is a potential source for drinking water (SFBRWQCB, May 2008, Table A). According to ECA, shallow ground water cleanup goals were not established for this remedial action; and, therefore, ground water was not removed or treated.

According to correspondence within the Geotracker project file, Mamerto Jorvina of SCCDEH visited the Site on October 4, 2011 to verify that the excavation areas had been backfilled. According to an email dated October 5, 2011 from Lani Lee of SCCDEH, the required soil excavation had been completed. An emailed response by Val Catunao of the Milpitas Fire Department stated that the file for this property will be closed.

The most recent correspondence (October 20, 2011) obtained from the Geotracker database, was a summary of a Site visit conducted by Lani Lee of SCCDEH to observe an excavation conducted under the direction of ECA on behalf of the property owner at the location of a former steam cleaning pad where apparently petroleum impacted soil had been encountered. Additional details of Cornerstone's observation of this excavation are summarized in Section 7.2. Ms. Lee's correspondence letter requested a report on the excavation of this area by November 30, 2011.

ECA prepared a report dated November 22, 2011 "Source Removal and Preliminary Investigation Report, Historic Steam Cleaning Area (HSCA) – Meeks Site (SCVWD ID No. 06S1E17N01s)." This report summarizes the steam clean area grate removal as well as the excavation performed and the results of two samples collected. The steam cleaning pad area was reportedly excavated to approximately 16 feet by 18 feet and to a depth of approximately 14 feet. Ground water was encountered at approximately 10 to 11 feet, but rose within the excavation to approximately 8 feet. Oily staining was observed within the excavation at approximately 8 feet. Due to the presence of ground water, ECA directed the excavation of two lateral trenches to assess the extent of the presence of oily staining in the northern and western directions, which were the reported presumed ground water flow directions. According to ECA's report, visibly stained soil within the western trench appeared to be clearing up after approximately 20 lateral feet, but the northern trench soil appeared stained at 30 feet, when excavation was discontinued. One soil sample was collected from the end of each trench at approximately 9 feet. Each sample was analyzed for the presence of TPHg, TPHd, TPHmo, xylenes, naphthalene, VOCs, SVOCs, and selected metals: cadmium, chromium, lead, nickel, zinc. Sample HSCA-1W (collected from the western trench) reportedly contained 6.4 ppm of TPHmo (below the residential ESL) and less than the laboratory reporting limits for TPHd, TPHg, xylenes, VOCs, and SVOCs. Metals concentrations were reported below residential ESLs. Sample HSCA-1N (collected from the northern trench) reportedly contained 210 ppm of TPHmo, 12 ppm of TPH-d, 7.1 ppm of TPHg and less than the laboratory reporting limits for xylenes, VOCs, and SVOCs. Metals concentrations were also reported below residential ESLs. The report recommended an additional investigation using Geoprobe drilling equipment, to collect soil and grab ground water samples on the four perimeter corners of the existing

excavation, with additional step-out samples collected approximately 20 feet laterally from each corner.

SCCDEH submitted a letter approving the planned additional investigation work to be performed at the HSCA. SCCDEH additionally requested a supplemental ground water sample from the former fluid recovery area of the Site.

ECA performed Geoprobe soil and grab-ground water sampling in January 2012 at the corners of the open excavation, reported in "Additional HSCA Investigation Report and Case Closure Request, Meeks Site (SCVWD ID No. 06S1E28N01s)" dated January 31, 2012. Eight locations were drilled, four at each corner of the open excavation (northwest, northeast, southeast, southwest), and an additional four step-out locations approximately 20 feet from each corner. Soil samples were collected at depths of 6, 9, 12, and 16 feet within each borehole and one grab ground water sample was collected from each location. Each sample was analyzed for TPHd, TPHmo, benzene, toluene, ethylbenzene, total xylenes, and naphthalene. BTEX and naphthalene were not detected above laboratory reporting limits in soil or ground water. TPHd was reported within soil samples at concentrations ranging from <2 ppm to 19 ppm (HSCA-1NE at 9 feet), which is below the residential ESL of 83 ppm. TPHmo was reported at concentrations ranging from 7.3 ppm (HSCA-2NW at 16 feet) to 520 ppm (HSCA-1SE at 9 feet), with only one sample exceeding the residential ESL of 370 ppm (520 ppm detected). TPHd was reported in three of eight ground water samples at concentrations above the ESL of 100 ppb, ranging from 120 ppb (HSCA-1NW) to 21,000 ppb (HSCA-1SE). The remaining concentrations were reported below laboratory reporting limits of 100 ppb. TPHmo was reported in all eight ground water samples at concentrations above the ESLs of 100 ppb (for ground water that is a source for drinking) and 210 ppb (for ground water that is not a source for drinking), ranging from 280 ppb (HSCA-2NW) to 190,000 ppb (HSCA-1SE). ECA's report stated that due to removal of most of the source, and that native soils are clayey, no additional remedial actions or further investigation are recommended.

ECA submitted "Additional Groundwater Test in Fluid Recovery Area, Meeks Site (SCVWD ID No. 06S1E17N01s)" dated February 1, 2012 to SCCDEH. This letter documented the collection of one grab ground water sample (FRA-13) from the former fluid recovery area of the Site, between former ECA samples FRA-3 and FRA-4. This sample was analyzed for TPHg, BTEX, fuel oxygenates, naphthalene, TPHd, and TPHmo. The only constituent detected above laboratory reporting limits was MTBE, which was reported at 8.9 ppb, above the ESL for ground water used for drinking of 5 ppb, but below the ESL for ground water not used for drinking of 1,800 ppb.

SCCDEH issued a case closure letter, dated April 20, 2012, which noted that remedial activities discussed in the closure were conducted to remove known contamination to commercial/ industrial usage standards. SCCDEH established Site Management Requirements identified in the case closure summary. SCCDEH additionally noted that "when the Site is redeveloped residentially, Site conditions should be re-assessed to determine if additional remedial action would be required at that time." The case closure document stated that residual contamination remains in soil at the following concentrations:

- TPHg: 7.1 ppm
- TPHd: 33 ppm
- TPHmo: 2,350 ppm
- Benzene: 0.0035 ppm

- Toluene: 0.0285 ppm
- Ethylbenzene: 0.016 ppm
- Xylenes: 0.128 ppm
- MTBE: 3.7 ppm
- TBA: 0.62 ppm
- Naphthalene: 0.047 ppm
- Acetone: 0.13 ppm
- Lead: 190 ppm
- Soluble Lead: 3.1 ppm
- Nickel: 1,190 ppm
- Soluble Nickel: 3.3 ppm
- Various other metals

The closure document stated that residual contamination remains in ground water at the following concentrations:

- TPHg: 21,000 ppb (appears that SCCDEH meant TPHd, based on results reported in ECA's January 31, 2012 document)
- TPHmo: 190,000 ppb
- MTBE: 25 ppb

SCCDEH concluded their letter by stating that residual contamination in soil and ground water remains at the Site that could pose an unacceptable risk under certain Site development activities such as site grading, excavation, or the installation of water wells. Additionally, the County and the appropriate planning and building department shall be notified prior to any changes in land use, grading activities, excavation, and installation of water wells. The notification shall list mitigation actions to ensure compliance with the Site management requirement. A copy of the case closure letter is included in Appendix C.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The following additional sources of readily ascertainable public information for the Site also were reviewed during this Phase I ESA.

4.2.1 City and County Agency File Review

Cornerstone requested readily available files pertaining to 569, 573, 595, and 615 Trade Zone Boulevard at the following public agencies: the City of Milpitas Building Department (MBD), Milpitas Fire Department (MFD), the Santa Clara County Department of Environmental Health (SCCDEH), and the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB). The information reviewed is summarized in Table 8; selected documents are provided in Appendix C.

A representative of the SFBRWQCB indicated that SCCDEH is the lead agency for a SLIC case at 595 and 615 Trade Zone Boulevard and that the SFBRWQCB had no hazardous materials or ground water protection program files pertaining to the site, other than what is available for review on the Geotracker database.

SCCDEH responses:

595 and 615 Trade Zone: SCCDEH provided a copy of a notification that Pick Your Part was no longer at the address of 595 Trade Zone Blvd as of November 7, 2009. Additionally, they provided inspection records from 2001 and 2004 with hazardous materials label violations noted, accumulation dates not clearly marked on drums, and non-compliance with the requirement to keep drums properly closed and sealed.

569 and 573 Trade Zone: SCCDEH responded with records of hazardous materials inspections performed at the Site from 1992 through 2010. Violations recorded pertained to hazardous waste label compliance including lack of the accumulation start dates and missing labels on hazardous materials containers. Hazardous materials observed included waste oil, gasoline, and automotive fluids. Violations appeared to be subsequently corrected. In addition, an August 31, 1992 inspection found that a comprehensive training program had not been satisfactorily implemented and manifests were not properly completed. A letter dated September 30, 1992 by P&C Auto Wreckers provided a response and documented the corrections made following the inspection.

625 Trade Zone: No files were provided by SCCDEH.

The MFD responded that all of their files were located on the internet, accessible through the City of Milpitas website. Cornerstone did not identify readily accessible files for 569, 595, 615, or 625 Trade Zone Boulevard on the City of Milpitas Fire website. Cornerstone's search for files resulted in information for 573 Trade Zone only, which consisted of hazardous materials business plans on file. Hazardous materials reportedly used or stored at the Site include gasoline, diesel, oil, hydraulic oil, transmission fluid, propane, acetylene, oxygen, battery acid, Zep brand cleaner, waste oil, waste antifreeze, and waste oil filters. Spill control is reportedly performed using absorbent material or neutralizers.

Cornerstone reviewed available building permit files on the MBD database. Selected files reviewed are summarized in Table 5.

Table 5. File Review Information

Agency Name	Document Date	Address	Remarks
City of Milpitas Building Department	5/12/65	569 Trade Zone Blvd	Fire department inspection, minor violations (replace plastic trash can with metal can, fire extinguishers needed) violations later corrected
City of Milpitas Building Department	3/26/73	569 Trade Zone Blvd	Milpitas Fire Department inspection- no deficiencies reported
City of Milpitas Building Department	July 1964	573 Trade Zone Blvd	Zone permit approval for use as auto wrecking
City of Milpitas Building Department	9/23/64	573 Trade Zone Blvd	Site plan showing building, parking area to the south, and septic tank on west side of structure
City of Milpitas Building Department	10/6/64	573 Trade Zone Blvd	Construct 8 foot high fence, permit for office-wrecking yard, applicant Vic Gorin
City of Milpitas	10/13/64	573 Trade	Plumbing & gas permit to applicant Vanderson

Building Department		Zone Blvd	Construction
City of Milpitas Fire Department	1984-1993, 1994-2000, 2004, 2007	573 Trade Zone Blvd	Hazardous Materials Business Plans on file
City of Milpitas Fire Department	5/12/65	573 Trade Zone Blvd	Inspection with minor violations (fire extinguishers, LPG appliances installed in an unapproved manner, LPG containers should be removed from building and stored outside, electrical cords should be equipped with proper plugs) all violations later corrected
City of Milpitas Fire Department	7/2/74 & 7/17/74	573 Trade Zone Blvd	Inspection with minor violations: provide metal cabinet for paint storage, remove extension cord from soda machine
City of Milpitas Fire Department	7/7/88	573 Trade Zone Blvd	Change business name from J&M Auto Sales to P&C Auto Wreckers
City of Milpitas Fire Department	1/18/90, 7/12/91, 11/17/93, 10/2/02	573 Trade Zone Blvd	Various minor fire code violations, reportedly all corrected
City of Milpitas Fire Department	9/22/03	573 Trade Zone Blvd	Secondary containment for haz mat storage required. Placards required (as in 3,4,5 oxy), later corrected
City of Milpitas Fire Department	9/29/04	573 Trade Zone Blvd	Propose to construct steel tubs in PC-1 area for waste oil. To be emptied daily. (Steel tub observed within Hazardous Materials storage area at time of Site visit)
City of Milpitas Fire Department	10/11/06	573 Trade Zone Blvd	Propane cylinder to be secured, anti-freeze drum to be marked/labeled

Continued.

Table 5, continued.

Agency Name	Document Date	Address	Remarks
City of Milpitas Building Department	12/9/69	595 Trade Zone Blvd	Use permit for auto wreckers approved
City of Milpitas Building Department	12/9/70	595 Trade Zone Blvd	Blueprint for construction of 4,000 square foot building; Applicant: Hi-Way Auto Wreckers; septic tank shown on west side of structure with leach field toward the north of tank.
City of Milpitas Building Department	7/28/72	595 Trade Zone Blvd	Certificate of occupancy for Cathey Auto Wreckers
City of Milpitas Building Department	8/24/72	595 Trade Zone Blvd	Letter regarding authorization to fill property with provision that no rain water run onto the property or on either side. Drainage shall be toward rear of property.
City of Milpitas Building Department	8/25/11	595 Trade Zone Blvd	Demolition permit for removal of miscellaneous structure
City of Milpitas	8/25/11	595 Trade	Grading permit for remove and replace contaminated soil

Building Department		Zone Blvd	
City of Milpitas Building Department	12/3/63	615 Trade Zone Blvd	Fence permit; Applicant: City Auto Wreckers
City of Milpitas Building Department	3/9/64	615 Trade Zone Blvd	Permit for demolition of 720 square foot "old barn" Reference to an office structure
City of Milpitas Building Department	3/13/64	615 Trade Zone Blvd	Permit for gas lines for a wall heater
City of Milpitas Building Department	2/2/76	615 Trade Zone Blvd	Name change to E&H Auto Wreckers
City of Milpitas Building Department	1962	625 Trade Zone Blvd	Building, plumbing, and electrical permits for a 1,280 square foot office and storage building and 8 foot high fence for auto wrecking operation
City of Milpitas Building Department	6/10/92	625 Trade Zone Blvd	Use permit for temporary office trailer
City of Milpitas Fire Department	11/22/92	625 Trade Zone Blvd	Hazardous materials disclosure states no hazardous materials use at the property
City of Milpitas Building Department	12/30/92	625 Trade Zone Blvd	Permit for repair of burned building, installation of low-flow toilet. Owner: Ralph Sidebottom, tenant: Sam Tavakoli
City of Milpitas Building Department	3/23/94	625 Trade Zone Blvd	Letter referencing demolition of fire damage along north east side of office

Continued.

Table 5, continued.

Agency Name	Document Date	Address	Remarks
City of Milpitas Building Department	7/15/03	625 Trade Zone Blvd	Occupancy Permit for Low Price Auto Glass
City of Milpitas Building Department	12/11/03	625 Trade Zone Blvd	Planning permit for installation of metal canopy in side yard, applicant: Low Cost Auto Glass
City of Milpitas Building Department	12/16/03	625 Trade Zone Blvd	Building permit for 900 square foot steel carport
City of Milpitas Building Department	5/4/11	625 Trade Zone Blvd	Occupancy Permit for Quality RV, Boat & Vehicle Storage and Sales

4.2.2 Radon

Elevated levels of radon in indoor air are a result of radon moving into buildings from the soil, either by diffusion or flow due to air pressure differences. The ultimate source of radon is the

uranium that is naturally present in rock, soil, and water. Some types of rocks are known to have uranium concentrations greater than others and, consequently, there is an increased chance of elevated radon concentrations in soils and weathered bedrock where they are located. Areas down-slope which received sediments and/or surface and ground water from rock units with above average uranium content also have an increased likelihood of elevated radon concentrations in soil gas. In California, bedrock that can contain above average uranium concentrations includes the Monterey formation, asphaltic rocks, marine phosphatic rocks, granitic rocks, felsic volcanic rocks, and certain metamorphic rocks.

The federal EPA has established an action level of 4 pCi/L, above which the EPA recommends taking action to reduce radon levels in structures. To help local, state, and federal agencies prioritize resources and implement radon-control building codes, the EPA published maps of radon hazards for each county in California (www.epa.gov/radon/zonemap/california.htm).

The Site is located in Santa Clara County, which is designated by the EPA as Zone 2 with a moderate potential (from 2 to 4 pCi/L). It is important to note that EPA has identified structures with elevated levels of radon in all three zones, and the EPA recommends Site-specific testing in order to determine radon testing at a specific location.

Based on information present in the regulatory agency database report, radon screening results in the Site vicinity (zip code 95035) are summarized in Table 6.

Table 6. Reported Radon Screening Test Results

Number of Tests	Zip Code	Results (pCi/l)
29	95035	None exceeding 4 pCi/L

4.2.3 Division of Oil, Gas and Geothermal Resources Maps

To evaluate the presence of oil or gas wells on-Site and in the immediate Site vicinity, maps available on-line at the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (http://www.consrv.ca.gov/dog) were reviewed. Review of the available map for the Site area (Map for Township 06S, Range 01E, Section 17) did not show oil or gas wells on-Site or on the adjacent properties.

4.2.4 Lead in Drinking Water

The City of Milpitas provides drinking water to the Site. The 2012 water quality report published by the City of Milpitas states that water is supplied by the Santa Clara Valley Water District. The report states that lead was detected in the most recent samples, collected in 2010, at a concentration range of <0.5 to 48 ppb [parts per billion (ppb)] with the 90th percentile of samples at 3.9 ppb. The drinking water standard for lead established by the US EPA is 15 ppb. Information provided by the City of Milpitas and Santa Clara Valley Water District states that the drinking water standard for lead is met if the 90th percentile is less than 15 ppb.

SECTION 5: PHYSICAL SETTING

We reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

5.1 RECENT USGS TOPOGRAPHIC MAP

A recent USGS 7.5 minute topographic map was reviewed to evaluate the physical setting of the Site. The Site's elevation is approximately 44 feet above mean sea level; topography in the vicinity of the Site slopes gently to the west, towards the San Francisco Bay.

5.2 HYDROGEOLOGY

Based on our on-Site investigation and previous on-Site investigation performed in 2011 for a previous client (see Section 9), shallow ground water beneath the majority of the Site was present at depths of approximately 8 to 14 feet in 2011, and was initially encountered in July 2012 at a depth of approximately 12 ½ feet, then rose to a depth of approximately 7 feet at 625 Trade Zone. Ground water likely flows toward the west or west-northwest.

SECTION 6: HISTORICAL USE INFORMATION

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the property. The ASTM standard requires the identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources.

6.1 HISTORICAL SUMMARY OF SITE

The historical sources reviewed are summarized below. The results of our review of these sources are summarized in Table 7.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated 1939, 1948, 1956, 1965, 1975, 1982, 1993, 1998, 2005, and 2006 obtained from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut; copies of aerial photographs reviewed are presented in Appendix D.

- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historic topographic maps dated 1899, 1953, 1961, 1968, 1973, and 1980; copies of historic topographic maps reviewed are presented in Appendix D.

- **Historical Fire Insurance Maps:** EDR reported that the Site was not within the coverage area of fire insurance maps.

- **Local Street Directories:** We reviewed city directories obtained from EDR that were dated from 1980 to 2006 to obtain information pertaining to past Site occupants; the city directory summary is presented in Appendix E.

Table 7. Summary of Historical Source Information for Site

Date	Source	Comment
1899	Topographic map	No structures are shown on-Site.
1939, 1948, and 1956	Aerial photograph	The Site appears to be developed with orchards. A rural residence with outbuildings (barn, sheds) appears to be located on the eastern portion of the Site (residence on Tavakoli-owned parcel, and eastern portion of Meeks-owned parcel).
1953	Topographic map	The Site appears to be developed with orchards. One structure is depicted along the eastern portion of the orchard (on the Tavakoli-owned parcel). The approximate current configuration of Trade Zone Blvd is depicted but not named.
1961	Topographic map	The Site is shown as developed with orchards. A structure is depicted along the eastern boundary of the orchard on the Tavakoli-owned parcel. A well is depicted on the western side of the orchard.
1965	Aerial photograph	The Site appears to be developed with an auto storage/wrecking yard on the eastern and western sides of the Site, with a strip of undeveloped land on the western half of the Meeks-owned property. A portion of the southwest corner of the Pirnik-owned parcel is not yet developed. At least five structures are shown across the parcels on the southern side of the Site along Trimble Road (former name of Trade Zone Boulevard).
1968	Topographic map	One additional structure is depicted on the south side of the Site, along the north side of Trimble Road.
1973	Topographic map	The Site is depicted with five structures, orchards, and one well.
1975	Aerial photograph	The photo quality is poor, however, the Site appears similar to the 1965 photo, with possible additional commercial activity along the south portion of the western side of the Meeks-owned parcel.
1980	Topographic map	The Pirnik-owned parcel is depicted with one structure and a well. The Meeks-owned parcel is depicted with two structures. The Tavakoli-owned parcel is depicted with one structure. One additional structure is depicted on the boundary between Meeks and Tavakoli.
1982	Aerial photograph	The Site is shown as developed entirely with auto wrecking yards. Structures are shown along the southern portion of the parcels.
1993, 1998, 2005, and 2006	Aerial photograph	Auto wrecking yards and at least seven structures are observed.
1985-2000	City Directory	E&H Auto Wreckers, Santa Clara County Auto Recyclers Association, and James Meeks listed at 595 Trade Zone.
1985-2000	City Directory	The Radiator Doctor (1985-1986), South Bay Salvage Pool (1986-1991), James Meeks (2000) listed at 615 Trade Zone.

Continued.

Table 7, continued.

1985-2000	City Directory	Santa Clara County Auto Recyclers Association, Quality Auto Dismantlers (1985-1991, 2000), Quality Auto Dismantling (1996), Low Price Auto, Quality Auto Dismantling, Santa Clara County Auto Recyclers Assn (2006)

6.2 HISTORICAL SUMMARY OF SITE VICINITY

Based on our review of the information described in Section 6.1, the general history of the Site vicinity is summarized below.

1899
The 1899 topographic map shows the site to be in a sparsely developed area. The City of Milpitas is north of the site. The San Jose Branch of Southern Pacific Railroad tracks are shown west of the site.

1939, 1948, 1956
The 1939, 1948, and 1956 aerial photographs show a rural residence with several small commercial/agricultural outbuildings and possible row crops to the west of the Site.

1953
The 1953 topographic map shows three structures west of the Site and an additional two structures beyond. Trimble Road and orchards are depicted to the south. Railroad tracks are depicted to the east and west.

1961
The 1961 topographic map additionally depicts a well northwest of the Site within an open area and orchards to the south.

1965
The 1965 aerial photograph shows the adjacent site to the east developed with a dairy. An orchard is shown to the south of Trimble Road/Trade Zone Blvd. The property adjacent to the east appears to be used for row crops.

1975
The 1975 aerial photograph shows a development under construction adjacent to the north.

1968, 1973, and 1980
The 1968 through 1980 topographic maps depict Montague Expressway to the west and northwest with increasing commercial/industrial development to the north, east, and south.

1982 through 2005
The 1982 through 2005 aerial photos show increasing development of the surrounding properties with commercial and industrial uses, primarily business parks.

SECTION 7: SITE RECONNAISSANCE

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are

discussed below. Additional Site observations are summarized in Table 8 in Section 7.2. Photographs of the Site are presented in Section 7.2.3.

7.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Sarah E. Kalika visited the Site on July 23, 2012, and was accompanied part of the time by Mr. Sam Tavakoli (property owner for 625 Trade Zone). Mr. Tavakoli stated that he operated an auto dismantling business at the Site since 1983, but purchased the property in approximately 1999 or 2000. He stated that Pick Your Part operated on the Site from 2000 until 2008. From 2008 until present, a recreational vehicle (RV) rental business has leased the property to park and clean RVs and vacation trailers. Cleaning includes interior and exterior washing, but reportedly, no maintenance activities or oil changes.

During a previous Phase I ESA (2011), Cornerstone interviewed Mr. James Meeks (property owner for 595 and 615 Trade Zone). Mr. Meeks stated that he operated an auto dismantling business at the Site beginning in 1976 and then leased the Site to Pick Your Part auto dismantling for approximately ten years. Cornerstone additionally interviewed Mr. David Pirnik (property owner for 569 and 573 Trade Zone). Mr. Pirnik stated that he has operated his parcel as an auto wrecking yard since 1964, but purchased the property in 1973 after 10 years of leasing.

Cornerstone staff only observed those areas that were reasonably accessible, safe, and did not require movement of equipment, materials or other objects.

7.2 OBSERVATIONS

7.2.1 July 23, 2012 Site Visit

The Site is divided into three portions, identified within this description by property owner.

Pirnik Parcel (569 and 573 Trade Zone) is located on the western side of the Site. At the time of our Site visit, the Site was operating as an automobile dismantling facility under the business name of P&C Auto Recyclers. The business operates as an automobile dismantler, recycler, and parts re-seller. Three structures were observed: office and small shop area located at southeast corner of the property; fluid draining and auto dismantling structure located along the southern side of the property; and an engine draining structure located along the eastern side of the property (Figure 2). Additionally, many racks of automobile parts (including car doors, windshields, engines, brakes, axles, etc.), a hazardous materials storage area (including one AST within secondary containment, four drums on pallets or within a steel secondary containment system, an automotive battery, several propane containers [see photographs in Section 7.2.1]), and several trailers reportedly containing vehicle seats and parts unable to be stored outdoors were observed within the southern third of the property. The fluid draining and auto dismantling structure contained a mechanical parts washer, reportedly utilizing water to clean parts. The wash water from the parts cleaner appears to be discharged to the septic system.

The northern two-thirds of the parcel were observed to be occupied by vehicles in varying stages of dismantling. A vehicle crusher was observed in the central portion of the Site. Information provided by Mr. Pirnik during the Site visit is summarized in Section 8.2.

Several minor spills to concrete surfaces were observed within the two dismantling/engine draining buildings. Spills within the dismantling building were observed to be treated with absorbent material. Several areas of dark colored soil were observed in the vicinity of the dismantling/engine draining buildings.

Meeks Parcels (595 and 615 Trade Zone) is located in the central portion of the Site. The Meeks portion of the Site was observed labeled with signs identifying it as "Pick Your Part" and has been reportedly vacant for the past two years. This portion of the Site was occupied for the previous ten years by the Pick Your Part automobile dismantler, recycler, and parts re-seller. Prior to occupancy by Pick Your Part, the facility was operated as an automobile dismantler, recycler, and parts re-seller under four different names (E&H Auto Wreckers, City Auto Wreckers, Cathey Auto Wreckers, Hi-Way Auto Wreckers).

Two structures were observed: an office and large shop area located along the southwest side of the property; and smaller office structure on the southeast side of the property. The interiors of the structures were vacant. A concrete pad with center drain was observed on the west side of the office/shop structure. Concrete pads were also observed in the northwest corner of the property, along the north side of the large office/shop structure, adjacent to the west of the smaller office structure, and north of the smaller office structure. The remainder of the property is vacant.

A soil and ground water investigation was reportedly conducted at this portion of the property under the direction of Santa Clara County Environmental Health by Pick Your Part's (the previous tenant) consultant, AMEC, and the owner's consultant (ECA) (see Section 4.1.1).

Tavakoli Parcel (625 Trade Zone) is located on the eastern side of the Site. Cornerstone was accompanied by Mr. Sam Tavakoli (current property owner) during the Site visit. At the time of our visit, the Site was used for cleaning of rental recreation vehicles and travel trailers by a lessee. The lessee reportedly cleans the interior and exterior of the RVs and travel trailers but does not perform maintenance activities such as oil changes. Mr. Tavakoli showed Cornerstone the approximate location of an existing well that he described as "uncapped, with water coming up from the ground." Mr. Tavakoli stated that this well was previously used for water supply for the restroom within the office structure, but the restroom is now supplied by public water, piped in along a connection installed from the office on the southeast corner of the Meeks property.

7.2.2 October 2011 Site Visits

Cornerstone previously visited the Site in October 2011 during a preliminary excavation of a former steam cleaning area along the eastern side of the property by ECA. Four exploratory trenches were excavated to approximately 5 feet on each side of the concrete pad. No odors or stained soil were observed from the exploratory trenches, however, odorous and grayish soil was observed directly beneath the drain grate in the center of the pad. Eric Lautenbach, representative of ECA, stated that they planned to return on October 12, 2011 to excavate the impacted soil from beneath the concrete pad.

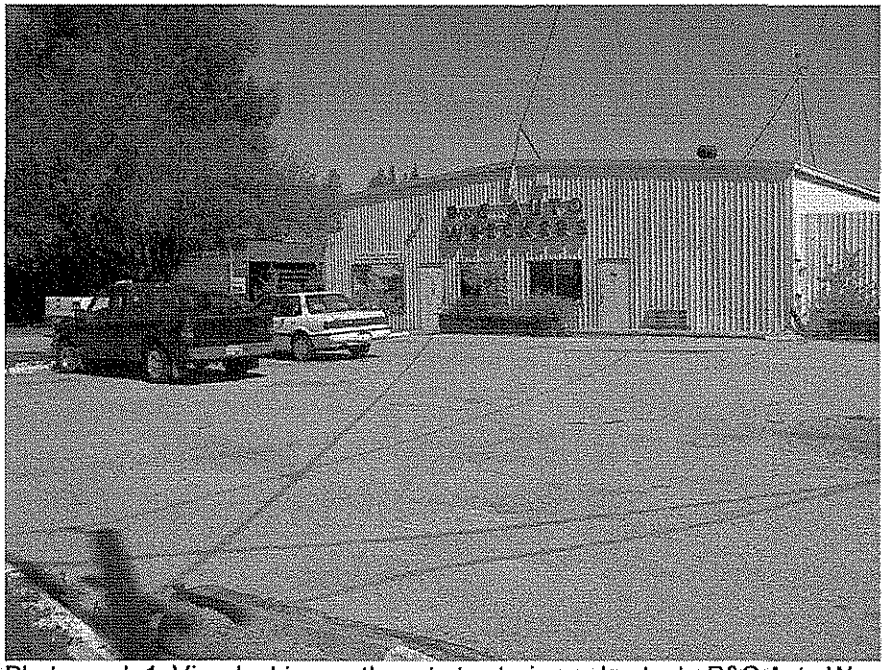
At the request of our previous client, Cornerstone conducted a supplemental site visit on October 12, 2011 to observe excavation of petroleum-impacted soil from beneath the steam cleaning area. Petroleum-impacted soil was encountered within the excavation beginning at approximately 3 to 5 feet below ground surface mixed within approximately 5 feet of rounded gravel, which was reportedly installed beneath the steam-cleaning pad to form a "french drain" system where waste water flowed into the rock and dispersed into surrounding soil and ground water. Grayish soil with a moderate petroleum odor was uncovered beneath the rounded gravel and laterally within the western and southern sidewalls of the excavation from approximately 5 feet below the surface extending to a depth of approximately 9 feet, where the excavation was halted reportedly due to lack of available soil off-haul bins and the presence of ground water at the base of the excavation. The excavation was extended laterally to approximately 20 feet by 20 feet wide and 9 feet deep. At the completion of the excavation, additional gray-stained soil was visible in place within the base of the excavation and along the western and northern sidewalls. Two lateral trenches, approximately 10 feet long, were excavated to 9 feet deep on the west and north sides of the excavation in an attempt to find a lateral extent of petroleum-impacted soil. Laboratory analyses of confirmation soil samples collected by ECA from the excavation are summarized in Section 4.1.1.

Table 8. Summary of Readily Observable Site Features

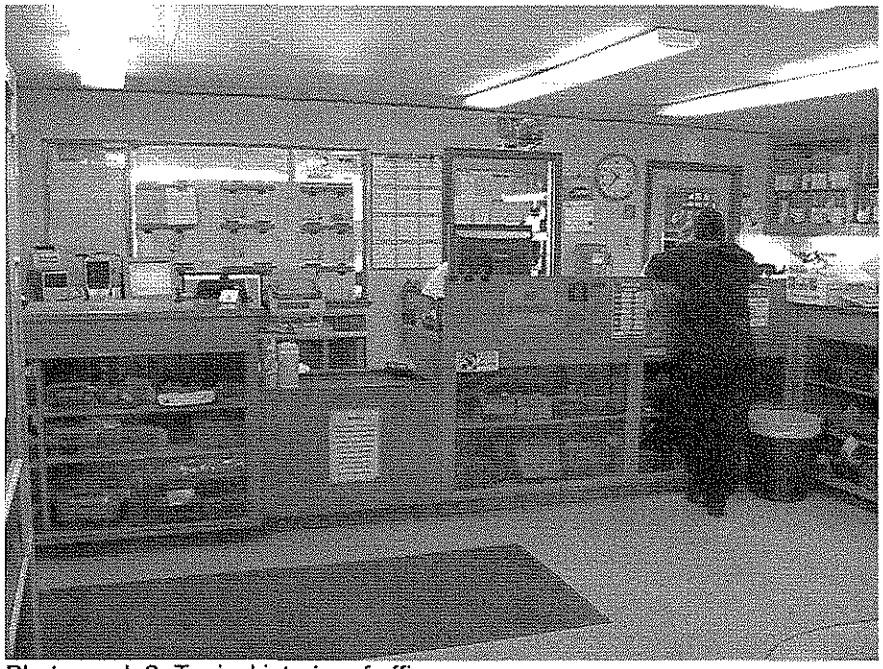
General Observation	Comments
Aboveground Storage Tanks	One 300-gallon AST containing gasoline (Pirnik parcel)
Agricultural Wells	One reportedly "uncapped" well (Tavakoli parcel); one well additionally depicted on historic topographic maps (Pirnik parcel)
Air Emission Control Systems	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Hazardous materials storage area (Pirnik parcel)
Clean Rooms	Not Observed
Drainage Ditches	Drainage swale (in northern portion of Meeks parcel)
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Vehicle dismantling areas observed within two structures (Pirnik parcel)
Fill Placement	Reportedly up to 2-3 feet of fill and gravel
Ground Water Monitoring Wells	Not Observed
High Power Transmission Lines	Not Observed
Hoods and Ducting	Not Observed
Hydraulic Lifts	Above-ground lift with hydraulic fluid tanks within fluid drainage and dismantling structure (Pirnik parcel)
Incinerator	Not Observed
Petroleum Pipelines	Not Observed
Petroleum Wells	Not Observed
Ponds or Streams	Not Observed
Railroad Lines	Not Observed
Row Crops or Orchards	Not Observed
Stockpiles of Soil or Debris	Not Observed
Sumps or Clarifiers	Not Observed
Transformers	Pole-mounted along Trade Zone Blvd
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Vehicle dismantling areas (Pirnik parcel)
Vehicle Wash Areas	Concrete driveway adjacent to office (Tavakoli parcel)
Wastewater Neutralization Systems	Not Observed

The comment "Not Observed" does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

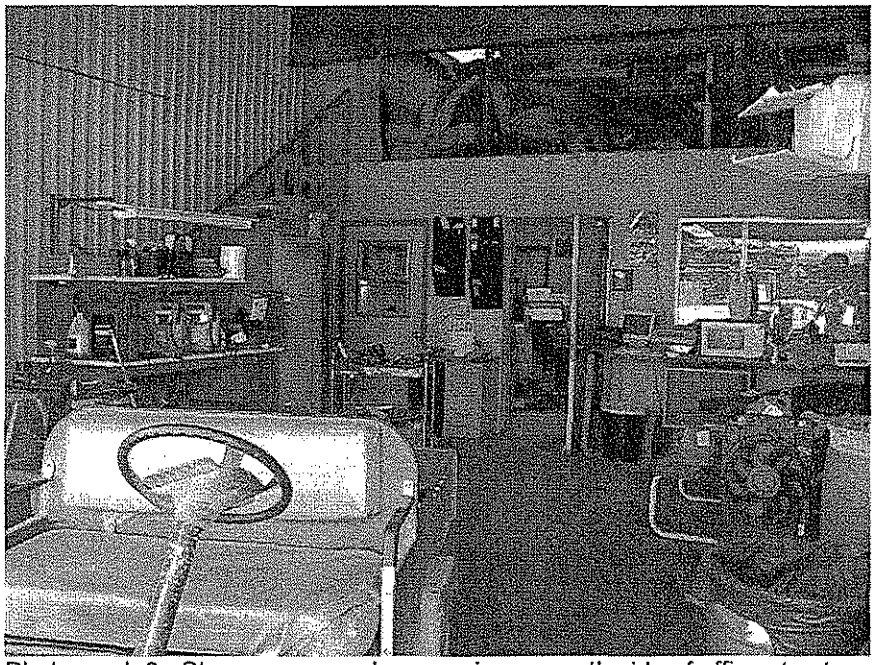
7.2.3 Site Photographs



Photograph 1. View looking northwest at exterior and entry to P&C Auto Wreckers at 569-573 Trade Zone Blvd (Pirnik Parcel).



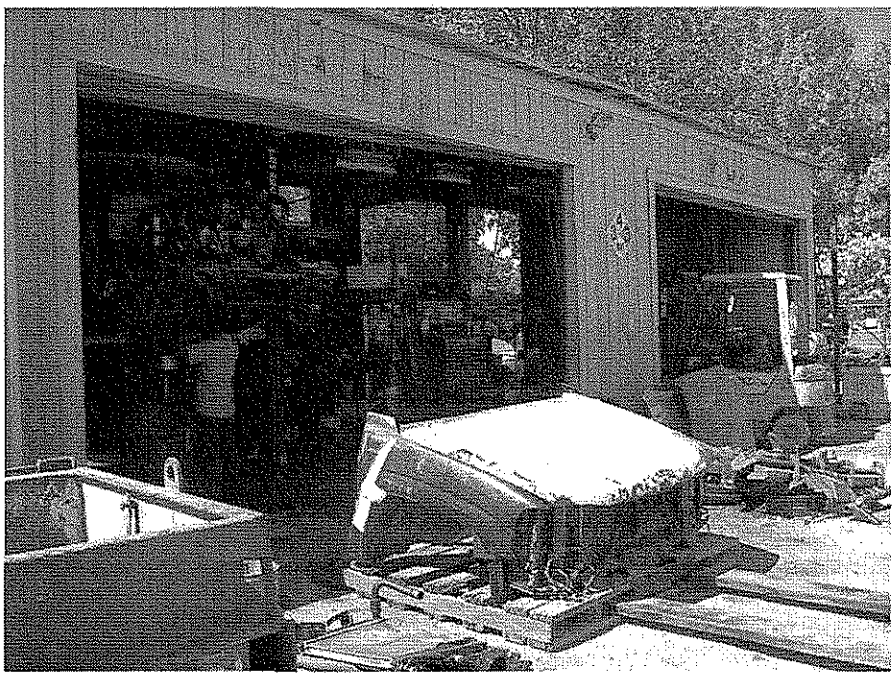
Photograph 2. Typical interior of office area.



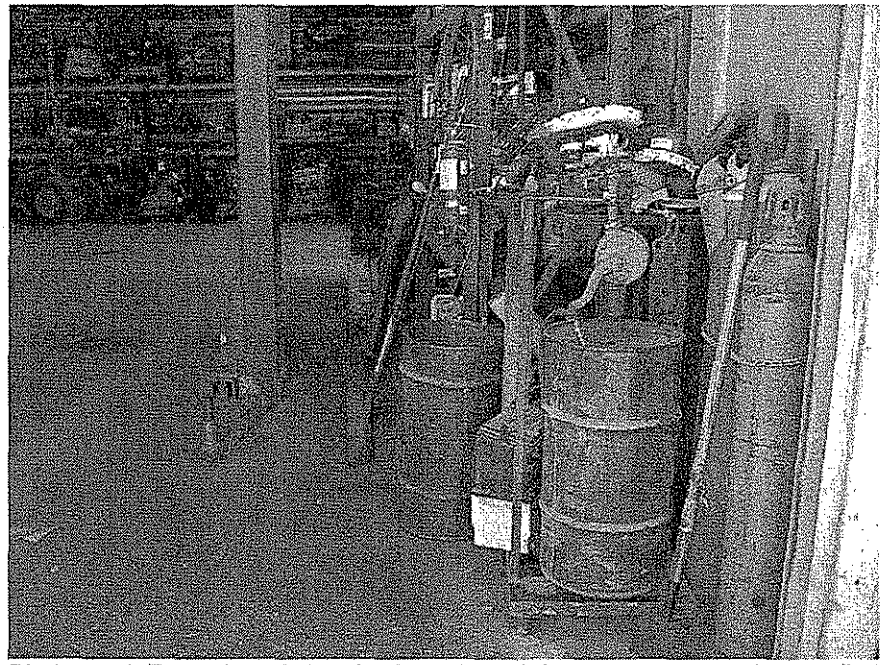
Photograph 3. Storage area and mezzanine on north side of office structure.

Photograph 4. Covered storage area along south side of dismantling structure.

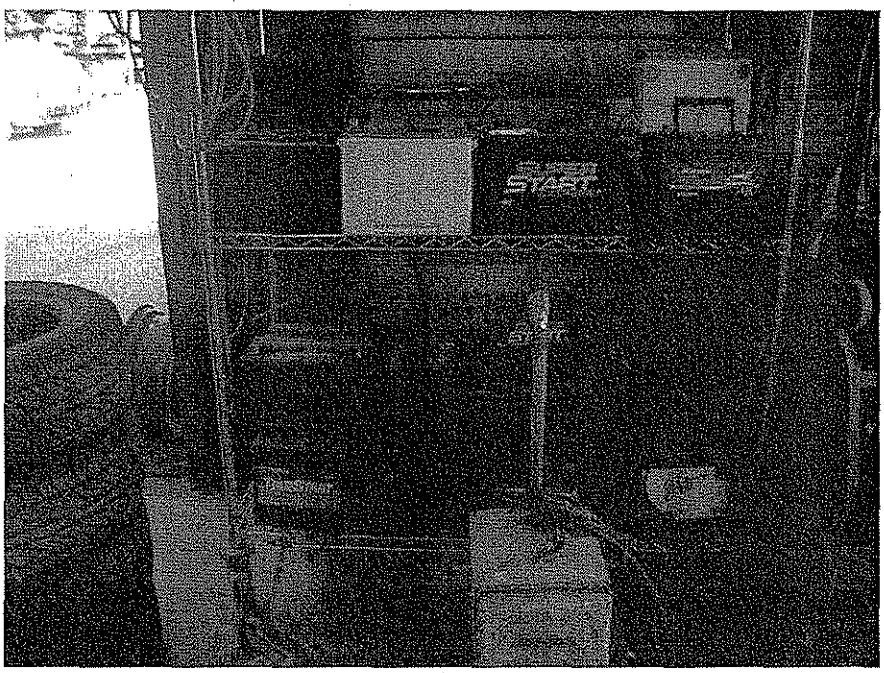
Photograph 5. Tire racks and parts storage along eastern side of dismantling structure.



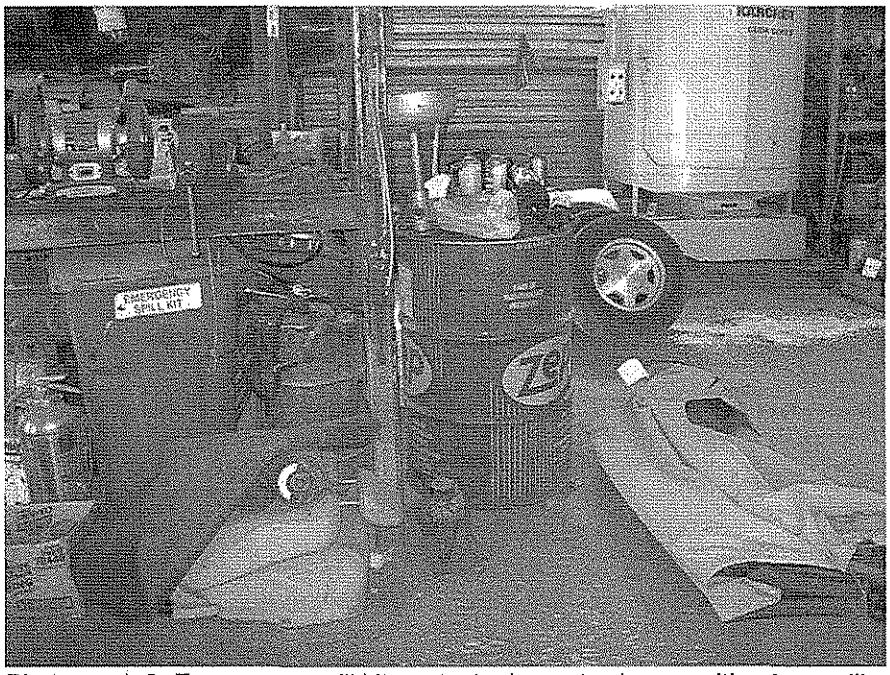
Photograph 6. North side of vehicle dismantling structure.



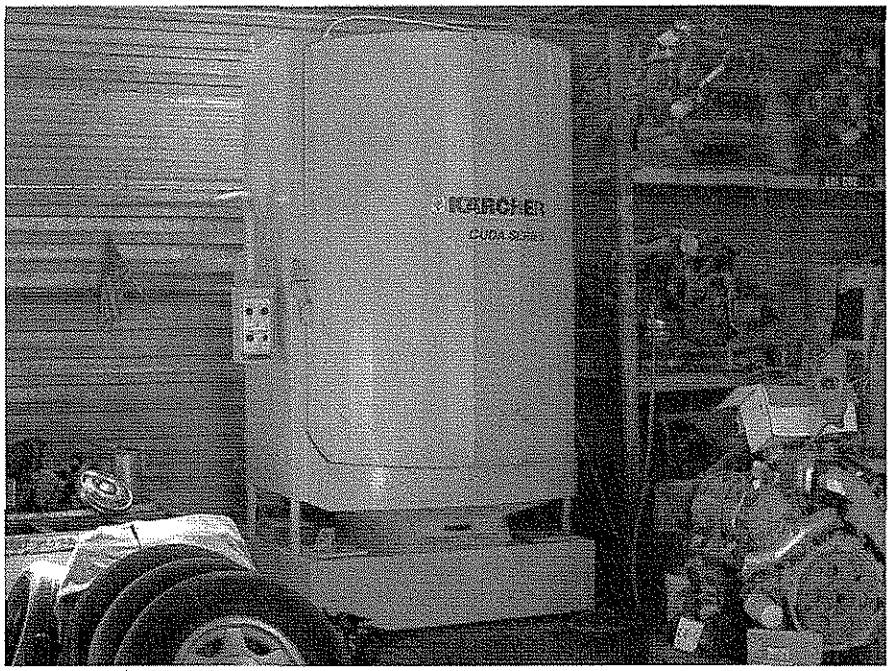
Photograph 7. Portion of electric lift, parts and drums, compressed gas cylinders within northwest corner of dismantling structure.



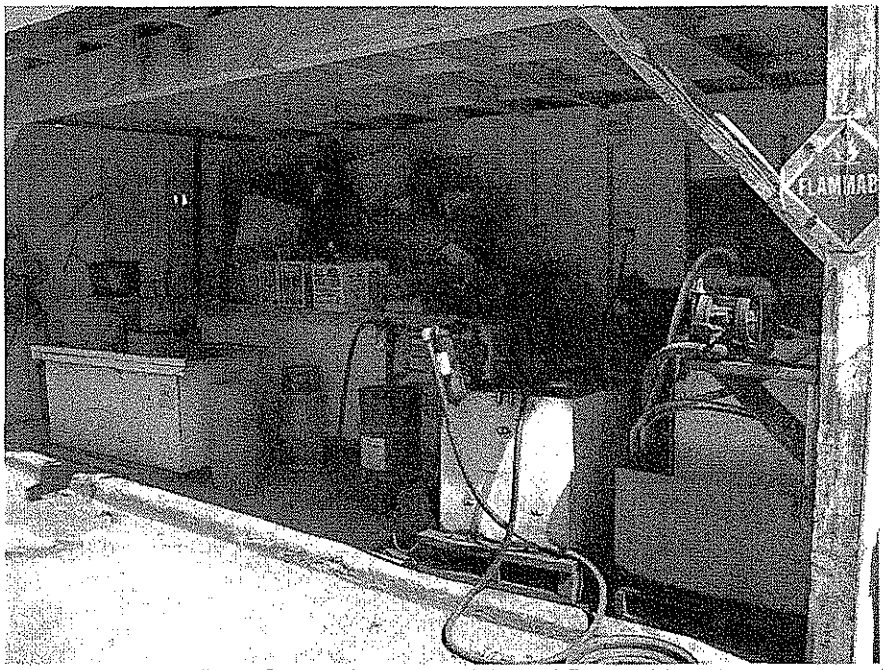
Photograph 8. Battery storage rack within dismantling structure.



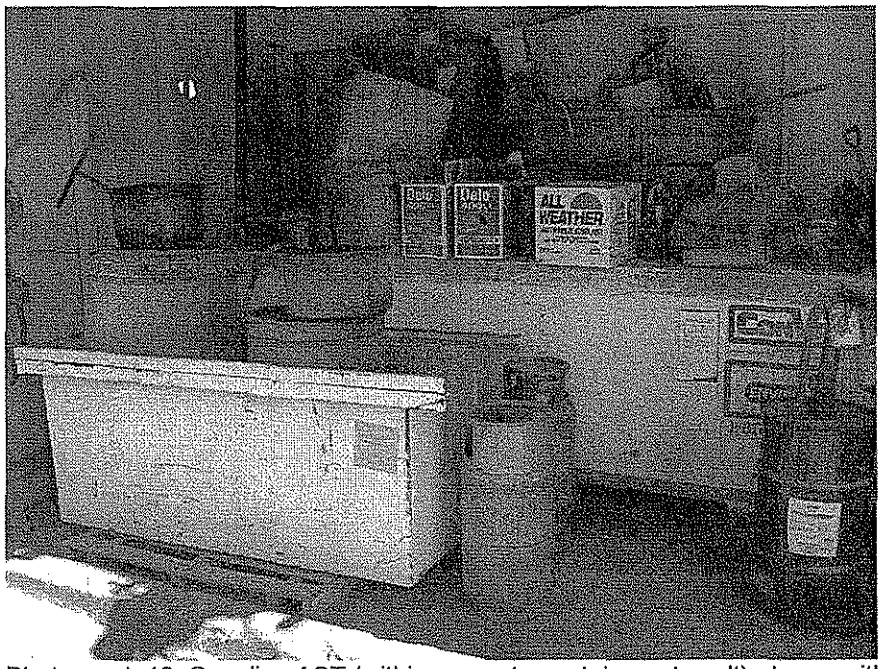
Photograph 9. Emergency spill kit, parts, tools, parts cleaner with minor spill covered with absorbent within eastern side of dismantling structure.



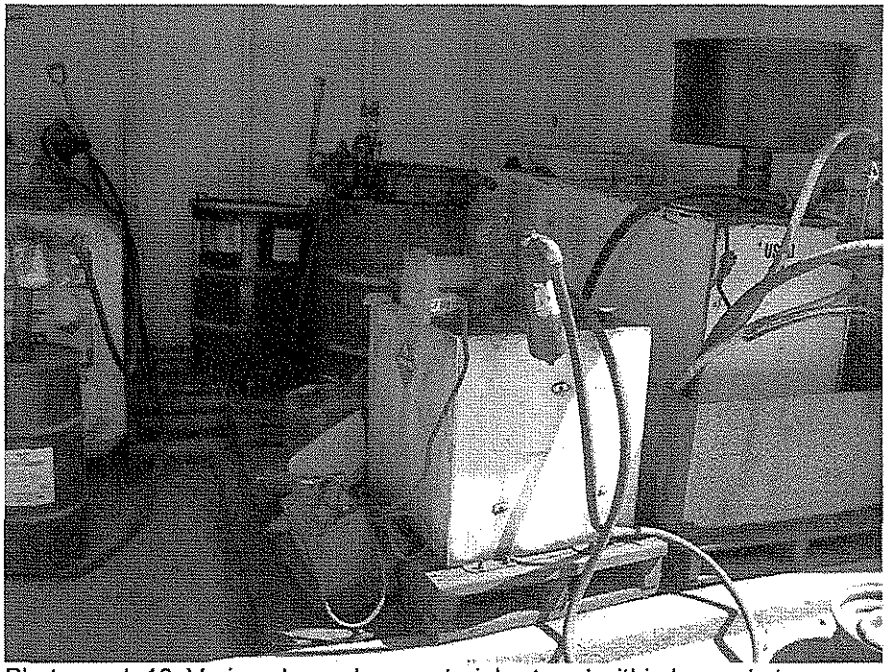
Photograph 10. Water and soap parts cleaner.



Photograph 11. View of hazardous materials and flammables storage area, within secondary containment berm.

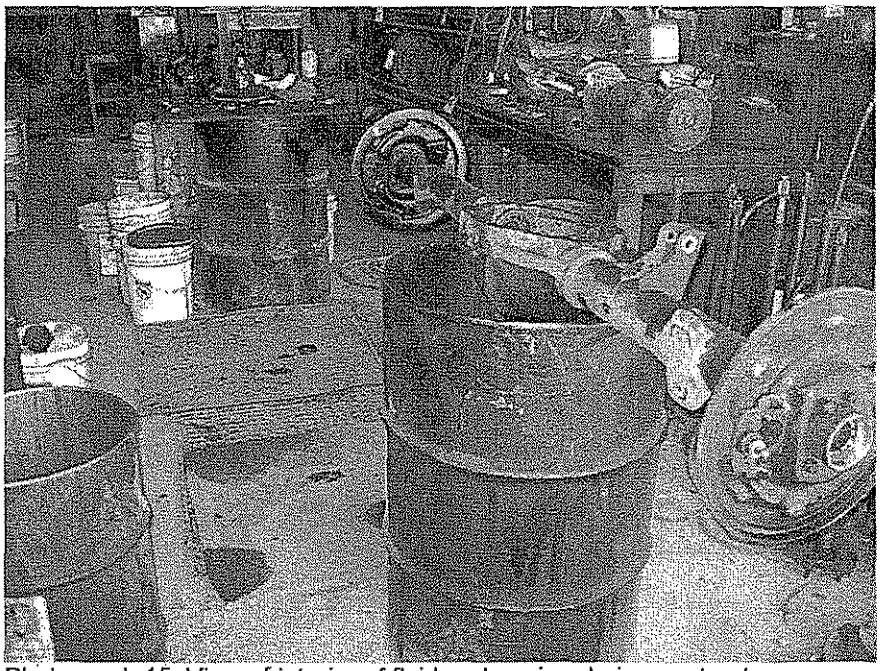


Photograph 12. Gasoline AST (within concrete containment vault), drums within steel secondary containment, stored within hazmat storage area.

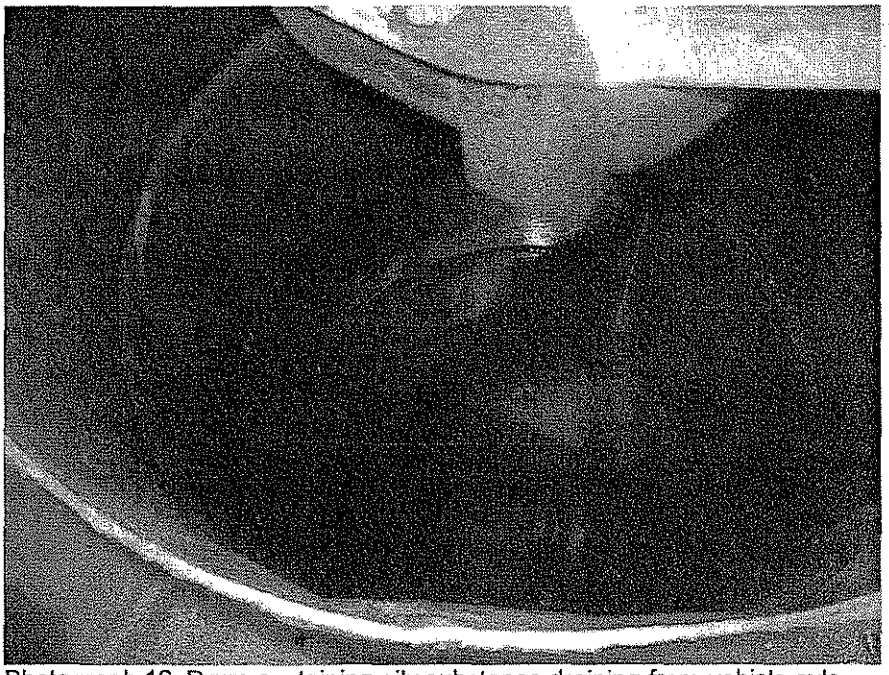


Photograph 13. Various hazardous materials stored within hazmat storage area including waste oil storage tank, diesel tank, within steel secondary containments, drums on pallets, gas can, battery.

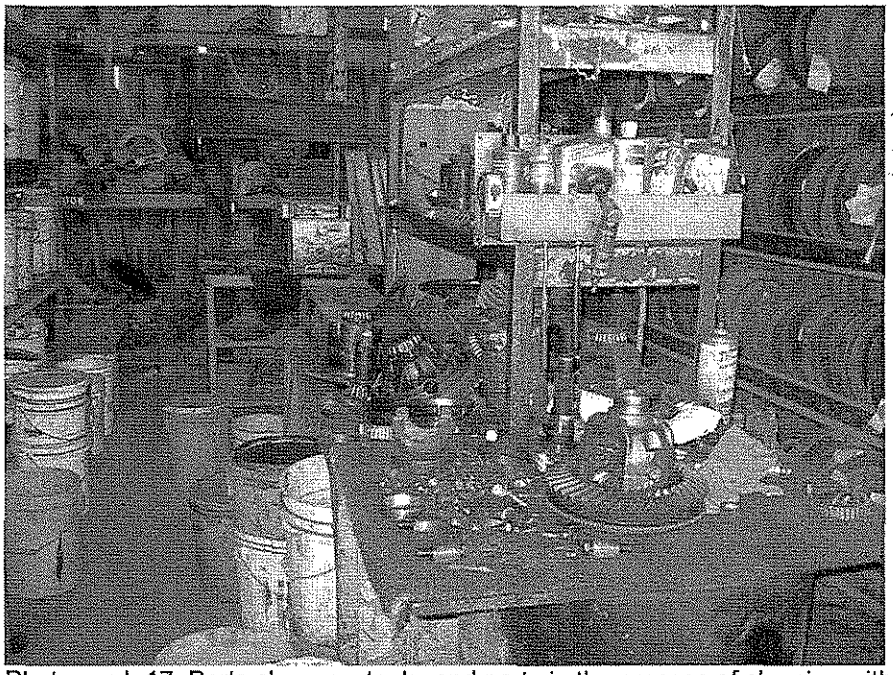
Photograph 14. View of monitoring well cover used to protect existing soil vapor probe location along north side of dismantling structure.



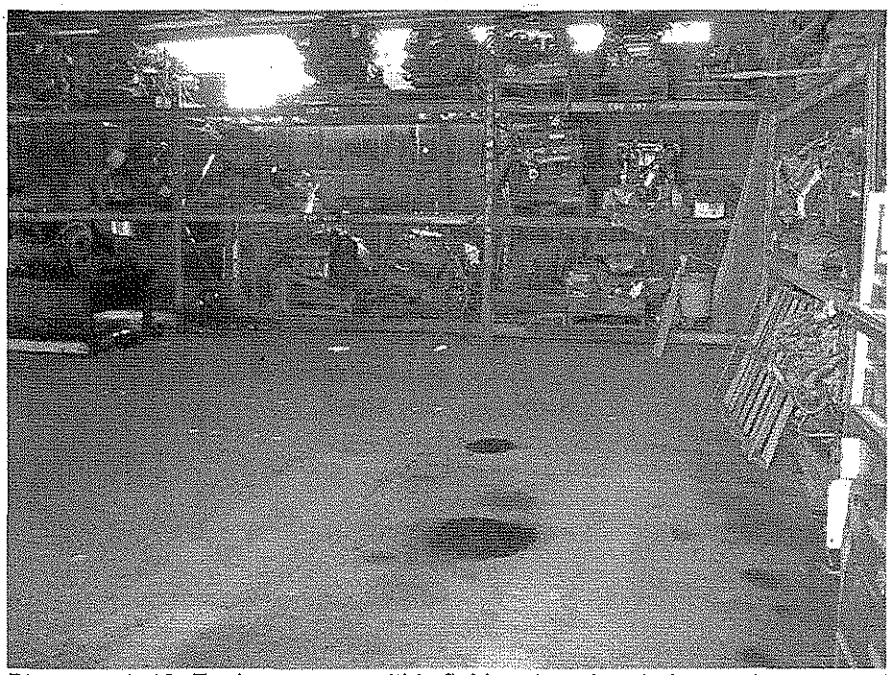
Photograph 15. View of interior of fluid and engine drainage structure.



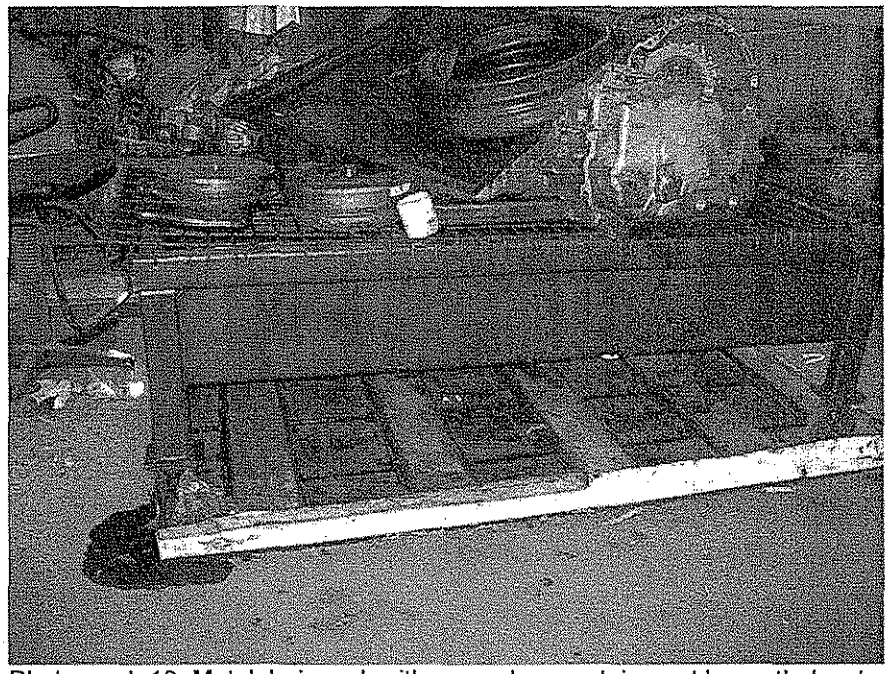
Photograph 16. Drum containing oily substance draining from vehicle axle.



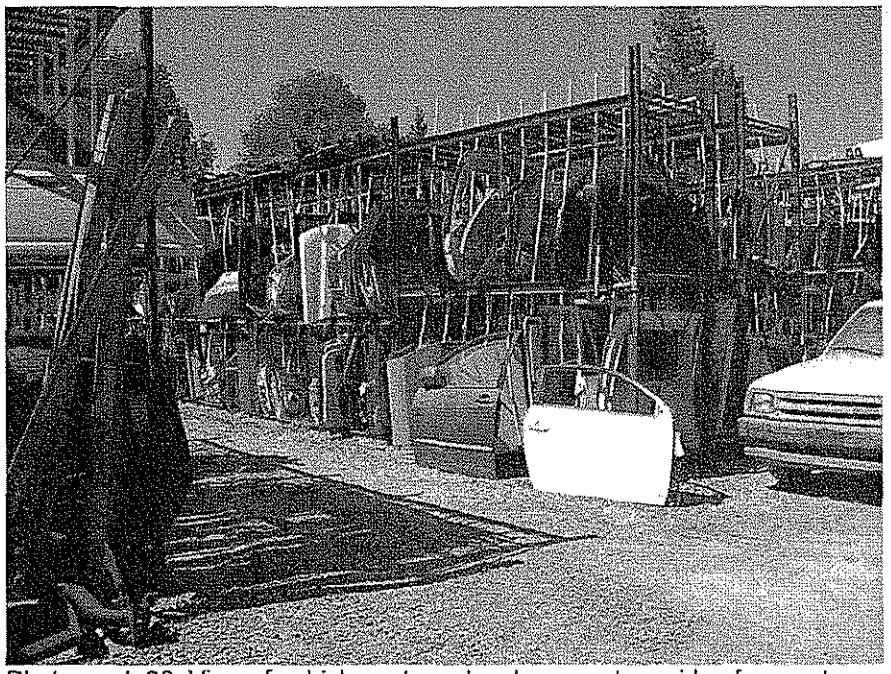
Photograph 17. Parts cleaners, tools, and parts in the process of cleaning within fluid and engine drainage structure.



Photograph 18. Engine storage within fluid and engine drainage structure, note minor spills on concrete floor.



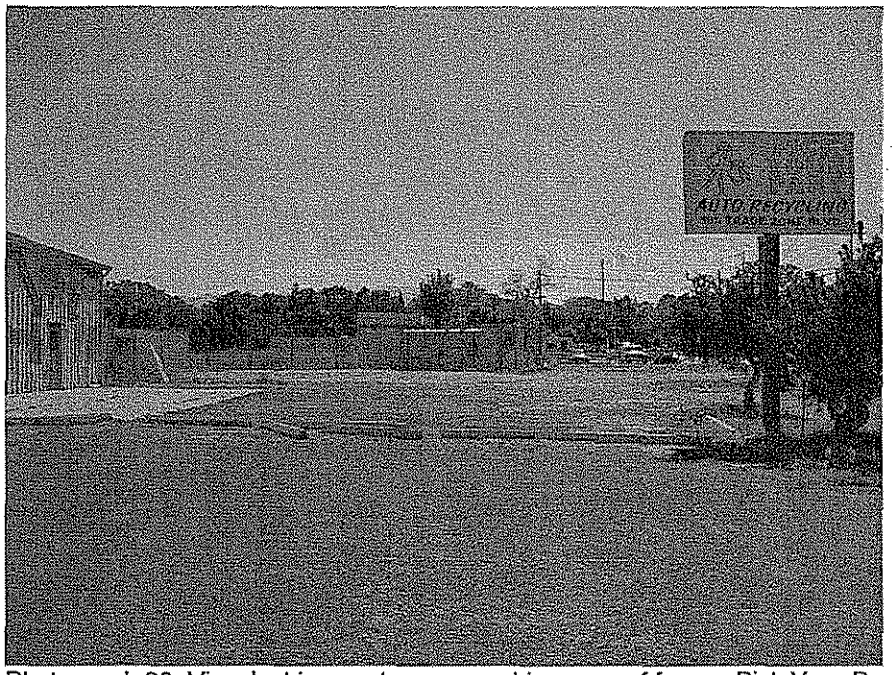
Photograph 19. Metal drain rack with secondary containment beneath, located within fluid drainage structure. Note minor spill on concrete floor.



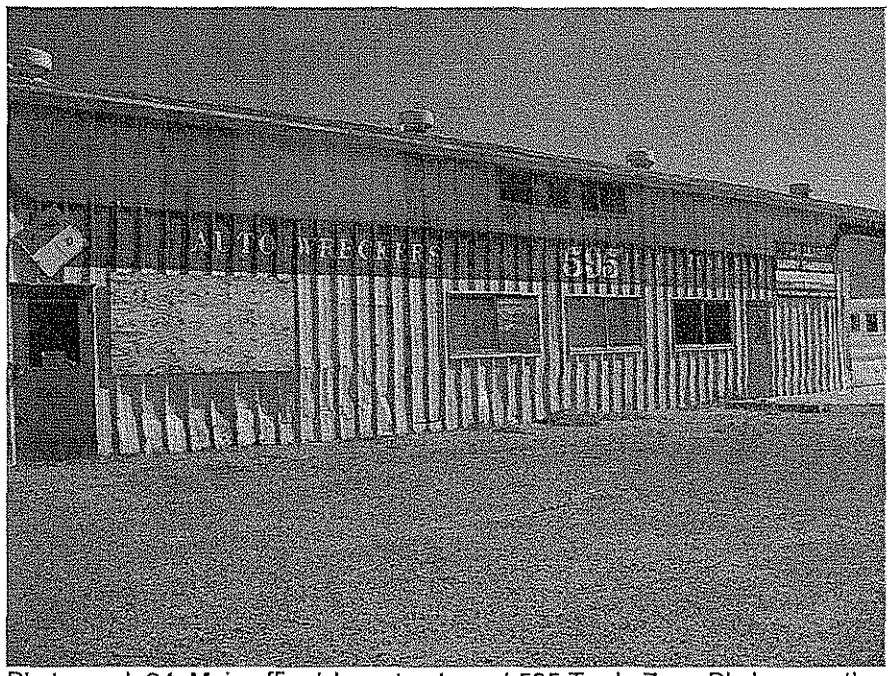
Photograph 20. View of vehicle parts racks along western side of property.

Photograph 21. Car crusher located in central portion of parcel.

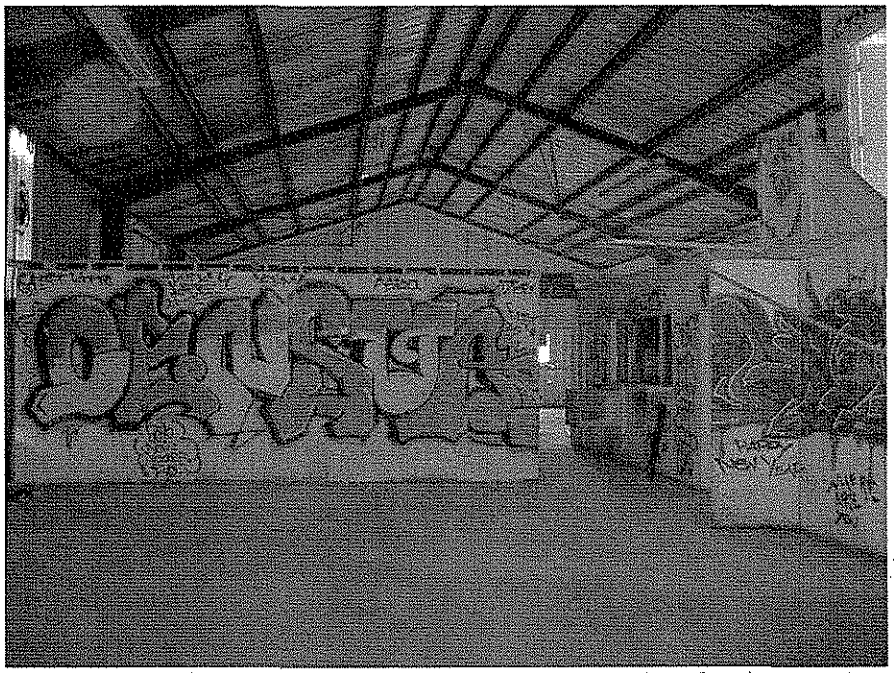
Photograph 22. View looking south across vehicle storage area in northern portion of parcel.



Photograph 23. View looking east across parking area of former Pick Your Part at 595 Trade Zone Blvd. Structure in background behind orange fence is 615 Trade Zone Blvd (Meeks Parcel).

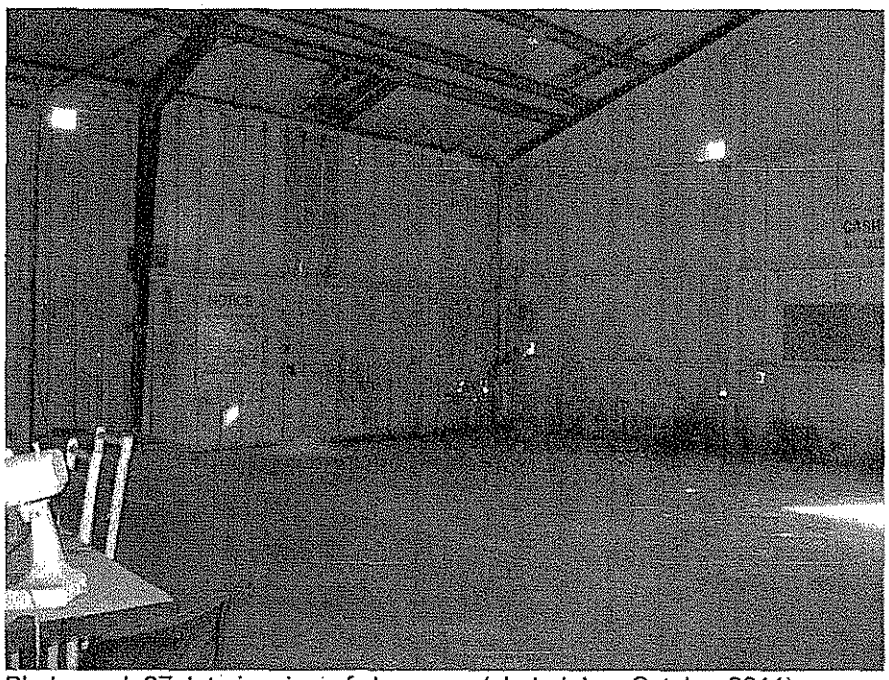


Photograph 24. Main office/shop structure at 595 Trade Zone Blvd, currently vacant.



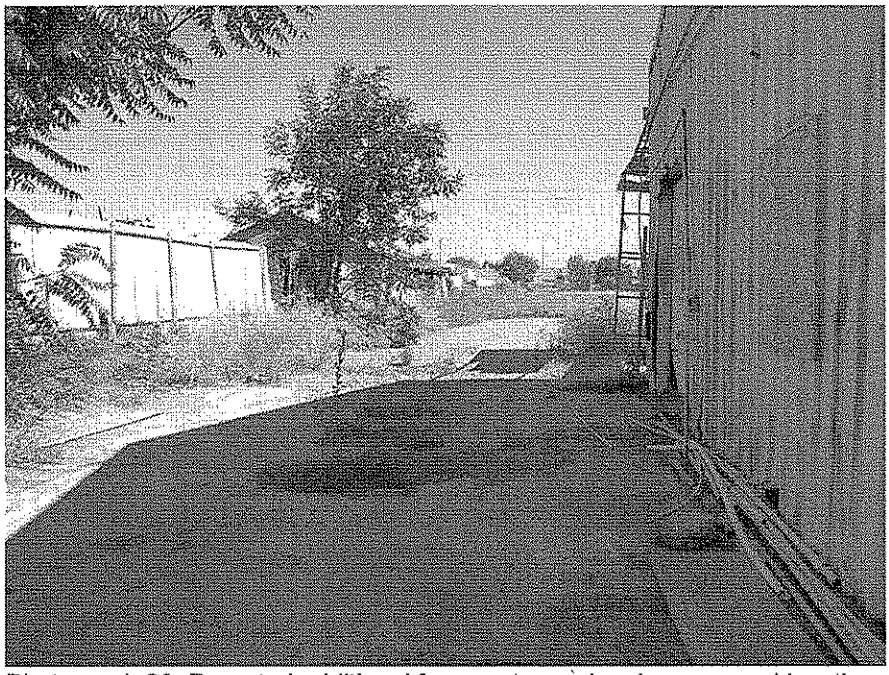
Photograph 25. Interior of office/shop structure (photo taken October 2011).

Photograph 26. Small, natural gas powered water heater within office/shop structure (photo taken October 2011).

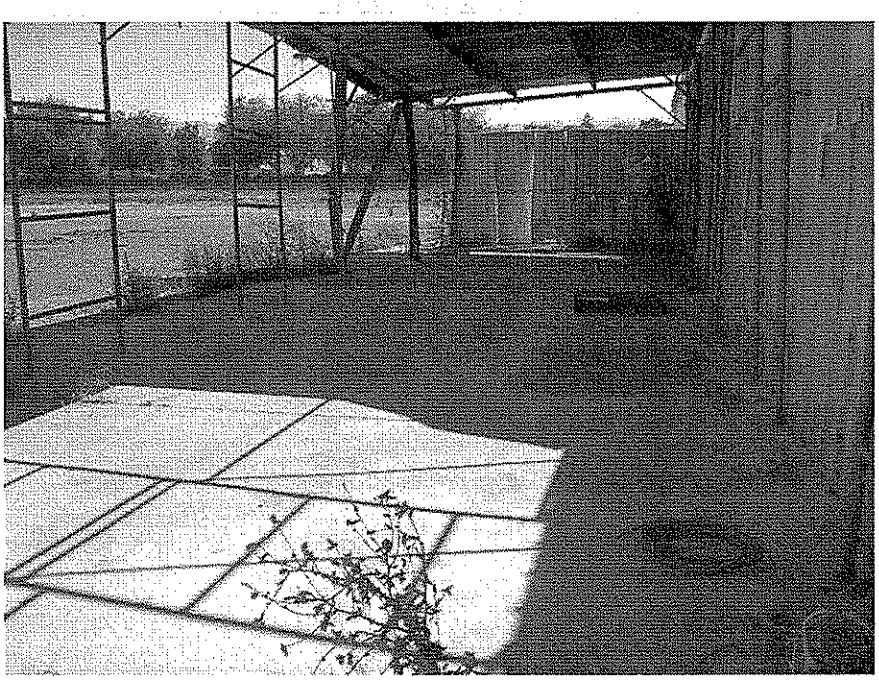


Photograph 27. Interior view of shop area (photo taken October 2011).

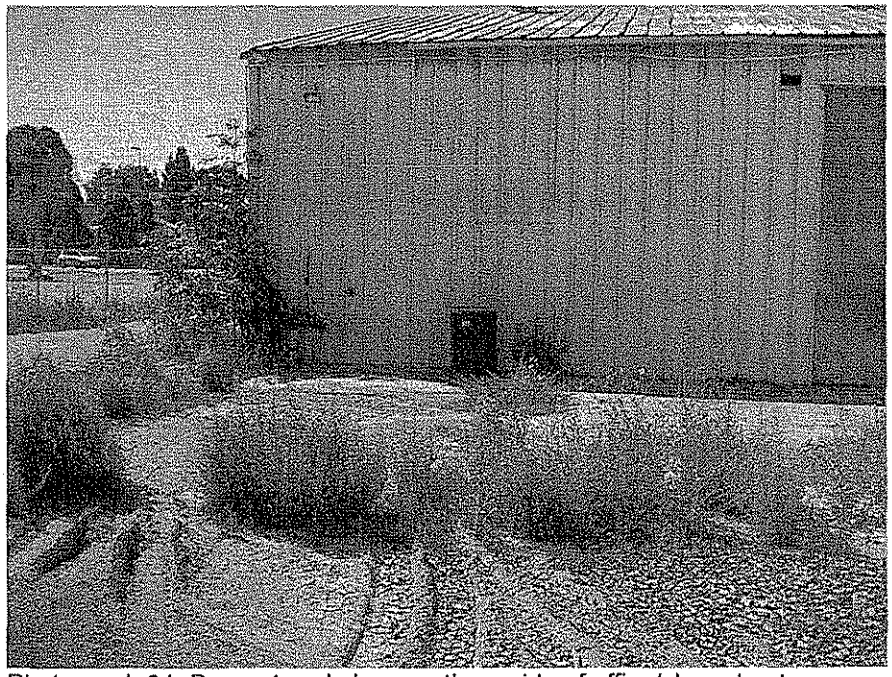
Photograph 28. Pile of white powdery substance next to empty bag labeled spill absorbent (photo taken October 2011).



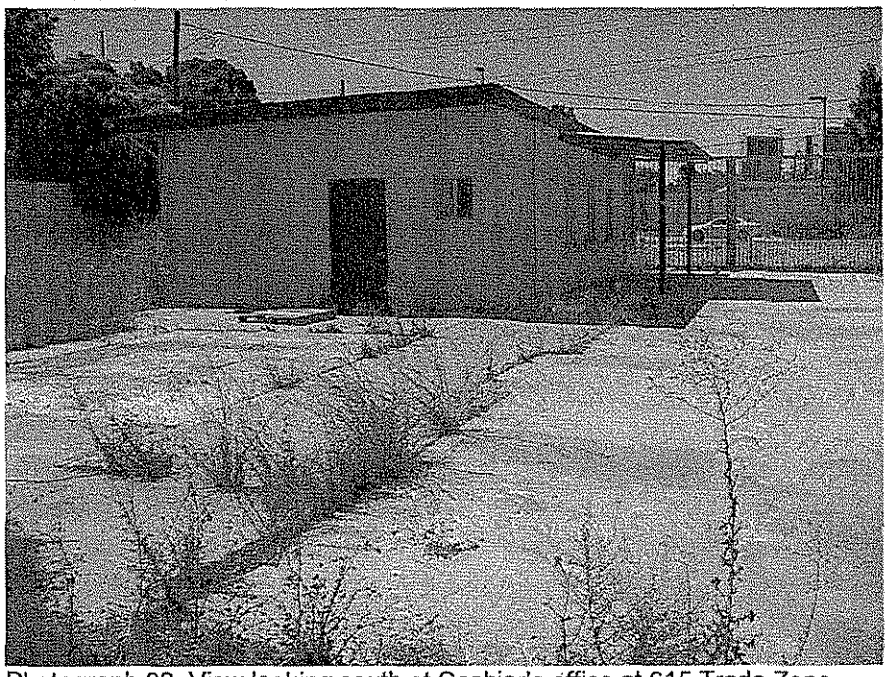
Photograph 29. Reported additional former steam cleaning area and location of septic tank along western side of office/shop structure.



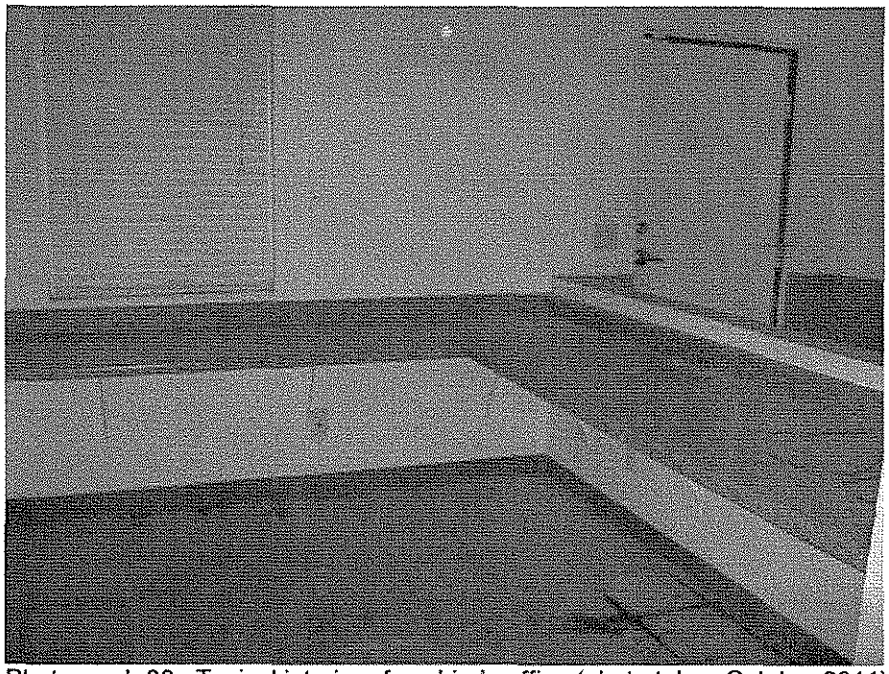
Photograph 30. View of covered area adjacent to north of office/shop structure and south of former fluid recovery area.



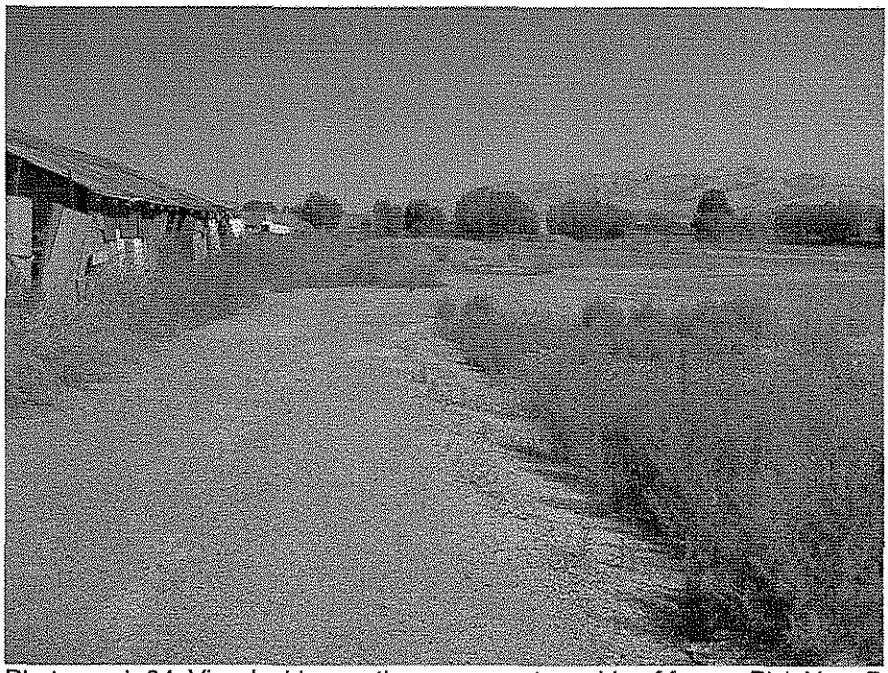
Photograph 31. Drum stored along northern side of office/shop structure.



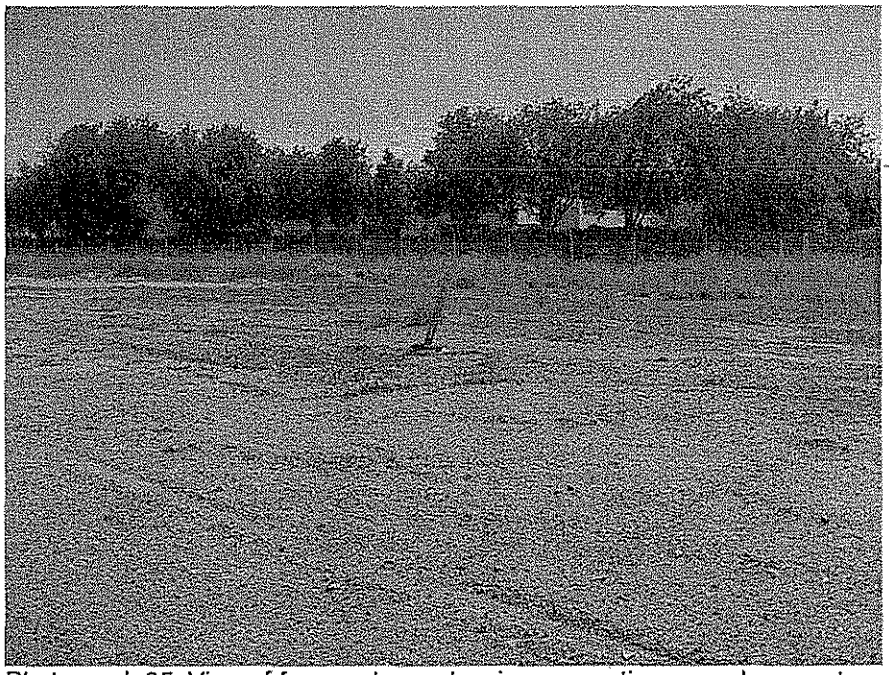
Photograph 32. View looking south at Cashier's office at 615 Trade Zone.



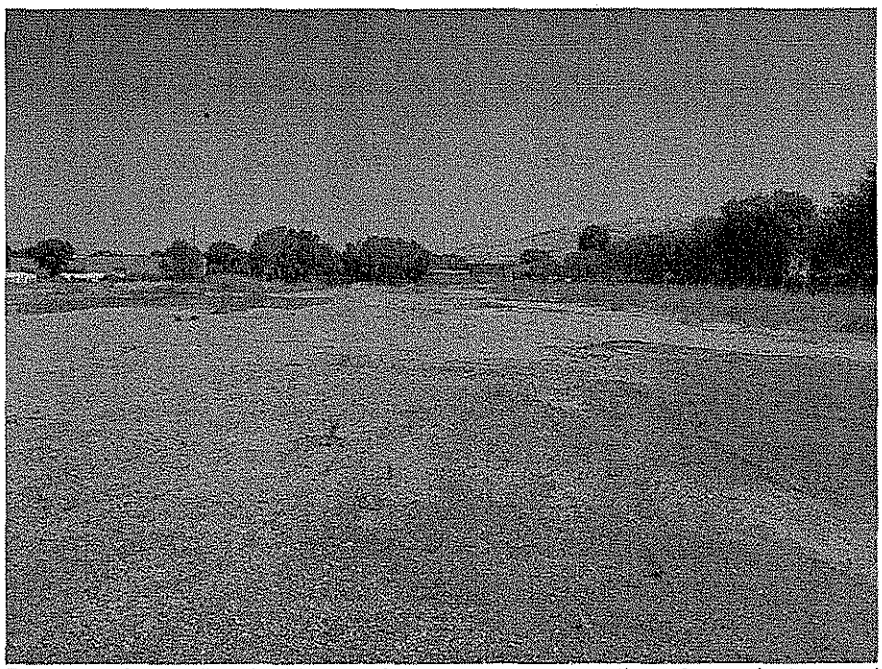
Photograph 33. Typical interior of cashier's office (photo taken October 2011).



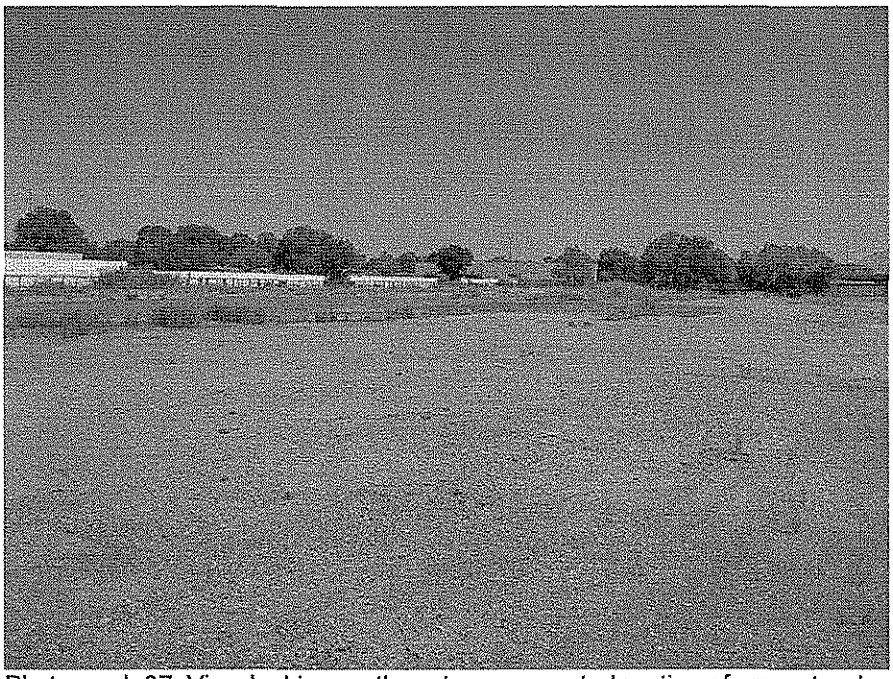
Photograph 34. View looking north across western side of former Pick Your Part where a vehicle crusher, truck scale, and vehicle parts were previously located.



Photograph 35. View of former steam cleaning excavation area along eastern side of parcel.

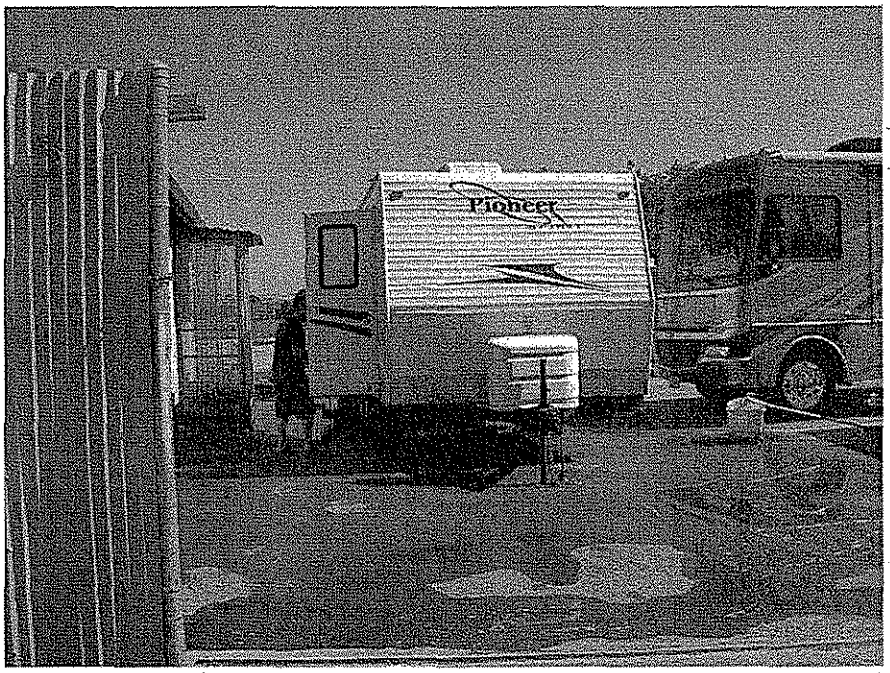


Photograph 36. View looking north across eastern portion of parcel where vehicles were stored.

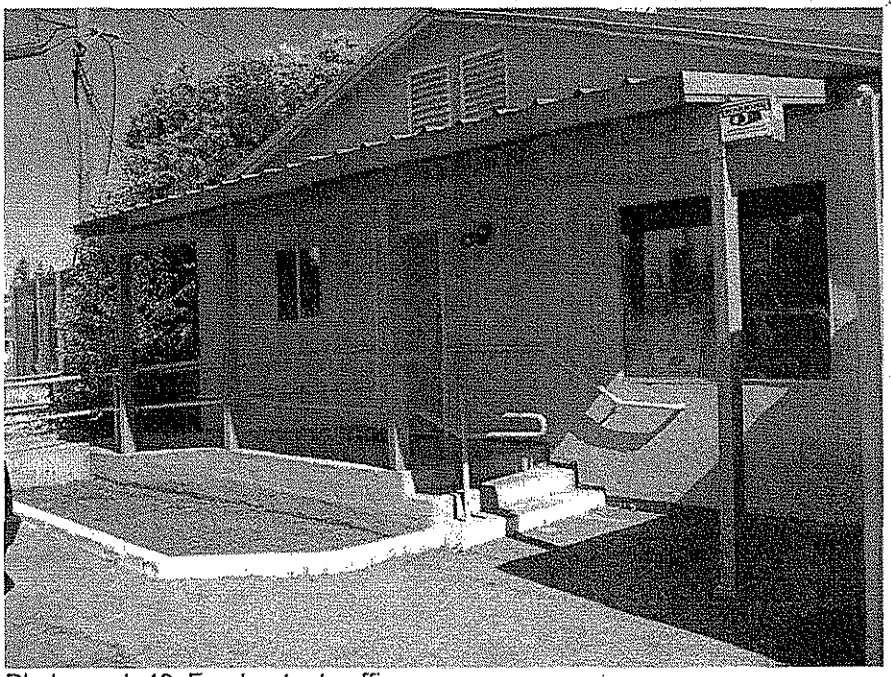


Photograph 37. View looking northwest across central portion of property where the central crushing area, parts racks, and vehicle storage were located.

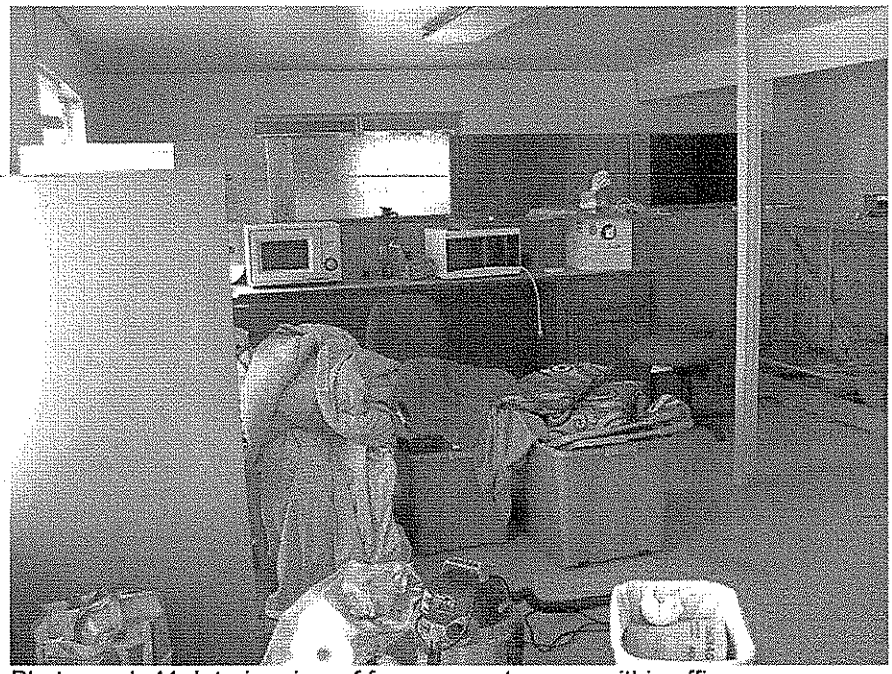
Photograph 38. View looking northwest at entry to 625 Trade Zone Blvd (Tavakoli parcel).



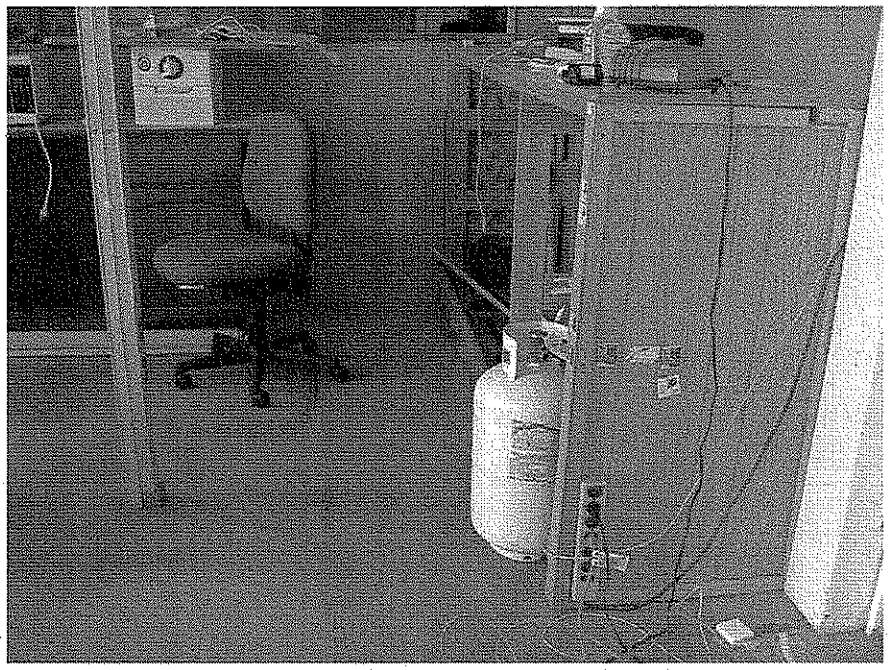
Photograph 39. Property tenant cleaning rental trailer on concrete paved portion of parcel.



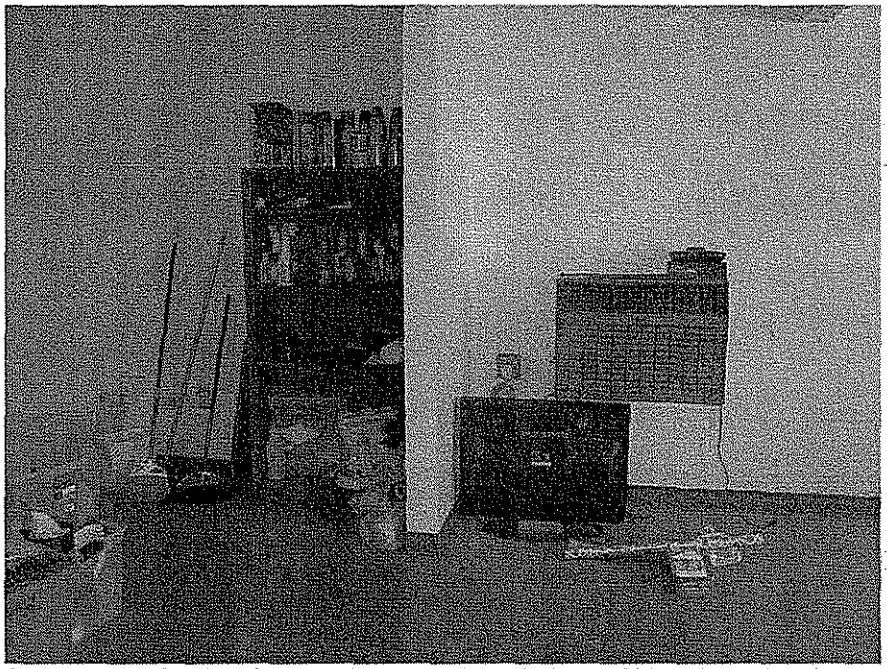
Photograph 40. Front entry to office.



Photograph 41. Interior view of former counter area within office.

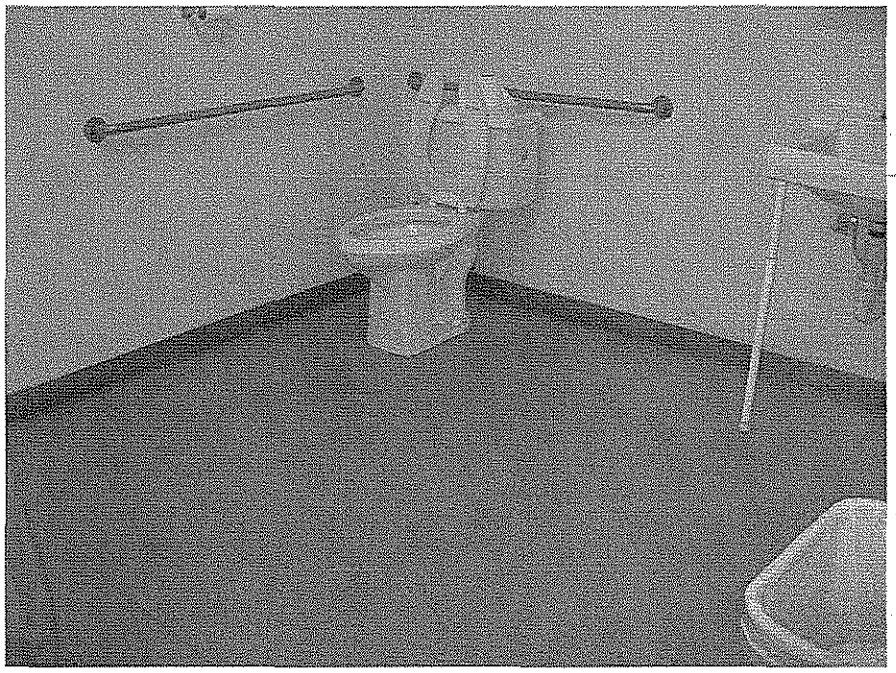


Photograph 42. Compressed cylinder, stored beneath desk.



Photograph 43. Cleaning supplies stored on shelves within office, cleaning typical of household and vehicle cleaning products.

Photograph 44. Electrical closet and mop bucket within office.

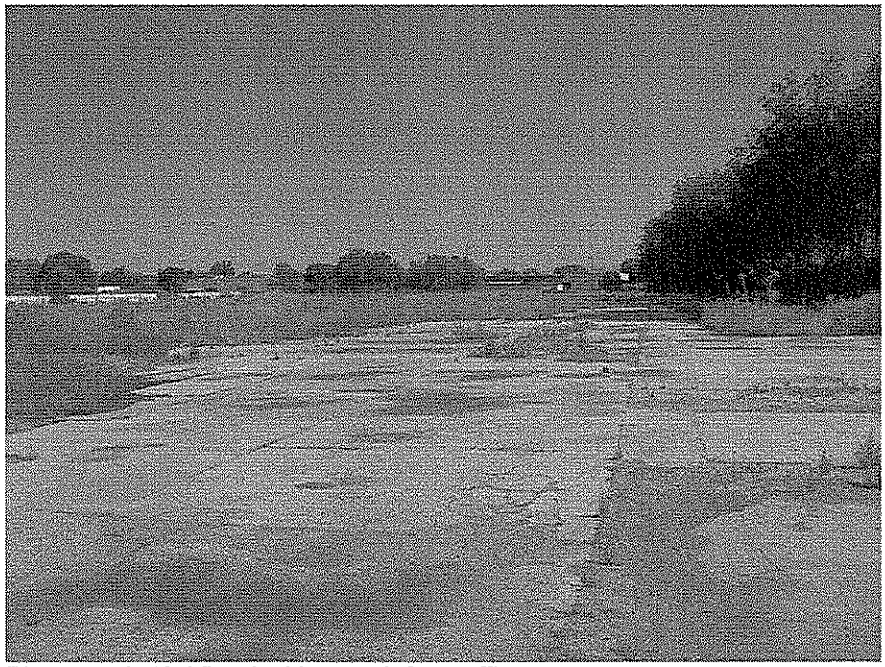


Photograph 45. Office restroom.

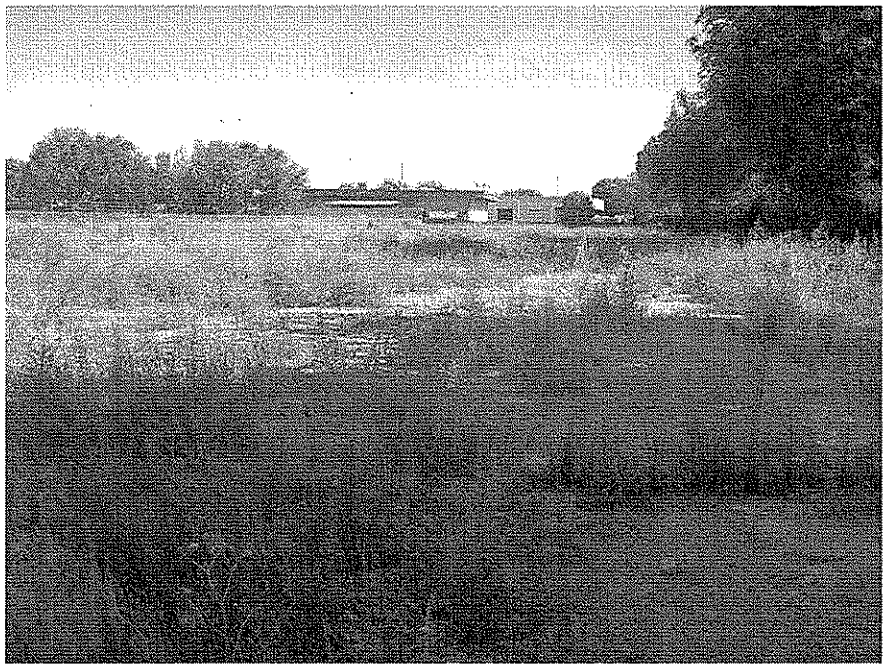
Photograph 46. Footing remnant from former awning located east of the office.

Photograph 47. Discarded microwave observed along fenceline on eastern boundary.

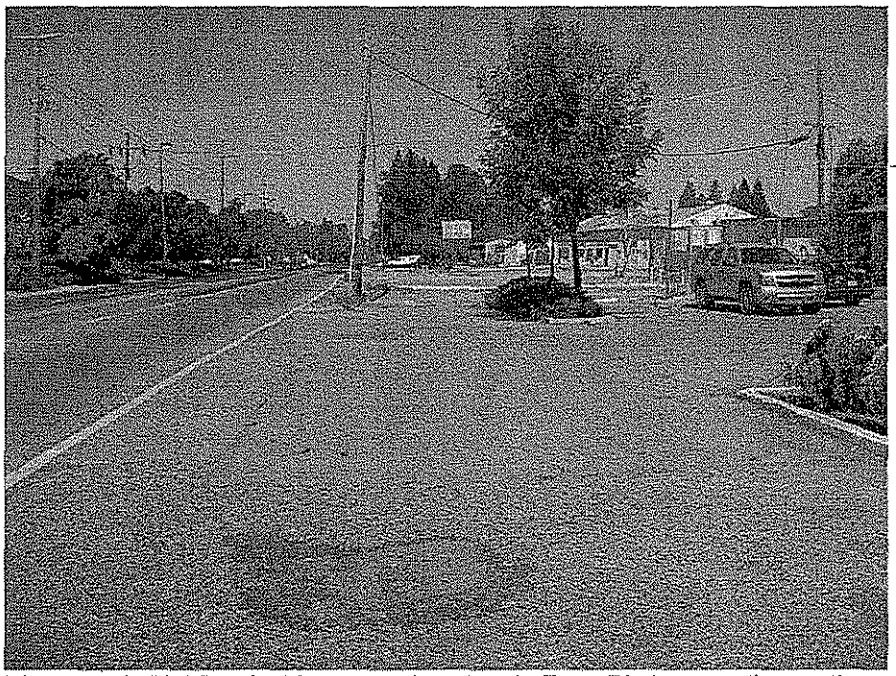
Photograph 48. Approximate area of well, reportedly "uncapped" with water flowing from the top.



Photograph 49. View looking north from office area.



Photograph 50. View looking north across unpaved portion of Site, north of concrete paving.



Photograph 51. View looking west along Trade Zone Blvd across the southern portion of all three parcels.

Photograph 52. Spee-Dee Oil Change facility, adjacent to east of Tavakoli parcel.

SECTION 8: INTERVIEWS

8.1 ENVIRONMENTAL QUESTIONNAIRE

To help obtain information on current and historical Site use and use/storage of hazardous materials on-Site, Cornerstone provided environmental questionnaires to Warmington Residential California to forward to the property owners.

During our Site visit, Cornerstone interviewed Mr. Sam Tavakoli. Mr. Tavakoli did not complete a written questionnaire prior to publication of this report.

During our previous Site visit in October 2011, Cornerstone interviewed property owners, Mr. David Pirnik and Mr. James Meeks, during the site visit. Mr. Meeks additionally completed a written questionnaire. Mr. Pirnik completed a written questionnaire during our conversation. A copy of the completed questionnaire is in Appendix F.

8.2 INTERVIEWS WITH PERSON(S) KNOWLEDGEABLE OF SITE USE

Mr. Pirnik was interviewed regarding his knowledge of current and past uses of his parcel of the Site. Mr. Pirnik stated that he has operated the auto wrecking yard at the Site since 1964. He purchased the property in 1973 after 10 years of leasing from Mr. Vic Gorin, who reportedly was a realtor that previously owned the Site and several adjacent properties. Mr. Pirnik recalled that the Site was used as an orchard prior to development as an auto dismantling yard. Mr. Pirnik stated that another occupant, Smedley's Glass, used a portion of the Site from 1965 to 1973.

Mr. Pirnik stated that the Site is served by City-provided water and a septic tank. The buildings are heated and cooled using electricity. Mr. Pirnik stated that a propane tank had been installed and used in the past for heating purposes, but the tank had been removed some time ago.

Mr. Pirnik stated that hazardous materials related to the auto wrecking business, such as oils and fuels are stored on-Site, including a 300-gallon gasoline AST, 50-gallon diesel drum, approximately 250-gallons of oil, 50 gallons of anti-freeze, and 25-gallon and 15-gallon drums of brake fluid. Mr. Pirnik stated that he previously used a steam cleaning area that was equipped with a leach line, which was removed approximately 20 to 30 years ago. The steam cleaning area was previously located on the north side of the "far" building (labeled as "Engine draining building" on Figure 2). He stated that two above-ground hydraulic lifts are used within the structure labeled on Figure 2 as the "fluid draining and auto dismantling" shop and a diesel-powered crusher (labeled as "car crusher" on Figure 2) is used after vehicle engines and fluids have been drained.

Mr. Pirnik stated that approximately 2 to 3 feet of soil and gravel fill was imported to the Site approximately 25 years ago by Raisch Paving company for surface drainage purposes. He stated that each year he adds additional rock to the surface as needed to maintain an even surface.

Mr. Pirnik stated that a hazardous materials business plan and a spill prevention, control, and countermeasure plan had been prepared for the Site.

Mr. James Meeks, was interviewed regarding his knowledge of current and past uses of his parcels of the Site. Mr. Meeks stated that he had owned 615 Trade Zone since 1976 and 595

Trade Zone since 1977. He stated that both parcels were used for auto dismantling and parts re-selling and that 595 Trade Zone had been used for a year prior to purchase as a body shop. Mr. Meeks said that he leased the property to Pick Your Part in 1999 and they occupied the Site until 2009. He stated that chemical containers and stockpiles of soil had been removed for off-Site disposal.

Mr. Tavakoli was interviewed briefly during the Site visit regarding his knowledge of current and past uses of his parcel of the Site. Mr. Tavakoli stated that he operated an auto dismantling business at the Site since 1983, but purchased the property in approximately 1999 or 2000. He stated that Pick Your Part operated on the Site from 2000 until 2008. From 2008 until present, a recreational vehicle (RV) rental business has leased the property to park and clean RVs and vacation trailers. Cleaning includes interior and exterior washing, but reportedly, no maintenance activities or oil changes. Mr. Tavakoli stated that a well is present on the property that was formerly used to supply water to the office restroom, however, the restroom is now connected to the public water system. Mr. Tavakoli stated that the well is "uncapped" and has turned artesian (flowing water at the ground surface). He pointed out the general location of the well within a pool of flowing surface water and plants.

8.3 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS

Contact information for previous Site owners and occupants was not provided to us. Therefore, interviews with previous Site owners and occupants could not be performed.

SECTION 9: SOIL, SOIL VAPOR AND GROUND WATER QUALITY EVALUATION

To evaluate potential impacts to soil, soil vapor and ground water quality from on-Site historical agricultural and automobile salvage yard uses, a Phase II Investigation was performed as outlined in our July 10, 2012 and August 31, 2012 Agreements. Additionally, Cornerstone performed a Phase II Investigation in October 2011 for a previous prospective purchaser of the Pirnik and Meeks parcels of the Site. We have included a summary of the October 2011 Investigation within the sections below.

9.1 SUBSURFACE INVESTIGATION

Subsurface investigation activities on the Tavakoli parcel were performed on July 31, 2012 under the direction of our Project Geologist using a truck-mounted drill rig equipped with hollow stem augers. Three exploratory borings (EB-1, EB-4, and EB-5) were advanced to depths of approximately 5 feet for the collection of soil samples. Two additional exploratory borings (EB-2, EB-3) were advanced to depths of approximately 15 feet for the collection of soil and ground water grab samples. The borings were located across the parcel within areas used for dismantling, vehicle storage, parts storage, and near a former subsurface hydraulic lift (Figure 3).

Soil samples were collected from the borings and logged in general accordance with the Unified Soil Classification System (ASTM D-2487). Ground water was encountered at a depth of approximately 12 to 12 ½ feet, which rose within EB-3 to 7 ½ feet by the time samples were collected. Exploratory boring logs are presented in Appendix H.

On September 4, 2012, 16 exploratory test pits were excavated on the Pirnik and Meeks parcels using a backhoe to collect samples of the surface fill. In addition, surface fill samples were collected from four locations of the Tavakoli parcel using hand sampling equipment.

Previous Investigation October 2011:

Pirnik:
Five exploratory borings (EB-3 through EB-7) were advanced to a depth of approximately 15 feet for the collection of soil and ground water grab samples. These borings were located down-gradient of the on-Site buildings, vehicle crushing area, vehicle storage areas, and dismantling structures with respect to the anticipated ground water flow direction (Figure 3).

Seven borings (SB-7 through SB-16) were advanced to a depth of approximately 5 feet for the collection of soil samples to evaluate the quality of the on-Site fill materials and collect near-surface soil samples in locations near activities that appeared to have the potential to cause impacts to soil quality, such as engine oil draining and equipment storage. Boring locations are shown in Figure 3.

Ground water was encountered at a depth of approximately 10 to 15 feet.

Meeks:
Subsurface investigation activities were performed on October 14, 2011 and October 18, 2011 under the direction of our Senior Project Geologist using a truck-mounted drill rig equipped with hollow stem augers. Four exploratory borings (EB-8 through EB-12) were advanced to a depth of approximately 10 to 20 feet for the collection of soil and ground water grab samples. These borings were located down-gradient of the on-Site buildings, vehicle crushing area, vehicle storage areas, dismantling structures, and the steam cleaning pad with respect to the anticipated ground water flow direction (Figure 3).

Six shallow borings (SB-1 through SB-6) were advanced to a depth of approximately 5 feet for the collection of soil samples to evaluate the quality of the on-Site fill materials and collect near-surface soil samples in locations near reported former locations of activities conducted at the Site that have the potential to cause impacts to soil quality, such as crushing, fluid recovery, vehicle storage, and former maintenance activities. Boring locations are shown on Figure 3.

Ground water was encountered at a depth of approximately 8 to 18 feet in October 2011. Exploratory boring logs are presented in Appendix H.

9.1.1 Subsurface Materials

Tavakoli:
Subsurface materials encountered in the borings consisted of fill materials within the upper approximately 6 inches to one foot. The fill generally consisted of sand with gravel. Native fat clays were observed immediately beneath the fill, and were subsequently underlain by lean clays with sand at approximately 2 to 3 ½ feet, extending to the depth of the boring. Shallow ground water was encountered within EB-2 and EB-3 at approximately 12 feet, rising within EB-3 to 7 ½ feet.

No petroleum odors or staining were noted within the borings or within samples collected.

Pirnik:
Subsurface materials encountered in the borings and test pits consisted of fill materials in the upper approximately 1 to 3 feet. The fill generally consisted of sand with gravel and clay. Native fat clays to sandy lean clays were observed in the borings immediately beneath the fill. Shallow ground water was encountered within each of the "EB" borings at approximately 10 to 15 feet.

A slight petroleum odor and greenish gray staining was noted in a soil sample from SB-10 at a depth of approximately 5 feet. No odors or discoloration were noted on other soil samples collected.

Meeks:
Subsurface materials encountered in the borings consisted of fill materials in the upper approximately 1 ½ to 3 ½ feet. Native fat clays to sandy lean clays were encountered in the borings from below the fill soil to the total depth of the borings. Water bearing zones were encountered within each of the EB borings at approximately 8 to 18 feet.

Gray staining was noted in SB-1 at a depth of approximately 5 feet. In EB-12, readings from the photoionization detector were recorded at 2, 5, 10, 15, and 20 feet ranging from 8.5 ppm at 10 feet to 37.5 ppm at 5 feet. No odors or discoloration were noted on other soil samples collected.

9.2 SOIL SAMPLE COLLECTION AND LABORATORY ANALYSES

Tavakoli – July 2012 Sampling:
To help evaluate soil quality, native soil samples were collected from just below the fill material (approximate depths of 1 to 2 feet) and from depths of approximately 4 to 5 feet. Samples were additionally collected within the deeper boreholes (EB-2 and EB-3) at approximately 9 to 9 ½ and 9 ½ to 10 feet, respectively. The depth of the samples collected for laboratory analyses was determined in the field based on the sample recovery and soil type observed in the cores. The soil samples were collected in pre-cleaned stainless liners, the ends covered in Teflon film, capped, taped, and labeled. Soil samples for volatile organic compounds (VOC) analyses were collected in 5 gram Core-N-One capsules in triplicate. The samples were placed in an ice-chilled cooler for transportation to a state-certified laboratory.

Five native soil samples [EB-1 (1 ½-2), EB-2 (1-1 ½), EB-3 (1-1 ½), EB-4 (1-1 ½), EB-5 (1-1 ½)] were analyzed for organochlorine pesticides (OCPs) and polychlorinated biphenyls (PCBs) (EPA Test Method 8081/8082), 17 California Assessment Manual (CAM) metals (EPA Test Method 6000/7000), TPHg plus BTEX (EPA Test Method 8260), TPHd and TPHmo (EPA Test Method 8015). An additional seven soil samples were analyzed for TPHg and BTEX, TPHd, TPHmo, and CAM 17 Metals.

A silica gel cleanup was performed on the TPHd and TPHmo analysis to help remove naturally occurring organic compounds that can be detected in the analysis, providing false positive results. These analyses were selected to evaluate potential impacts from historical agricultural, commercial, and light industrial uses.

Analytical results are summarized in Data Table 1 in the Data Tables section of this report. The laboratory analytical reports and chain of custody documentation are presented in Appendix I.

Fill Soil Sampling for Asbestos Analyses – July 2012:
Ten near-surface fill samples were collected from the Pirnik (NOA-5 through NOA-9), Meeks (NOA-1 through NOA-4), and Tavakoli (NOA-10) parcels on July 27, 2012 and July 31, 2012. Each soil sample was collected within individual plastic sample bags and transported under chain of custody to Asbestos TEM Laboratory in Berkeley, California.

Each sample was analyzed for the presence of naturally-occurring asbestos by the California Air Resources Board Method 435 (the required method for assessment of asbestos in rock and soil, per Bay Area Air Quality Management District and the California Air Resources Board).

Analytical results are summarized in Data Table 2 in the Data Tables section of this report. The laboratory analytical report and chain of custody documentation are presented in Appendix I.

Fill Soil Sampling for Asbestos and Metals Analyses – September 2012:
To help evaluate re-use and/or off-Site disposal alternatives of the surface fill, on September 4, 2012, Cornerstone directed the excavation of 16 exploratory pits to a depth of up to approximately 3 feet using a backhoe. In addition, soil samples were collected from four locations on the Tavakoli parcel using hand sampling equipment. Soil samples were selected from the surface to a depth of approximately ½ foot. Deeper samples of the fill were selected where apparently different fill was observed. Descriptions of the fill observed are summarized on Data Table 2 in the Data Tables section of this report.

Samples for asbestos analyses were collected within individual plastic sample bags and transported under chain of custody to Asbestos TEM Laboratory in Berkeley, California. The samples were analyzed for the presence of naturally-occurring asbestos by the California Air Resources Board Method 435. In addition, soil samples were collected in stainless steel liners and submitted to a state certified laboratory to be analyzed for cadmium, chromium, lead, nickel and zinc.

Analytical results are summarized in Data Table 2 in the Data Tables section of this report. The laboratory analytical report and chain of custody documentation are presented in Appendix I.

2011 Soil Quality Evaluation:
To help evaluate soil quality, one soil sample of the fill material was collected from each of the exploratory borings advanced during October 2011. In addition, native soil samples were collected from beneath the fill (approximately 1 ½ to 2 ½ feet and from approximately 4 ½ to 5 feet below the ground surface). Samples collected from the approximately 4 ½ to 5 foot depth were held, pending review of analytical data from shallower samples. The depth of the samples collected for laboratory analyses was determined in the field based on the sample recovery and soil type observed in the cores. The soil samples were collected in pre-cleaned stainless liners, the ends covered in Teflon film, capped, taped, and labeled. Soil samples for VOC analyses were collected in 5 gram Core-N-One capsules in triplicate. The samples were placed in an ice-chilled cooler for transportation to a state-certified laboratory.

Twenty-two fill samples and twenty-three native soil samples were analyzed for OCPs and PCBs (EPA Test Method 8081/8082), 17 CAM metals (EPA Test Method 6000/7000), TPHg plus BTEX (EPA Test Method 8260), TPHd and TPHmo (EPA Test Method 8015). Five randomly selected surface samples [SB-2 (0- ½), SB-4 (0- ½), SB-8 (0- ½), SB-9 (0- ½), SB-15 (0- ½)] were additionally analyzed for the presence of Polycyclic Aromatic Hydrocarbons (PAHs) by EPA method 8270 SIM.

Additionally, native soil sample [SB-1 (4½-5)] was analyzed for TPHd and TPHmo following review of shallower soil samples from this location. Native soil sample SB-3 (4½-5)] was additionally analyzed for TPHd, TPHmo, cadmium, and nickel following the receipt of analytical results for shallower soil samples collected from this boring.

One native soil sample [SB-8 (4 ½ - 5)] was analyzed for the presence of nickel, following the receipt of analytical results for shallower soil samples collected in this location.

Analytical results are summarized in the Data Tables 3 and 4 in the Data Table section of this report. Chain of custody documentation and laboratory analytical reports are presented in Appendix I.

9.3 GROUND WATER SAMPLE COLLECTION AND LABORATORY ANALYSES

Tavakoli:
To evaluate ground water quality beneath the Site, ground water grab samples were collected from borings EB-2 and EB-3. The ground water samples were collected from inside the hollow stem auger using a disposable bailer. Laboratory-provided VOA containers were filled for the most volatile analyses (VOCs, TPHg, BTEX) prior to 1 liter (L) amber jars used for TPHd and TPHmo analyses. The ground water grab samples were collected in appropriate containers and labeled with the sample ID, project number, and date and time of collection. Samples were placed in an ice-chilled cooler and transported to a state-certified laboratory with chain of custody documentation.

Ground water grab samples were analyzed for TPHg plus benzene, toluene, ethybenzene, and xylene (BTEX) and VOCs (EPA Test Method 8260), and TPHd and TPHmo (EPA Test Method 8015). A silica gel cleanup was performed on the TPHd and TPHmo analysis to help remove naturally occurring organic compounds that can be detected in the analysis, providing false positive results. These analyses were selected to evaluate potential impacts from the previous commercial and light industrial activities. Analytical results are summarized in Data Table 1 in the Data Tables section of this report. Chain of custody documentation and laboratory analytical reports are presented in Appendix I.

Pirnik (2011):
To evaluate ground water quality beneath the western (down-gradient) side of the Site, on October 14, 2011 and October 18, 2011 ground water grab samples were collected from exploratory borings EB-3, EB-4, EB-5, EB-6, and EB-7. The ground water samples were collected from inside the hollow stem auger using a disposable bailer in accordance with the protocol described above.

Ground water grab samples were analyzed for TPHg plus BTEX and VOCs (EPA Test Method 8260), and TPHd and TPHmo (EPA Test Method 8015). A silica gel cleanup was performed on the TPHd and TPHmo analysis to help remove naturally occurring organic compounds that can be detected in the analysis, providing false positive results. These analyses were selected to evaluate potential impacts from the commercial and light industrial activities. Analytical results are summarized in Data Table 5 within the Data Tables section of this report. Chain of custody documentation and laboratory analytical reports are presented in Appendix I.

Meeks (2011):
To evaluate ground water quality beneath the Site, primarily on the western (down-gradient) side of the Site's features presumed to have potential impacts to ground water, on October 14, 2011 and October 18, 2011 ground water grab samples were collected from exploratory borings EB-1, EB-2, EB-8, EB-9, EB-10, EB-11 and EB-12. The ground water samples were collected from inside the hollow stem auger using disposable bailers in accordance with the protocol described above.

Ground water grab samples were analyzed for TPHg plus BTEX, VOCs (EPA Test Method 8260), and TPHd and TPHmo (EPA Test Method 8015). A silica gel cleanup was performed on the TPHd and TPHmo analysis to help remove naturally occurring organic compounds that can be detected in the analysis, providing false positive results. These analyses were selected to evaluate potential impacts from the commercial and light industrial activities. Analytical results are summarized in Data Table 5 within the Data Tables section of this report. Chain of custody documentation and laboratory analytical reports are presented in Appendix I.

9.4 SOIL VAPOR SAMPLE COLLECTION AND LABORATORY ANALYSES

On October 14 and 18, 2011 under the direction of a California registered Professional Geologist, on the Pirnik parcel, eight dual-completion soil vapor probes (SV-1 through SV-8) were installed at general vehicle dismantling areas and near the western property boundary (down-gradient with respect to anticipated ground water flow direction) using a Geoprobe drill rig. Each of the soil vapor probes on the Pirnik parcel were protected with a flush-mounted monitoring well cover to facilitate additional future sampling, if desired.

On the Meeks parcel, five dual-completion soil vapor probes (SV-9, SV-10, SV-11, SV-12, SV-14) and one single-completion soil vapor probe (SV-13) were installed at areas throughout the Site using a Geoprobe drill rig (Figure 3). Soil vapor probes located on the Meeks parcel were removed and grouted to the surface, following sample collection (described below).

The vapor probes were continuously logged in general accordance with the Unified Soil Classification System (ASTM D-2487). No odors or soil staining were observed during the advancement of the borings and soil logging. The exploratory boring logs are presented in Appendix H.

9.4.1 Soil Vapor Well Installation

Protocols presented below follow the general requirements of the January 28, 2003 document entitled, "Advisory – Active Soil Gas Investigations", prepared by the Department of Toxic Substances and Control and the California Regional Water Quality Control Board, Los Angeles Region, which were in effect when the probes were installed. This guidance document was updated and released in late October 2011.

9.4.2 Temporary Soil Vapor Wells Installation

The dual depth soil vapor wells (approximate depths of 4 ½ and 9 ½ feet in the same boring) and single-depth soil vapor well (approximate depth of 4 ½ feet) were completed with stainless steel expendable tips and screens affixed to Teflon™ tubing within clay and clayey sand intervals. The probes were constructed by first placing approximately ½ foot of coarse aquarium-type sand into the bottom of the boring. The stainless steel tip and tubing was then

lowered into the boring via a tremie pipe. Additional sand was then placed in the boring via tremie when needed to create an approximately 1 foot sand pack interval around the vapor tip. Approximately ½ foot of granular bentonite (Cetco™) was placed on top of the sand pack. Hydrated bentonite was then placed down the boring; the mixture consisted of approximately 50 percent water to bentonite and was placed in less than ½ foot lifts to approximately just below the upper interval (or surface in SV-13, completed in the top 5 feet only). Dry granular bentonite was then placed via tremie to support the sand interval that began in each boring at a depth of approximately 5 feet. Approximately ½ foot of coarse aquarium-type sand was then placed on the dry granular bentonite. A stainless steel tip and tubing was then lowered into the boring via a tremie pipe. Additional sand was then placed in the boring via tremie when needed to create an approximately 1 foot upper sand pack interval around the vapor tip. Approximately 1 foot of granular bentonite (Cetco™) was placed on top of the sand pack. Hydrated bentonite was then placed down the boring in less than ½ foot lifts to become flush with the surface. The Teflon™ tubing was labeled with depth of placement and capped utilizing a vapor-tight Swagelok valve set in the "off" position. A surface completion monitoring well box was grouted in place to provide security for the vapor wells until sampling and destruction could be completed.

9.4.3 Soil Vapor Sample Collection

On July 30 and 31, 2012, the pre-existing temporary vapor probes on the Pirnik parcel (with the exception of SV-5, which could not be located) were sampled by a California registered Professional Geologist using the procedures described below. The deeper vapor probe at approximately 9 ½ feet was unable to be sampled within SV-1, SV-2, SV-3 and SV-4 due to with the presence of water in the probe tubing.

A 167 milliliters-per-minute flow regulator inclusive of a particulate filter was fitted to the shut-off valve and the other end to a "T" fitting. A Summa canister was connected to the "T" fitting. The other end of the "T" fitting was affixed to a digital vacuum gauge and a 1-liter Summa canister utilized for purging.

A minimum 10 minute vacuum tightness test was performed on the manifold and connections by opening and closing the 1-liter purge canister valve and applying and monitoring a vacuum on the vacuum gauge. The sample shut-off valve on the downhole side of the sampling manifold remained in the "off" position. When gauge vacuum was maintained for at least 10 minutes without any noticeable decrease (less than approximately 0.1 inches of mercury (Hg) for properly connected fittings), purging began. The downhole shut off valve was opened and approximately three purge volumes of vapor were removed using the purging 1-liter Summa. The volume of vapor removed was verified by the calculated versus observed pressure drop in the purging Summa canister. The purge volume was calculated based on the length and inner diameter of the sampling probe and the connected sampling tubing and equipment. Assuming the vapor probe was properly sealed, the borehole sand pack vapor space will have equilibrated with the surrounding vapors following the more than 48 hour equilibration period. Thus, the sand pack vapor space was not included in the purge volume calculation.

9.4.4 Soil Vapor Laboratory Analyses

To evaluate soil vapor quality, ten soil vapor samples collected from the Pirnik parcel were submitted under chain of custody to a state certified laboratory (Air Toxics laboratory located in Folsom, California). The samples were analyzed for gasoline range petroleum hydrocarbons (TPHg) including benzene, toluene, ethylbenzene, and xylene (BTEX) and VOCs (EPA Test

Method TO-15SIM). Analytical results are presented on Table 6. Results of the 2011 sampling on the Pirnik and Meeks parcels also are presented on Table 6. The analytical reports are presented in Appendix I.

9.4.5 Soil Vapor Sample Integrity Evaluation

Isopropyl alcohol (2-propanol, 91 percent) was utilized as a leak detection compound during sampling by applying approximately 7 to 8 drops to cotton gauze and placing the moistened gauze near the borehole. Sampling began by opening the Summa canister valve. Immediately upon opening the sampling valve, a shroud was placed over and enclosed the atmosphere of the borehole and entire sampling train including all connections.

A data logging photoionization detector (PID) was utilized during sampling to monitor the atmosphere inside the shroud through a bulk-head fitting. The logged data (at minimum 30 second intervals) was corrected to parts per million by volume isopropyl alcohol concentrations and utilized to evaluate the integrity of the sampling train.

For the Pirnik parcel probes sampled in July 2012, isopropyl alcohol was not detected in eight of the ten samples collected above its laboratory reporting limit ranging from 7.8 micrograms per cubic meter ($\mu g/m^3$) to 40 $\mu g/m^3$. Sample SV-4 at 4.5 feet contained isopropyl alcohol at 830 $\mu g/m^3$. This data indicates that the sample trains were tight and no significant leakage occurred.

SECTION 10: CONCLUSIONS (FINDINGS) AND RECOMMENDATIONS

Warmington Residential California reportedly intends to purchase the Site for residential redevelopment. Cornerstone performed this Phase I ESA and Phase II Soil, Soil Vapor and Ground Water Quality Evaluation to support Warmington Residential California in evaluation of Recognized Environmental Conditions. Our conclusions and recommendations are summarized below.

10.1 HISTORICAL SITE USAGE

Based on the information obtained during this study, the Site appears to have been undeveloped land between at least 1899 and 1939, when the site was developed with agricultural fields (orchards). A rural residence with several outbuildings was present on the Tavakoli parcel, with a barn on the eastern portion of the Meeks parcel, beginning in 1939. The western portion of the Site was redeveloped in approximately 1965 with an auto wrecking yard and structures associated with the wrecking yard on the Pirnik parcel, an additional wrecking yard at the eastern portion of the Meeks parcel, and an additional wrecking yard was added to the western side of Meeks parcel in the late 1970's. A wrecking yard was added to the Tavakoli parcel and office building constructed in approximately 1962. The Pirnik parcel remains used as an automobile salvage yard to the present, the Meeks parcel has been vacant for at least two years, and the Tavakoli parcel has reportedly been used for RV storage and cleaning for the past approximately two years.

10.2 CHEMICAL STORAGE AND USE

Pirnik:
Occupants of this parcel were observed to engage in activities that include the use and handling of chemicals and hazardous materials related to automobile dismantling.

Chemical storage and use observed on-Site consisted of motor vehicle fluids such as waste oil, gasoline, and diesel. Additionally, various automotive parts including engines, brakes, tires, wheels, bumpers, doors, windshields, etc., were observed to be stored on metal storage racks or wooden pallets throughout the southern third of the Site. Automotive batteries were observed for resale in the lobby of the office. Potentially hazardous materials, including fluids, anti-freeze, and oil filters were collected in metal drums within the automobile dismantling or engine draining building and reportedly recycled or disposed under a hazardous waste permit, as discussed in Sections 4.1.1 and 4.2.1. General housekeeping of chemical storage areas appeared relatively orderly. Evidence of surficial spills and leaks was observed on unpaved surfaces outside of the engine draining building and the vehicle dismantling building. Due to the storage of partially dismantled vehicles on unpaved soil and the duration of the automobile salvage activities, additional spills and leaks may have occurred on-Site and may not be readily observable. Much of the Site was covered by vehicles and equipment parts racks; therefore much of the surface soil of the Site was unable to be viewed.

We recommend that the property owner/occupant remove all hazardous materials and petroleum products from the Site for appropriate disposal at a permitted facility prior to purchasing the Site.

Meeks:
These parcels were vacant at the time of the Site visit. However, occupants were reported to previously engage in activities that included the use and handling of chemicals and hazardous materials related to automobile dismantling.

Tavakoli:
This parcel was observed to be used for RV cleaning prior to vacation rentals. Household cleaning supplies typical for vehicle cleaning and upholstery maintenance were observed stored within the office. No engine maintenance is reportedly performed on the parcel. The former occupants were reported engage in activities that included the use and handling of chemicals and hazardous materials related to automobile dismantling.

10.3 RESULTS OF PRELIMINARY PHASE II SOIL, SOIL VAPOR AND GROUND WATER QUALITY EVALUATION

The analytical results discussed below were compared to California Human Health Screening Levels (CHHSLs, 2010) for residential use. CHHSLs were developed by the Office of Environmental Health Hazard Assessment (OEHHA) on behalf of the California Environmental Protection Agency (Cal/EPA) and are used to screen sites for potential human health concerns where releases of chemicals to soil have occurred. Under most circumstances, the presence of a chemical in soil below the corresponding CHHSL can be assumed not to pose a significant risk to human health. A chemical exceeding the CHHSL does not indicate that adverse impacts to human health are occurring or will occur but suggests that further evaluation of potential health concerns is warranted. For detected chemicals for which CHHSLs have not been established, Residential Screening Levels (RSLs, 2011) established by the U.S. EPA, or Environmental Screening Levels (ESLs) established by the San Francisco Bay Regional Water Quality Control Board (Water Board, 2008) were used for comparison. Analytical results for metals are additionally compared to published background levels (Scott, 1991; Duvergé, 2011).

The Water Board's May 2008 residential ESL for cadmium is 1.7 mg/kg and appears to have been calculated based on the assumption that cadmium is a carcinogen from oral exposure. Since, the Office of Environmental Health Hazard Assessment (OEHHA) removed the oral cancer potency factor (CPF) for cadmium in December 2008, (http://www.oehha.ca.gov/risk/ChemicalDB/history.html), cadmium appears to only have non-cancer effects for the oral exposure route. Assuming a Hazard Index equal to 1, the calculated non-cancer environmental screening level for cadmium is 39 mg/kg. Based on our email correspondence with Water Board staff dated August 31, 2012, 39 mg/kg is the currently appropriate residential ESL for cadmium and replaces the Water Board's outdated May 2008 residential ESL of 1.7 mg/kg.

10.3.1 Undocumented Fill

The majority of the Site appears to have approximately 1 to 3 feet of sand and gravel fill that has been placed as surface cover. Because of the planned residential redevelopment of the Site, sampling and laboratory analyses of the surface fill were performed to evaluate the suitability of the material to remain on-Site. The surface fill samples were analyzed for contaminants that are potentially associated with motor vehicles and undocumented fill sources including TPHg, BTEX, TPHd, TPHmo, metals, OCPs, PCBs, and PAHs.

Laboratory analyses of 26 soil samples collected from the surface fill did not detect PCBs, TPHg or BTEX. Laboratory analyses detected OCPs in 7 of 26 samples of surface fill at concentrations below residential screening levels, with maximum concentrations detected of 0.075 ppm DDD (residential CHHSL = 2.3 ppm), 0.3 ppm DDE (residential CHHSL =1.6 ppm) and 0.073 ppm DDT (residential CHHSL = 1.6 ppm).

Laboratory analyses of 5 selected fill samples for PAHs did not detect PAHs exceeding residential ESLs, CHHSLs or RSLs.

Laboratory analysis of 40 out of 60 fill soil samples detected metals at concentrations that appeared consistent with typical background levels (Scott, 1991; Duverge, 2011) or were below residential screening levels (CHHSLs, ESL and/or RSL). Metals exceeding background and residential screening levels included arsenic (two out of 37 samples analyzed for arsenic, maximum 17 ppm detected); lead (13 out of 60 samples analyzed for lead, maximum 390 ppm detected); cadmium (1 out of 60 samples analyzed for cadmium, 41 ppm maximum detected); and cobalt (7 out of 37 samples analyzed for cobalt; maximum 49 ppm detected). In our experience, soil with lead at approximately 100 ppm may fail the California hazardous waste limit for soluble lead (Soluble Threshold Limit Concentration). Thirteen of 60 fill samples exceeded 100 ppm lead.

TPHd was detected in 6 of 26 fill soil samples at concentrations below the residential ESL of 83 ppm. TPHmo was detected in 21 of 26 fill soil samples, with 9 exceeding the residential ESL of 370 ppm. Concentrations detected above the ESL ranged from 420 ppm to 2,500 ppm.

Laboratory analysis of 9 of 26 fill soil samples detected 4,4'-DDE, 4,4'-DDT, and 4,4'-DDD at concentrations below residential CHHSLs and RSLs. No other OCPs were detected in soil samples above the laboratory detection level.

Based on the results of the laboratory analysis, the on-Site fill material appears to be sporadically impacted by TPHmo and metals. As noted above, the fill appears to be present to

depths of approximately 1 to 3 feet. Based on the analytical results, portions of the fill may not be acceptable for re-use on-Site. The fill may contain concentrations of lead that would exceed the STLC hazardous waste limit. If soil requires off-Site disposal as a hazardous waste, the current property owner should complete and sign the waste disposal manifests as the generator.

Due to the large number of vehicles, vehicle parts, gravel and pavements covering the Site and limited access, we recommend further investigation be performed after P & C Auto Wreckers vacates the Site and prior to Warmington Residential California purchasing the property.

Presence of Asbestos within Fill:
Asbestos was observed by the laboratory within 37 of 42 samples analyzed, with 20 samples observed to contain at least a trace amount (less than 0.25%) asbestos. Four samples were reported to contain 0.25% asbestos, and asbestos was reported above the CARB regulatory threshold of 0.25% in 11 of the samples. Asbestos was reported above 1% in 4 of the samples

The Occupational Safety and Health Administration (OSHA) regulates any amount of asbestos greater than zero, which requires handling of soil in accordance with work practices described in the California Code of Regulations, Title 8, Section 1529. Soil is generally considered to be within Class II work practices.

According to CARB, soil or rock exceeding 0.25% cannot be used for surfacing material. Excavation of naturally-occurring asbestos requires the preparation and implementation of an Asbestos Dust Mitigation Plan, which accompanied by a permit and fees, will require review by Bay Area Air Quality Management District (BAAQMD). BAAQMD may additionally require perimeter fenceline monitoring for airborne dust and asbestos during excavation work.

Soil or rock exceeding 1%, if disposed at a landfill in California, is considered a Hazardous Waste if friable, or will become friable, during the excavation and transfer process. Soil is generally considered friable and the excavation process generally renders non-friable materials as friable.

10.3.2 Native Soil

The Site was used for agricultural purposes for several decades. Pesticides (including DDT) may have been applied to crops in the normal course of farming operations.

Because of the planned residential redevelopment of the Site, soil sampling and laboratory analyses were performed in October 2011 and July 2012 to evaluate the residual pesticide concentrations, if any, and additional potential contaminants of concern associated with the historic automobile salvage yard activities.

Laboratory analysis of 36 native soil samples reported metals at concentrations that generally appeared consistent with typical background levels, with the exception of arsenic detected at 23 ppm in the soil sample collected from a depth of approximately 2 feet in boring SB-10, and nickel detected at 170 ppm in SB-4 at 2 feet and 230 ppm in SB-6 at 2 feet. The published background maximum concentration detected for arsenic and nickel are 20 ppm and 145 ppm, respectively (Scott, 1991), with the background concentration for arsenic. as recommended by the Water Board, reported as 11 mg/kg (Duvergé, 2011).

Laboratory analysis of the native soil samples analyzed for TPHg, BTEX, TPHd, TPHmo, and PCBs did not report TPHg, BTEX, or PCBs above their respective laboratory detection levels. TPHd was reported in 6 of 36 samples, but it was below the residential ESL of 83 ppm. TPHmo was detected in 18 of 36 native soil samples but exceeded the ESL of 370 ppm in only one sample (620 ppm in SB-1 at a depth of approximately 1 ½ to 2 feet). Laboratory analyses of the deeper sample from SB-1 (4 ½ -5 feet) reported TPHmo below the laboratory detection limit.

Laboratory analysis of 29 native soil samples for OCPs detected 4,4'-DDE, 4,4'-DDT, and 4,4'-DDD at concentrations below residential CHHSLs, RSLs and ESLs in several of the samples. No other OCPs were detected in soil samples above the laboratory detection level.

Based on soil samples collected by Cornerstone, native soil does not appear to be significantly impacted by past agricultural use. The sporadic detection of petroleum hydrocarbons in the native soil appears to indicate isolated spills and releases that have impacted fill materials.

Arsenic was detected above background levels in native soil samples collected from boring SB-10, which was located near a reported former steam cleaning pit. Apparent petroleum odors were noted in the soil during the drilling of this boring. Due to the use of the Site as an automobile salvage yard for several decades, additional pockets of impacted native soil could be present beneath the surface fill materials. Removal of the surface fill, as discussed above in Section 10.3.1, would allow for visual evaluation of native soil for localized impacts. We recommend removal of soil exceeding residential screening levels.

10.3.3 Soil Vapor Quality

Pirnik Parcel:
During sampling of existing accessible probes in July 2012, laboratory analyses detected concentrations of benzene, toluene, MTBE, 1,1-DCA, acetone, carbon disulfide, isopropanol, and tetrachloroethylene (PCE) at concentrations below their respective ESLs and CHHSLs.

During the previous sampling in October 2011, laboratory analyses detected benzene in ten of the fourteen 4 ½ foot soil vapor samples [SV-4 D 4.5 (60.4 µg/m^3), SV-7 D 4.5 (47.8 µg/m^3), SV-8 D 4.5 (50 µg/m^3, SV-9 D 4.5 (89 µg/m^3), SV-9 D 9.5 (50.1 µg/m^3), SV-10 D 4.5 (59.1 µg/m^3), SV-10 D 9.5 (48.4 µg/m^3), SV-11 D 4.5 (58.6 µg/m^3), SV-11 D 9.5 (84.8 µg/m^3), SV-12 D 4.5 (57.1 µg/m^3), SV-12 D 9.5 (24.3 µg/m^3), SV-14 D 4.5 (175 µg/m^3), SV-14 D 9.5 (115 µg/m^3)]. The residential ESL for benzene in soil vapor is 84 µg/m^3 and the residential CHHSL for benzene using the threshold for volatile chemicals below buildings constructed with engineered fill below sub-slab gravel, is 85 µg/m^3, therefore these three samples do not exceed CHHSL or the ESL. TPHg was either not detected or detected at significantly lower concentrations in the deeper soil vapor samples collected from a depth of approximately 9 ½ feet.

Other VOCs were detected in the soil vapor samples, including toluene, ethylbenzene, MTBE, 1,1-dichloroethane, 1,2,4-trimethylbenzene, 4-bromofluorobenzene, 4-ethyl toluene, acetone, carbon disulfide, isopropanol, m,p-xylene, o-xylene, tetrachloroethylene (PCE), and TPHg. Concentrations of these VOCs were detected below residential CHHSLs and ESLs.

The source of these constituents detected likely result from the activities associated with the current and historic automobile salvage activities and indicate that there could be pockets of localized petroleum and VOC impacted soil. Removal of soil with petroleum hydrocarbons and VOCs exceeding residential screening levels would be expected to significantly reduce risk

associated with vapor intrusion. After soil removal activities, additional soil vapor sampling may be required by Santa Clara County Health Department to evaluate if engineering controls, such as a vapor barrier system, are required.

10.3.4 Ground Water Quality

Laboratory analyses of 14 ground water grab samples collected during October 2011 and July 2012 did not detect TPHd or BTEX at concentrations exceeding the laboratory detection limits.

MTBE was detected in ground water samples EB-6 at 72 ppb and EB-10 at 12 ppb. The drinking water protection ESL and MCL for MTBE is 5 ppb. The ESL for evaluation of potential vapor intrusion concerns for MTBE is 24,000 ppb. Chloromethane was detected in two of the ground water grab samples at up to 1.9 ppb. The ESL in ground water for chloromethane is 41 ppb; there is no MCL for chloromethane. No other chlorinated VOCs were detected in the ground water samples.

TPHmo was detected in ground water grab samples EB-2 (October 2011) at 91 ppb, EB-5 (October 2011) at a concentration of 120 ppb and EB-2 (July 2012) at 130 ppb. There is no MCL or vapor intrusion ESL for TPHmo. The drinking water protection ESL for TPHmo is 100 ppb.

Based on the laboratory analytical results, the ground water beneath portions of the Site (Pirnik, Meeks and Tavakoli parcels) appears impacted with petroleum hydrocarbons but at low concentrations. These concentrations do not appear to require remediation but an overseeing agency may require further investigation to evaluate the source and extent of ground water impact; periodic monitoring of the ground water may also be required.

10.4 ADDITIONAL CONSIDERATIONS FOR SITE DEVELOPMENT

10.4.1 Regulatory Agency Oversight

Based on our meeting with Ms. Lani Lee at SCCDEH on July 31, 2012, we recommend submitting this report to SCCDEH to assist Ms. Lee's evaluation of the requirement for additional investigation prior to residential development. Ms. Lee stated that each parcel will be required to meet residential cleanup standards prior to development.

10.4.2 Septic System

The on-Site structures reportedly discharge to one septic system on the Pirnik parcel, two separate septic systems on the Meeks parcels, and presumed to discharge to one septic system on the Tavakoli parcel.

Prior to purchasing the Site, we recommend demolishing each of the on-Site structures and removing the septic systems and all associated drain lines. Soils beneath the structures, septic systems, and drain lines should be evaluated by an environmental professional for potential impacts, including the collection and laboratory analyses of soil samples. We recommend performing these activities under the oversight of the SCCDEH or other appropriate regulatory agency.

10.4.3 Historic Well

Historic topographic maps showed the presence of an apparent irrigation well on the Pirnik parcel. The well, if present, will require appropriate destruction in accordance with regulatory agency requirements.

A reportedly "uncapped" well, formerly used for the office restroom at the Tavakoli parcel, was observed within an area of vegetation and surface water. The well has reportedly turned artesian and free flowing water was observed on concrete pavement north of the office structure. This well will require appropriate destruction in accordance with regulatory agency requirements.

10.4.5 Facility Closure

We understand that the property owner for the Pirnik parcel will continue to operate the automobile salvage activities for a few months. The property owner/seller should be required to comply with local facility closure requirements. In addition, we recommend re-sampling soil, soil vapor and ground water quality again after the on-Site business vacates the property and prior to Warmington Residential California purchasing the Site.

As noted above, we recommend that the property owner remove all hazardous materials, equipment and vehicle parts for appropriate off-Site disposal. We recommend that an environmental professional observe surface conditions after removal of these materials. Soil that appears significantly stained should be over-excavated by the property owner and removed for appropriate off-Site disposal, and verification soil samples should be collected for laboratory analyses to document removal of soil exceeding residential screening levels.

10.5 ENVIRONMENTAL ATTORNEY

Due to known Recognized Environmental Conditions at the Site, we recommend consulting with an environmental attorney regarding liabilities associated with acquiring the Site.

10.6 SITE MANAGEMENT PLAN

Due to the long agricultural and commercial/light industrial use of the Site, we recommend preparing a Site Management Plan (SMP) that presents protocol for demolition and construction contractors in the event suspect conditions are observed, such as burn pits, subsurface structures, water supply wells, buried debris, or soil with suspect odors or discoloration. In addition, the SMP should include protocol for management of excavation dewatering activities. As noted above, MTBE and TPHmo were detected in shallow ground water beneath the Site.

10.7 IMPORTED SOIL

If the planned development will require importing soil for site grading, we recommend documenting the source and quality of imported soil. The DTSC's October 2001 Clean Fill Advisory provides useful guidance on evaluating imported fill.

10.8 ASBESTOS CONTAINING MATERIALS (ACMS)

Due to the age of the on-Site structures, building materials may contain asbestos. If demolition, renovation, or re-roofing of the building is planned, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACMs prior to building demolition or renovation that may disturb the ACM.

10.9 POTENTIAL ENVIRONMENTAL CONCERNS WITHIN THE SITE VICINITY

As is typical to many industrial/commercial areas, several other facilities in the vicinity were reported as hazardous materials users. If leaks or spills occur at these facilities, contamination could impact the Site, depending upon the location of the property, the magnitude of the release, and the effectiveness of cleanup efforts.

10.10 DATA GAPS

ASTM Standard Designation E 1527-05 requires the environmental professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap is a lack of or inability to obtain information required by ASTM Standard Designation E 1527-05 despite good faith efforts by the environmental professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data gaps were identified:

- Contact information for the former occupants and owners of the Site was not provided to us. We understand that this information is not reasonably obtainable.
- Due to the large number of vehicles, vehicle parts, gravel and pavements, the surface of the Pirnik portion of the Site could not be fully observed.
- Due to gravel and pavements, several areas of the surface of the Meeks and Tavakoli portions of the Site could not be fully observed.

10.11 DATA FAILURES

As described by ASTM Standard Designation E 1527-05, a data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Data failures are not uncommon when attempting to identify the use of a Site at five year intervals back to the first use or to 1940 (whichever is earlier). ASTM Standard Designation E 1527-05 requires the environmental professional to comment on the significance of data failures and whether the data failure affects our ability to identify Recognized Environmental Conditions. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data failures were identified:

- There were gaps greater than 5 years between some of the historical sources searched.
- Construction dates for structures previously located at the Site were not determined.

Based on the historic agricultural and light industrial uses of the site and Phase II investigations of subsurface soil, ground water, and soil vapor performed, we do not consider the above data failures to be significant.

10.12 RECOGNIZED ENVIRONMENTAL CONDITIONS

Cornerstone has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E 1527-05 of 569-573, 595 and 615, and 625 Trade Zone Boulevard, Milpitas, CA. This assessment identified the following Recognized Environmental Conditions; however, please read the entire report for an overview of the Site.

- The Site has been occupied by several automobile salvage companies for several decades. On-Site activities have reportedly included the use, storage and off-Site disposal of a significant amount of automotive-related fluids and hazardous materials. Accidental releases of hazardous materials and petroleum hydrocarbons associated with these activities may have occurred.

- Imported fill material, located within the top 1 ½ to 3 feet appears to be impacted in several areas of the Site where automobiles were stored and outside areas subject to previous surface stain clean-up. In these areas, TPHmo was reported at concentrations exceeding the Residential ESL. Pockets of the fill material do not appear acceptable for on-Site residential re-use. In addition, naturally occurring asbestos was detected in several samples of the fill. Soil exceeding residential screening criteria should either be removed for disposal at a permitted facility or consolidated in an on-Site area with approval of the SCCDEH.

- Benzene was detected in soil vapor above the residential CHHSL and residential ESL on the Meeks portion of the Site. Further investigation should be performed, following removal of soil exceeding residential screening levels, to evaluate whether vapor intrusion engineering controls will be required.

- A former steam cleaning pit was partially excavated on the eastern side of the Meeks property. Soil reportedly was excavated along sidewalls until soil sample concentrations met commercial/industrial ESLs. Four step-out soil and grab ground water samples were collected at the corners of the excavation and four additional step-out samples were collected at lateral distances of 20 feet from each corner of the excavation. Soil concentrations exceeded the residential ESL at depths of 9 feet below the surface. Grab ground water concentrations collected from the northeast and southeast corners of the excavation exceeded the ESL for TPHd and TPHmo. Additional soil excavation likely will be required to further reduce concentrations to below residential ESLs.

- MTBE was detected in one ground water grab sample (EB-10) above the ESL and TPHmo was detected in one ground water grab sample (EB-2) below the ESL. The ground water does not appear significantly impacted. If a higher level of comfort is desired, additional ground water quality evaluation could be performed at potential source areas.

- The Site reportedly discharges wastewater to at least three, possibly four on-Site septic systems. These septic systems should be removed prior to the property transfer.

SECTION 11: LIMITATIONS

Cornerstone performed this Phase I ESA to support Warmington Residential California in evaluation of Recognized Environmental Conditions associated with the Site. Warmington Residential California understands that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. Warmington Residential California understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

Conclusions presented in this report are based on selected, readily available information and conditions readily observed at the time of the Site visit. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from interviews of persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, soil, ground water and/or soil vapor samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-05, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

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

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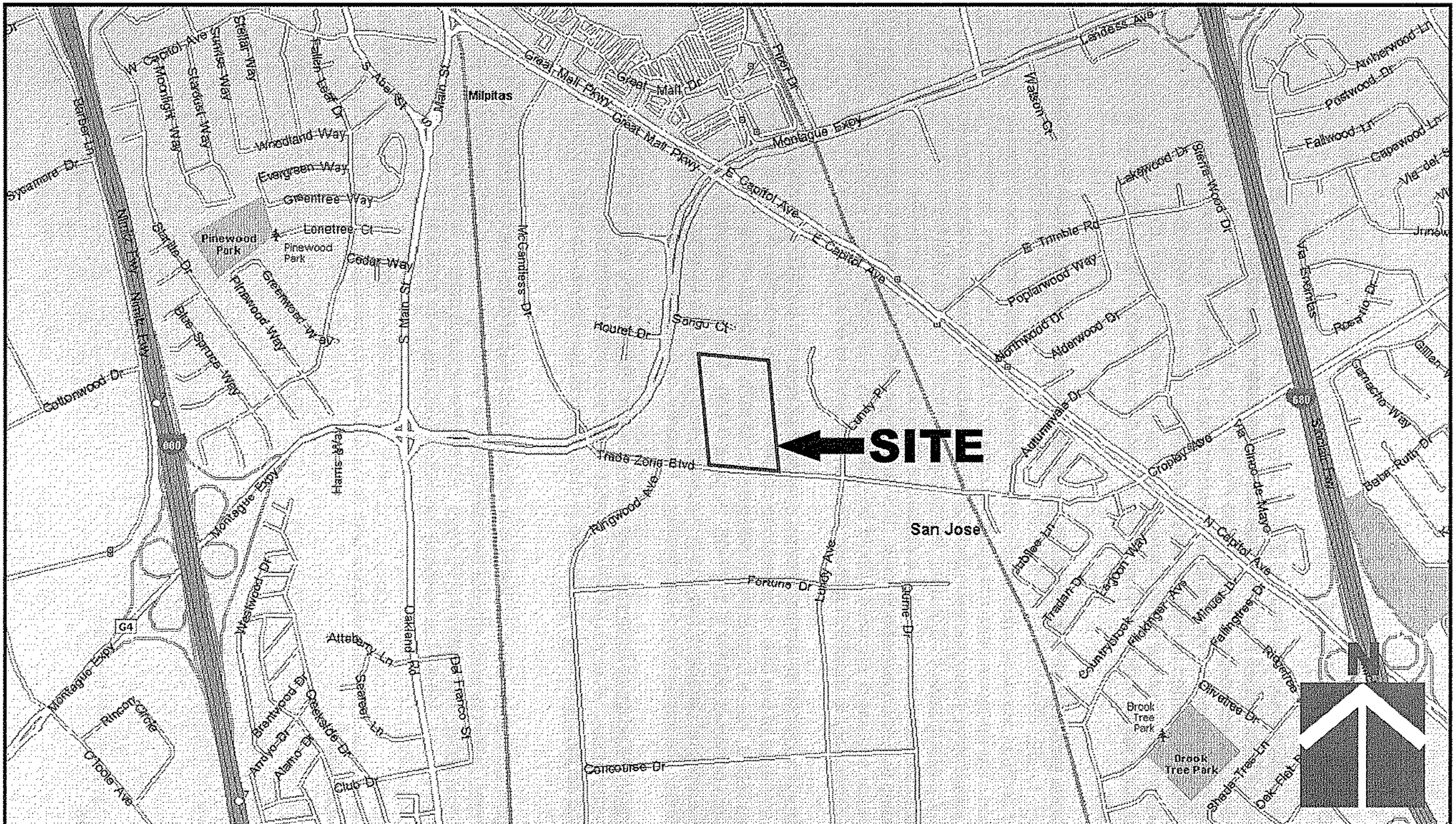

CORNERSTONE EARTH GROUP	**Vicinity Map**	Project Number 573-1-1
	569 to 573, 595, 615 and 625 Trade Zone Boulevard Milpitas, CA	Figure Number Figure 1
		Date August 2012 / Drawn By RRN

CORNERSTONE EARTH GROUP

Site Plan	Project Number: 573-1-1
569 to 573, 595, 615 and 625 Trade Zone Boulevard Milpitas, CA	Figure Number: Figure 2
	Date: August 2012 — Drawn By: RRN

Site Plan with Borehole Locations

569 to 573, 595, 615 and 625
Trade Zone Boulevard
Milpitas, CA

CORNERSTONE EARTH GROUP

Project Number	573-1-1
Figure Number	Figure 3
Date	August 2012
Drawn By	RRN

ANALYTICAL DATA SUMMARY TABLES

CORNERSTONE EARTH GROUP

Data Table 1. Analytical Results of Selected Soil Samples - Tavakoli Parcel (July 2012)
(Concentrations in ppm)

Sample Location	Sample ID	Date	Depth (feet)	TPHg	TPHd	TPHo	BTEX	PCBs	4,4´-DDE	Other OCPs
EB-1	EB-1 (1.5-2)	7/31/2012	1½-2	<0.091	<2.0	<10	ND	ND	<0.002	ND
EB-1	EB-1 (4.5-5)	7/31/2012	4½-5	<0.097	<2.0	<10	ND	---	---	---
EB-2	EB-2 (1-1.5)	7/31/2012	1-1½	<0.15	<2.0	<10	ND	ND	0.0026	ND
EB-2	EB-2 (4.5-5)	7/31/2012	4½-5	<0.093	<2.0	<10	ND	---	---	---
EB-2	EB-2 (9-9.5)	7/31/2012	9-9½	<0.091	<2.0	<10	ND	---	---	---
EB-3	EB-3 (1-1.5)	7/31/2012	1-1½	<0.085	<2.0	<10	ND	ND	<0.002	ND
EB-3	EB-3 (4.5-5)	7/31/2012	4½-5	<0.086	<2.0	<10	ND	---	---	---
EB-3	EB-3 (9.5 10)	7/31/2012	9½-10	<0.082	<2.0	<10	ND	---	---	---
EB-4	EB-4 (1-1.5)	7/31/2012	1-1½	<0.13	<2.0	<10	ND	ND	<0.002	ND
EB-4	EB-4 (4-4.5)	7/31/2012	4-4½	<0.11	<2.0	<10	ND	---	---	---
EB-5	EB-5 (1-1.5)	7/31/2012	1-1½	<0.092	<2.0	<10	ND	ND	<0.002	ND
EB-5	EB-5 (4.5-5)	7/31/2012	4½-5	<0.099	<2.0	<10	ND	---	---	---
Residential ESL[1]				83	83	370	Variable	0.22	1.7	Variable
Commerical/Industrial ESL[1]				83	83	2500	Variable	0.074	4.0	Variable
Residential CHHSL[2]				NE	NE	NE	Variable	0.089	1.6	Variable
Commerical/Industrial CHHSL[2]				NE	NE	NE	Variable	0.3	6.3	Variable
Residential RSL[3]				NE	NE	NE	Variable	Variable	1.4	Variable
Industrial RSL[3]				NE	NE	NE	Variable	Variable	5.1	Variable

Continued next page

CORNERSTONE EARTH GROUP

Table 1, continued.

Sample Location	Sample ID	Date	Depth (feet)	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Nickel	Vanadium	Zinc
EB-1	EB-1 (1.5-2)	7/31/2012	1½-2	4.5	160	45	11	36	7.9	57	34	56
EB-1	EB-1 (4.5-5)	7/31/2012	4½-5	4.8	280	42	11	37	7	62	33	52
EB-2	EB-2 (1-1.5)	7/31/2012	1-1½	4.5	260	44	13	31	8.8	71	30	55
EB-2	EB-2 (4.5-5)	7/31/2012	4½-5	17	210	49	13	36	8.5	73	46	57
EB-2	EB-2 (9-9.5)	7/31/2012	9-9½	11	250	52	15	33	7.8	93	43	53
EB-3	EB-3 (1-1.5)	7/31/2012	1-1½	3.1	130	31	6.8	16	4.9	44	23	32
EB-3	EB-3 (4.5-5)	7/31/2012	4½-5	12	220	45	13	33	7.6	66	42	53
EB-3	EB-3 (9.5 10)	7/31/2012	9½-10	3.4	100	45	12	29	7.1	71	34	50
EB-4	EB-4 (1-1.5)	7/31/2012	1-1½	4.1	140	35	8.1	24	5.6	50	27	36
EB-4	EB-4 (4-4.5)	7/31/2012	4-4½	9.9	160	38	11	26	7.3	60	37	45
EB-5	EB-5 (1-1.5)	7/31/2012	1-1½	<1.7	110	37	7.1	25	5.5	45	24	41
EB-5	EB-5 (4.5-5)	7/31/2012	4½-5	7.6	200	33	9.2	22	5.8	50	28	40
Residential CHHSL[2]				11*	5,200	NE	660	3,000	80	1,600	530	23,000
Commerical/Industrial RSL[3]				11*	63000	NE	3200	38,000	320	16,000	6700	10,000
Residential RSL[3]				11*	15,000	280	23	3,100	400	1,600	550	23,000
Industrial RSL[3]				11*	190,000	NE	300	4,100	800	NE	5200	310,000
Background Range (N. CA)[4]				11*	15,000	280	23	3,100	400	1,600	550	23,000
Background Maximum Detection (N. CA)[4]				20	15,000	280	23	3,100	400	1,600	550	23,000

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region – May 2008
2 California Human Health Screening Level (CHHSL), CalEPA - September 2010
3 Regional Screening Level (RSL), USEPA Region 9 – April 2012
4 "Background Metal Concentrations in Soil in Northern Santa Clara County, California", Christina M. Scott, December 1991
< Not detected at or above laboratory reporting limit
NE Not Established
--- Not Analyzed
BOLD Concentration exceeds ESL, CHHSL or RSL
* Typical mean background concentration of Arsenic in Bay Area soils ranges from approximately 5 ppm to 20 ppm. For this report, a background concentration of 11 ppm was substituted for the toxicity-based goal, based on Water Board guidance (Duverge, 2011).

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Data Table 2. Analytical Results of Selected Surface Fill Samples - Asbestos and Metals (July and September 2012)
(Concentrations in mg/kg or percent)

Sample Location	Date	Approximate Depth (feet)	Parcel	Approximate Fill Thickness (feet)	Fill Description	Asbestos (percent)	Cadmium	Chromium	Lead	Nickel	Zinc
NOA-5	7/27/2012	0 - 1/2	Pirnik	NE	light gray sandy gravel	<0.25**	---	---	---	---	---
NOA-6	7/27/2012	0 - 1/2	Pirnik	NE	light gray sandy gravel	<0.25	---	---	---	---	---
NOA-7	7/27/2012	0 - 1/2	Pirnik	NE	light gray sandy gravel	<0.25	---	---	---	---	---
NOA-8	7/27/2012	0 - 1/2	Pirnik	NE	light gray sandy gravel	<0.25	---	---	---	---	---
NOA-9	7/27/2012	0 - 1/2	Pirnik	NE	light gray sandy gravel	**0.75**	---	---	---	---	---
TP-1	9/4/2012	0 - 1/2	Pirnik	1	gray gravel 0 - 1/2 foot	<0.25	1.8	95	67	170	100
TP-1	9/4/2012	1/2 - 1			green-brown gravel* 1/2 - 1 foot	**1.25**	<1.0	350	8.4	1,000	28
TP-2	9/4/2012	0 - 1/2	Pirnik	1	gray gravel 0 - 1/2 foot	<0.25**	2.0	120	80	210	220
TP-2	9/4/2012	1/2 - 1			green-brown gravel* 1/2 - 1 foot	**0.25**	<1.0	440	2.9	1,100	21
TP-3	9/4/2012	0 - 1/2	Pirnik	1	gray gravel 0 - 1/2 foot	<0.25**	<1.0	99	29	210	52
TP-3	9/4/2012	1/2 - 1			green-brown gravel* 1/2 - 1 foot	**0.5**	<1.0	370	7.8	940	22
TP-4	9/4/2012	0 - 1/2	Pirnik	1	gray gravel 0 - 1/2 foot	<0.25**	<1.0	140	31	280	59
TP-4	9/4/2012	1/2 - 1			green-brown gravel* 1/2 - 1 foot	**0.5**	1.2	340	72	800	95
TP-5	9/4/2012	0 - 1/3	Pirnik	1 1/4	gray gravel 0 - 1/2 foot	**0.25**	2.2	150	**150**	310	200
TP-5	9/4/2012	1/2 - 1			green-brown gravel* 1/2 - 1 1/4 foot	<0.25**	<1.0	110	**190**	150	77
TP-6	9/4/2012	0 - 1/2	Pirnik	1 1/4	gray gravel 0 - 1/2 foot	<0.25**	1.1	63	32	100	82
TP-6	9/4/2012	1/2 - 1			green-brown gravel* 1/2 - 1 1/4 foot	**0.5**	<1.0	330	28	970	29
TP-7	9/4/2012	0 - 1/3	Pirnik	1 1/2	gray gravel 0 - 1/2 foot	<0.25**	1.8	61	**180**	72	230
TP-7	9/4/2012	1/2 - 1			green-brown gravel* 1/2 - 1 1/2 foot	**0.5**	<1.0	110	**130**	210	150
NOA-1	7/27/2012	0 - 1/2	Meeks	NE	light gray sandy gravel	<0.25	---	---	---	---	---
NOA-2	7/27/2012	0 - 1/2	Meeks	NE	light gray sandy gravel	<0.25**	---	---	---	---	---
NOA-3	7/27/2012	0 - 1/2	Meeks	NE	light gray sandy gravel	**1.25**	---	---	---	---	---
NOA-4	7/27/2012	0 - 1/2	Meeks	NE	light gray sandy gravel	**2**	---	---	---	---	---
TP-8	9/4/2012	1/2 - 1	Meeks	2	light brown gravel	<0.25**	22	91	66	210	96
TP-9	9/4/2012	0 - 1/2	Meeks	1 1/4	gray gravel 0 - 1/2 foot	**0.5**	1.3	370	**91**	770	120
TP-9	9/4/2012	1/2 - 1			light brown gravel 1/2 - 1 1/4 foot	<0.25**	<1.0	160	**150**	460	82
TP-10	9/4/2012	0 - 1/2	Meeks	2	gray gravel 0 - 1 foot	<0.25**	<1.0	220	46	340	94
TP-10	9/4/2012	1 - 1 1/2			light brown gravel 1 - 2 feet	<0.25**	<1.0	80	34	170	59
TP-11	9/4/2012	1/2 - 1	Meeks	2 1/2	light brown gravel 0 - 1 1/2 feet	<0.25**	<1.0	76	43	160	62
TP-11	9/4/2012	1 1/2 - 2			brown gravel* 1 1/2 - 2 1/2 feet	**0.75**	1.0	230	56	530	47
TP-12	9/4/2012	0 - 1/2	Meeks	2	light brown gravel 0 - 1 1/2 feet	<0.25**	<1.0	95	42	190	73
TP-12	9/4/2012	1 1/2 - 2			brown gravel* 1 1/2 - 2 feet	**0.25**	<1.0	200	56	540	68
TP-13	9/4/2012	1/2 - 1	Meeks	1 1/4	brown gravel	**0.75**	1.2	300	56	880	45
TP-14	9/4/2012	0 - 1/2	Meeks	3	gray gravel 0 - 1 foot	<0.25**	<1.0	150	63	340	70
TP-14	9/4/2012	2 - 3			brown gravel 1 - 3 feet	<0.25**	<1.0	43	39	68	64
TP-15	9/4/2012	1/2 - 1	Meeks	1 1/2	light brown gravel	**0.25**	<1.0	150	27	340	50
TP-16	9/4/2012	1 1/2	Meeks	2	brown gravel	<0.25**	1.1	67	**110**	120	120

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Table 2, continued.

Sample Location	Date	Approximate Depth (feet)	Parcel	Approximate Fill Thickness (feet)	Fill Description	Asbestos (percent)	Cadmium	Chromium	Lead	Nickel	Zinc
NOA-10	7/27/2012	0 - 1/2	Tavakoli	NE	light gray sandy gravel	**0.5**	---	---	---	---	---
TP-17	9/4/2012	0 - 1/2	Tavakoli	1/2	light gray sandy gravel	<0.25**	1.2	63	72	140	120
TP-18	9/4/2012	0 - 1/2	Tavakoli	1/2	light gray sandy gravel	<0.25**	2.5	43	53	72	130
TP-19	9/4/2012	0 - 1/2	Tavakoli	1/2	light gray sandy gravel	<0.25**	7.7	45	47	91	120
TP-20	9/4/2012	0 - 1/2	Tavakoli	1/2	light gray sandy gravel	**3.5**	<1.0	140	6.9	240	38
Typical Background Range[1]						NE	NE	30.5 to 72	6.8 to 16.1	46.4 to 101	47.7 to 82.8
Typical Background Maximum[1]						NE	14	170	54	145	120
Residential Soil CHHSL[2]						NE	39 *	NE	80	1,600	23,000
Commerical/Industrial Soil CHHSL[2]						NE	39 *	NE	320	16,000	100,000
CARB Regulatory Threshold [3]						0.25	NE	NE	NE	NE	NE
California Title 22 Threshold for Hazardous Waste (for asbestos, if friable) [4]						1	100	2,500	1,000	2,000	5,000

1 Scott, Christina. Background Metal Concentrations in Soils in Northern Santa Clara County - December 1991
2 California Human Health Screening Level (CHHSL) - Cal/EPA - September 2010
3 California Air Resources Board (CARB) Regulatory Threshold for restricted asbestos-containing material - July 2000
4 California Title 22 California Code of Regulations Threshold for Hazardous Waste disposal, Total Threshold Limit Concentration (TTLC)
< Not detected at or above laboratory reporting limit
* Apparent Franciscan formation rock fragments observed
** Chrysotile detected in uncounted portion of sample
Bold Concentration detected exceeds residential CHHSLs (for metals) or 0.25 percent (for asbestos)
NE Fill thickness not evaluated at sample location
--- Sample not analyzed
a Updated ESL for cadmium based on OEHHA removal of oral cancer potency factor in December 2008 and email correspondence with Water Board on August 31, 2012

Data Table 3. Analytical Results of Selected Soil Samples - OCP, PCB, PAH, VOC, TPH (Meeks and Pirnik Parcels) (2011)
(Concentrations in ppm)

Sample Location	Soil Type	Sample ID	Date	Depth (feet)	TPHg	TPHd	TPHo	BTEX	4,4´-DDD	4,4´-DDE	4,4´-DDT	DDT Total	2-Methylnaphthalene	Fluoranthene	Naphthalene	Phenanthrene	Pyrene	PCBs
Meeks Parcel																		
EB-8	Fill	EB-8-0.5'	10/18/2011	0-½	<0.089	<24	**770**	ND	<0.03	<0.02	<0.027	<0.027	---	---	---	---	---	ND
EB-8	Native	EB-8-2'	10/18/2011	1½-2	<0.09	2.6	82	ND	<0.002	0.016	0.01	0.026	---	---	---	---	---	ND
EB-9	Native	EB-9-5'	10/18/2011	4½-5	<0.1	<2	<4	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
EB-10	Native	EB-10-2.5'	10/18/2011	2-2½	<0.1	<2	<4	ND	<0.002	0.025	<0.002	0.025	---	---	---	---	---	ND
EB-12	Native	EB-12-5'	10/18/2011	4½-5	<0.1	<2	7.5	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
SB-1	Fill	SB-1-0.5'	10/14/2011	0-½	<0.093	<2	40	ND	<0.002	0.005	0.0034	0.0084	---	---	---	---	---	ND
SB-1	Native	SB-1-2'	10/14/2011	1½-2	<0.09	33	**620**	ND	<0.002	0.0067	0.0041	0.0108	---	---	---	---	---	ND
SB-1	Native	SB-1-5'	10/14/2011	4½-5	---	<2	<4	---	---	---	---	---	---	---	---	---	---	---
SB-2	Fill	SB-2-0.5'	10/14/2011	0-½	<0.11	<2	8.1	ND	<0.002	<0.002	<0.002	<0.002	0.04	<0.033	0.047	0.047	<0.033	ND
SB-2	Fill	SB-2-2'	10/14/2011	1½-2	<0.12	3.2	70	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
SB-3	Fill	SB-3-0.5'	10/14/2011	0-½	<0.083	<50	**1,600**	ND	0.075	0.02	0.05	0.145	---	---	---	---	---	ND
SB-3	Fill	SB-3-2'	10/14/2011	1½-2	<0.083	<30	**980**	ND	<0.03	<0.02	<0.027	<0.027	---	---	---	---	---	ND
SB-3	Native	SB-3-5'	10/14/2011	4½-5	---	<9.9	300	---	---	---	---	---	---	---	---	---	---	---
SB-4	Fill	SB-4-0.5'	10/14/2011	0-½	<0.11	4.4	150	ND	<0.008	0.022	<0.008	0.022	<0.0327	0.044	<0.0327	<0.0327	0.049	ND
SB-4	Native	SB-4-2'	10/14/2011	1½-2	<0.1	<2	53	ND	0.0046	0.079	0.073	0.1566	---	---	---	---	---	ND
SB-5	Fill	SB-5-0.5'	10/14/2011	0-½	<0.11	2.3	67	ND	<0.008	<0.008	<0.008	<0.008	---	---	---	---	---	ND
SB-5	Native	SB-5-2'	10/14/2011	1½-2	<0.088	<2	15	ND	<0.02	0.22	0.051	0.271	---	---	---	---	---	ND
SB-6	Fill	SB-6-0.5'	10/14/2011	0-½	<0.11	<20	**520**	ND	<0.03	0.024	<0.027	0.024	---	---	---	---	---	ND
SB-6	Native	SB-6-2'	10/14/2011	1½-2	<0.084	<2	<4	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
Pirnik Parcel																		
EB-3	Fill	EB-3 (0-1/2	10/14/2011	0-½	<0.1	<9.9	290	ND	<0.03	<0.02	<0.027	<0.027	---	---	---	---	---	ND
EB-3	Native	B-3 (1 1/2-	10/14/2011	1½-2	<0.1	<2	15	ND	<0.002	0.029	0.0056	0.0346	---	---	---	---	---	ND
EB-4	Fill	EB-4 (0-1/2	10/14/2011	0-½	<0.17	<2	52	ND	<0.008	<0.008	<0.008	<0.008	---	---	---	---	---	ND
EB-4	Native	B-4 (1 1/2-	10/14/2011	1½-2	<0.094	<2	6.7	ND	<0.002	0.069	0.0073	0.0763	---	---	---	---	---	ND
EB-5	Fill	EB-5-0.5'	10/18/2011	0-½	<0.1	<2	52	ND	<0.008	<0.008	<0.008	<0.008	---	---	---	---	---	ND
EB-5	Native	EB-5-2'	10/18/2011	1½-2	<0.095	<2	4.1	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
EB-7	Native	EB-7-5'	10/18/2011	4½-5	<0.082	<2	4.6	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
SB-7	Fill	SB-7-0.5'	10/14/2011	0-½	<0.12	<9.6	**510**	ND	<0.02	<0.02	<0.02	<0.02	---	---	---	---	---	ND
SB-7	Native	SB-7-2'	10/14/2011	1½-2	<0.11	<2	5.3	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
SB-8	Fill	SB-8-0.5'	10/14/2011	0-½	<0.1	<12	**420**	ND	<0.03	<0.02	<0.027	<0.027	<0.132	<0.132	<0.132	<0.132	<0.132	ND
SB-8	Native	SB-8-2'	10/14/2011	1½-2	<0.088	<2	25	ND	<0.02	<0.02	<0.02	<0.02						ND
SB-9	Fill	SB-9-0.5'	10/14/2011	0-½	<0.11	69	**2,500**	ND	<0.015	<0.01	0.015	0.015	<0.0653	<0.0653	<0.0653	<0.0653	0.11	ND
SB-9	Native	SB-9-2'	10/14/2011	1½-2	<0.1	4.3	92	ND	0.029	0.14	<0.01	0.169	---	---	---	---	---	ND
SB-10	Fill	SB-10-0.5'	10/14/2011	0-½	<0.095	62	**490**	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
SB-10	Native	SB-10-2'	10/14/2011	1½-2	<0.12	5.3	50	ND	0.0036	0.0061	<0.002	0.0097	---	---	---	---	---	ND
SB-10	Native	SB-10-5'	10/14/2011	4½-5	<0.085	<2	11	ND	<0.002	0.002	<0.002	0.002	---	---	---	---	---	ND
SB-11	Fill	SB-11-0.5'	10/14/2011	0-½	<0.11	6.3	140	ND	0.048	0.3	0.0059	0.3539	---	---	---	---	---	ND
SB-11	Native	SB-11-2'	10/14/2011	1½-2	<0.084	<2	6.9	ND	0.0073	0.065	<0.004	0.0723	---	---	---	---	---	ND
SB-12	Fill	SB-12-0.5'	10/14/2011	0-½	<0.15	<2	12	ND	<0.008	<0.008	<0.008	<0.008	---	---	---	---	---	ND
SB-12	Native	SB-12-2'	10/14/2011	1½-2	<0.084	<2	<4	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND

Table 3, continued.

Sample Location	Soil Type	Sample ID	Date	Depth (feet)	TPHg	TPHd	TPHo	BTEX	4,4'-DDD	4,4'-DDE	4,4'-DDT	DDT Total	2-Methylnaphthalene	Fluoranthene	Naphthalene	Phenanthrene	Pyrene	PCBs
SB-13	Fill	SB-13-0.5'	10/14/2011	0-½	<0.12	<5.9	170	ND	<0.015	0.025	<0.013	0.025	---	---	---	---	---	ND
SB-13	Native	SB-13-2'	10/14/2011	1½-2	<0.083	<2	9.9	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
SB-14	Fill	SB-14-0.5'	10/14/2011	0-½	<0.11	<2	5.6	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
SB-14	Native	SB-14-2'	10/14/2011	1½-2	<0.096	<2	<4	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
SB-15	Fill	SB-15-0.5'	10/14/2011	0-½	<0.15	11	120	ND	<0.02	<0.02	<0.02	<0.02	<0.0653	<0.0653	<0.0653	<0.0653	<0.0653	ND
SB-15	Native	SB-15-2'	10/14/2011	1½-2	<0.092	7.4	40	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
SB-16	Fill	SB-16-0.5'	10/18/2011	0-½	<0.18	4.3	77	ND	<0.008	<0.008	0.02	0.02	---	---	---	---	---	ND
SB-16	Native	SB-16-2'	10/18/2011	1½-2	<0.11	<2	<4	ND	<0.002	<0.002	<0.002	<0.002	---	---	---	---	---	ND
Residential ESL[1]					83	83	370	Variable	2.4	1.7	1.7	NE	0.25	40	1.3	11	85	Variable
Commerical/Industrial ESL[1]					83	83	2500	Variable	10	4.0	4.0	NE	*0.25	40	2.8	11	85	Variable
Residential CHHSL[2]					NE	NE	NE	Variable	2.3	1.6	1.6	NE	NE	NE	NE	NE	NE	Variable
Commerical/Industrial CHHSL[2]					NE	NE	NE	Variable	9.0	6.3	6.3	NE	NE	NE	NE	NE	NE	Variable
Residential RSL[3]					NE	NE	NE	Variable	2	1.4	1.7	NE	230	2300	3.9	NE	1700	Variable
Industrial RSL[3]					NE	NE	NE	Variable	7.2	5.1	7.0	NE	2200	22,000	18	NE	17,000	Variable

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region – May 2008
2 California Human Health Screening Level (CHHSL), CalEPA - September 2010
3 Regional Screening Level (RSL), USEPA Region 9 – June 2011
< Not detected at or above laboratory reporting limit
ND Not detected at or above reporting limit
NE Not Established
--- Not Analyzed
BOLD Concentration exceeds residential ESL, CHHSL or RSL
* Extra analyses run and reported by laboratory, not in accordance with COC
Note Other PAHs and OCPs not listed were not detected above their respective laboratory reporting limits

Data Table 4. Analytical Results of Selected Soil Samples - Metals (2011)
(Concentrations in ppm)

Sample Location	Soil Type	Sample ID	Date	Depth (feet)	Antimony	Arsenic	Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Silver	Vanadium	Zinc
Meeks Parcel																	
EB-8	Fill	EB-8-0.5'	10/18/2011	0-½	7.1	2.1	81	1.8	65	16	73	33	<5	90	4.3	54	93
EB-8	Native	EB-8-2'	10/18/2011	1½-2	<5	8.2	110	<1	35	7.3	28	13	<5	50	<1	24	44
EB-9	Native	EB-9-5'	10/18/2011	4½-5	<5	4.1	96	<1	34	6.6	18	4.5	<5	46	<1	25	34
EB-10	Native	EB-10-2.5'	10/18/2011	2-2½	<5	7.5	260	<1	47	11	36	39	<5	59	<1	29	90
EB-12	Native	EB-12-5'	10/18/2011	4½-5	<5	8.4	300	<1	45	12	31	7.3	<5	63	<1	38	49
SB-1	Fill	SB-1-0.5'	10/14/2011	0-½	<5	3.8	130	<1	40	9.3	21	5.9	<5	71	<1	30	39
SB-1	Native	SB-1-2'	10/14/2011	1½-2	<5	8	150	<1	35	8.5	31	31	<5	51	<1	21	50
SB-2	Fill	SB-2-0.5'	10/14/2011	0-½	7.9	5	130	<1	80	**26**	59	4.8	<5	82	5.5	89	63
SB-2	Fill	SB-2-2'	10/14/2011	1½-2	6.6	4.3	130	<1	73	**27**	63	4.3	<5	68	5.3	92	68
SB-2	Native	SB-2-5'	10/14/2011	4½-5	---	---	---	---	---	**24**	---	---	---	---	---	---	---
SB-3	Fill	SB-3-0.5'	10/14/2011	0-½	<5	3.1	120	4.6	77	12	74	**100**	<5	160	1.8	24	220
SB-3	Fill	SB-3-2'	10/14/2011	1½-2	5.7	2.9	130	**41**	150	19	67	71	<5	280	<1	30	190
SB-3	Native	SB-3-5'	10/14/2011	4½-5	---	---	---	<1	---	---	---	---	---	33	---	---	---
SB-4	Fill	SB-4-0.5'	10/14/2011	0-½	9.6	<1.7	51	<1	310	**45**	24	**110**	<5	880	<1	18	300
SB-4	Native	SB-4-2'	10/14/2011	1½-2	<5	10	160	1	73	18	35	38	<5	170	<1	30	72
SB-4	Native	SB-4-5'	10/14/2011	4½-5	---	---	---	---	---	---	---	---	---	60	---	---	---
SB-5	Fill	SB-5-0.5'	10/14/2011	0-½	11	<1.7	26	<1	390	**49**	11	21	<5	920	<1	14	32
SB-5	Native	SB-5-2'	10/14/2011	1½-2	<5	5.5	140	<1	39	11	30	8.8	<5	55	<1	29	51
SB-6	Fill	SB-6-0.5'	10/14/2011	0-½	<5	2.8	130	1.3	110	16	33	58	<5	240	<1	26	570
SB-6	Native	SB-6-2'	10/14/2011	1½-2	5.2	2	130	<1	150	21	17	28	<5	230	<1	24	40
Pirnik Parcel																	
EB-3	Fill	EB-3 (0-1/2	10/14/2011	0-½	<5	3.4	110	<1	74	14	24	29	<5	160	<1	34	58
EB-3	Native	B-3 (1 1/2-2	10/14/2011	1½-2	<5	9.5	200	<1	50	11	34	15	<5	61	<1	36	59
EB-4	Fill	EB-4 (0-1/2	10/14/2011	0-½	7.4	3.4	120	1.1	99	19	35	29	<5	190	3	53	67
EB-4	Native	B-4 (1 1/2-2	10/14/2011	1½-2	<5	6.7	150	<1	49	12	37	35	<5	64	<1	34	63
EB-5	Fill	EB-5-0.5'	10/18/2011	0-½	6.6	2.2	150	<1	140	20	22	30	<5	310	<1	39	72
EB-5	Native	EB-5-2'	10/18/2011	1½-2	<5	3.5	100	<1	34	7.7	24	6.4	<5	43	<1	22	42
EB-7	Native	EB-7-5'	10/18/2011	4½-5	<5	9.5	170	<1	34	10	19	6.2	<5	54	<1	33	34
SB-7	Fill	SB-7-0.5'	10/14/2011	0-½	5.2	3.9	190	3.7	110	14	73	**390**	<5	180	<1	37	220
SB-7	Native	SB-7-2'	10/14/2011	1½-2	<5	9.1	130	<1	34	9	33	36	<5	51	<1	22	51
SB-8	Fill	SB-8-0.5'	10/14/2011	0-½	<5	2.5	120	1	58	9	63	61	<5	87	<1	26	59
SB-8	Fill	SB-8-2'	10/14/2011	1½-2	9.8	<1.7	100	<1	270	**49**	17	6	<5	920	<1	47	34
SB-8	Native	SB-8-5'	10/14/2011	4½-5	---	---	---	---	---	---	---	---	---	38	---	---	---
SB-9	Fill	SB-9-0.5'	10/14/2011	0-½	7.8	<1.7	110	<1	180	22	41	**130**	<5	290	<1	37	85
SB-9	Native	SB-9-2'	10/14/2011	1½-2	<5	3.7	160	<1	31	9.5	20	5.2	<5	49	<1	22	36
SB-10	Fill	SB-10-0.5'	10/14/2011	0-½	15	<1.7	110	2.3	440	**42**	27	36	<5	670	<1	30	40
SB-10	Native	SB-10-2'	10/14/2011	1½-2	<5	**23**	190	1.3	40	12	28	11	<5	62	<1	37	52
SB-10	Native	SB-10-5'	10/14/2011	4½-5	<5	13	120	<1	40	11	30	8.3	<5	63	<1	36	49
SB-11	Fill	SB-11-0.5'	10/14/2011	0-½	6.5	5	120	1.8	200	23	29	74	<5	340	<1	25	54
SB-11	Native	SB-11-2'	10/14/2011	1½-2	<5	6.4	110	<1	36	8.9	29	15	<5	53	<1	23	51
SB-12	Fill	SB-12-0.5'	10/14/2011	0-½	<5	4.1	160	1.2	60	13	16	9	<5	190	<1	30	38
SB-12	Native	SB-12-2'	10/14/2011	1½-2	<5	6.2	220	<1	32	10	23	5.8	<5	48	<1	27	39
SB-13	Fill	SB-13-0.5'	10/14/2011	0-½	13	<1.7	260	<1	330	13	36	63	5.6	170	<1	42	160
SB-13	Native	SB-13-2'	10/14/2011	1½-2	<5	7.2	320	<1	31	11	27	5.8	<5	66	<1	26	37

Table 4, continued.

Sample Location	Soil Type	Sample ID	Date	Depth (feet)	Antimony	Arsenic	Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Silver	Vanadium	Zinc
SB-14	Fill	SB-14-0.5'	10/14/2011	0-½	<5	4.1	160	<1	76	14	29	12	<5	140	<1	25	54
SB-14	Native	SB-14-2'	10/14/2011	1½-2	<5	3.3	130	<1	29	7.2	18	4.7	<5	41	<1	20	32
SB-15	Fill	SB-15-0.5'	10/14/2011	0-½	14	<1.7	160	2.4	**360**	**24**	57	**130**	<5	430	<1	28	450
SB-15	Native	SB-15-2'	10/14/2011	1½-2	<5	4.2	130	<1	53	8.5	33	14	<5	56	<1	25	93
SB-16	Fill	SB-16-0.5'	10/18/2011	0-½	<5	4.1	210	1.7	43	6.7	22	**160**	<5	60	1.1	32	99
SB-16	Native	SB-16-2'	10/18/2011	1½-2	<5	17	220	1.1	51	16	33	17	<5	64	<1	39	97
Residential CHHSL[2]					30	11 [a]	5,200	39 [b]	NE	660	3,000	80	380	1,600	380	530	23,000
Commerical/Industrial CHHSL2					380	11 [a]	63,000	39 [b]	NE	3200	38,000	320	4800	16,000	4800	6700	100,000
Residential RSL[3]					31	11 [a]	15,000	70	NE	23	3,100	400	390	1,600	390	390	23,000
Industrial RSL[3]					410	11 [a]	190,000	800	NE	300	41,000	800	5,100	20,000	5,100	5,200	310,000
Background Range (N. CA)[4]					NE	0.2 to 5.5	NE	NE	30.5 to 72.0	NE	23.8 to 47.5	6.8 to 16.1	NE	46.4 to 101	NE	NE	47.7 to 82.8
Background Maximum Detection (N. CA)[4]					NE	20	NE	NE	170	NE	67	54	NE	145	NE	NE	120

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region – May 2008
2 California Human Health Screening Level (CHHSL), CalEPA - September 2010
3 Regional Screening Level (RSL), USEPA Region 9 – June 2011
4 "Background Metal Concentrations in Soil in Northern Santa Clara County, California", Christina M. Scott, December 1991
a Duverge, Dylan Jacques. December 2011. Establishing Background Arsenic in the Soil of the Urbanized San Francisco Bay Region
b Updated ESL for cadmium based on OEHHA removal of oral cancer potency factor in December 2008 and email correspondence with Water Board on August 31, 2012
< Not detected at or above laboratory reporting limit
NE Not Established
--- Not Analyzed
BOLD Concentration exceeds residential CHHSL or RSL.

CORNERSTONE EARTH GROUP

Data Table 5. Analytical Results of Selected Ground Water Samples (2011 and 2012)

(Concentrations in ppb)

Sample Location	Sample ID	Date	MTBE	Chloromethane	TPHd	TPHo	TPHg	BTEX
Meeks Parcel								
EB-1 GW	EB-1 GW	10/14/2011	<0.5	<0.5	<40	<90	<50	ND
EB-2 GW	EB-2 GW	10/14/2011	<0.5	<0.5	<40	91 J	<50	ND
EB-8 GW	EB-8 GW	10/18/2011	<0.5	<0.5	<40	<90	<50	ND
EB-9 GW	EB-9 GW	10/18/2011	<0.5	<0.5	<40	<90	<50	ND
EB-10 GW	EB-10 GW	10/18/2011	**12**	<0.5	<40	<90	<50	ND
EB-11 GW	EB-11 GW	10/18/2011	<0.5	<0.5	<40	<90	<50	ND
EB-12 GW	EB-12 GW	10/18/2011	<0.5	<0.5	<40	<90	<50	ND
Pirnik Parcel								
EB-3 GW	EB-3 GW	10/14/2011	<0.5	<0.5	<40	<90	<50	ND
EB-4 GW	EB-4 GW	10/14/2011	<0.5	<0.5	<40	<90	<50	ND
EB-5 GW	EB-5 GW	10/18/2011	<0.5	1.9	<40	**120** J	<50	ND
EB-6 GW	EB-6 GW	10/18/2011	**72**	0.59	<40	<90	65	ND
EB-7 GW	EB-7 GW	10/18/2011	<0.5	<0.5	<40	<90	<50	ND
Tavakoli Parcel								
EB-2	EB-2	7/31/2012	<0.5	<0.5	<110	**130 J**	<50	ND
EB-3	EB-3	7/31/2012	<0.5	<0.5	<100	<400	<50	ND
ESL[1]			5	41	100	100	100	Variable
Drinking Water MCL[2]			NE	NE	NE	NE	NE	Variable
RSL MCL[2]			NE	NE	NE	NE	NE	Variable

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region – May 2008

2 Maximum Contaminant Level (MCL), California Department of Public Health – July 2008

< Not detected at or above laboratory reporting limit

ND Not detected at or above reporting limit

NE Not Established

J Result reported by the laboratory as estimated due to concentration above Method Detection Limit (MDL) but below Practical Quantitation Limit (PQL)

Trade Zone Blvd
573-1-1

CORNERSTONE EARTH GROUP

Data Table 6. Analytical Results of Selected Soil Vapor Samples (2011 and 2012)
(Concentrations in µg/m³)

Sample Location	Sample ID	Date	Benzene	Toluene	Ethylbenzene	MTBE	1,1-DCA	1,2,4-Trimethylbenzene	4-Ethyl Toluene	Acetone	Carbon Disulfide	Isopropanol	m,p-xylene	o-xylene	Tetrachloroethylene (PCE)	TPHg
Pirnik Parcel																
SV-1 D 4.5	SV-1 D 4.5	10/27/2011*	17.5	17.5	8.6	<7.2	<8.2	<9.8	<9.8	<38	55.8	<40	<17	<8.6	<14	<2800
SV-1 D 4.5	SV-1 D 4.5	7/30/2012	<13	<15	<17	<14	<16	<20	<20	<95	<50	<40	<17	<17	130	<820
SV-1 D 9.5	SV-1 D 9.5	Not sampled, water in well														
SV-2 D 4.5	SV-2 D 4.5	10/27/2011*	<19	<23	<26	<22	<25	<29	<29	<120	51	<120	<52	<26	<41	<8400
SV-2 D 4.5	SV-2 D 4.5	7/30/2012	<13	<15	<17	<14	<16	<20	<20	<95	<50	<40	<17	<17	150	<820
SV-2 D 9.5	SV-2 D 9.5	10/27/2011*	<5.5	<7.6	<7.9	<6.9	<6	<5.5	<6.5	38.4	15.9	<7.6	<34	<6.5	<7.2	<5600
SV-2 D 9.5	SV-2 D 9.5	Not sampled, water in well														
SV-3 D 4.5	SV-3 D 4.5	10/28/2011*	27.4	<15	<17	<14	<16	<20	<20	<77	27.5	<80	<34	<17	<27	<5600
SV-3 D 4.5	SV-3 D 4.5	7/30/2012	<9.2	<11	<12	<10	<12	<14	<14	<68	<36	<28	<12	<12	99	<590
SV-3 D 9.5	SV-3 D 9.5	10/28/2011*	19.7	<15	<17	<14	<16	<20	<20	<77	38.4	<80	<34	<17	<27	<5600
SV-3 D 9.5	SV-3 D 9.5	Not sampled, water in well														
SV-4 D 4.5	SV-4 D 4.5	10/28/2011*	60.4	54.4	<17	<14	<16	<20	<20	<77	76.9	<80	<34	<17	<27	<5600
SV-4 D 4.5	SV-4 D 4.5	7/31/2012	<12	<14	<16	<13	<15	<18	<18	<87	<46	830	<16	<16	65	<750
SV-4 D 9.5	SV-4 D 9.5	10/28/2011*	<6.9	<9.5	<9.9	<8.7	<7.5	<6.9	<8.2	<8.8	19.5	11	<43	<8.1	<9.1	<7,000
SV-4 D 9.5	SV-4 D 9.5	Not sampled, water in well														
SV-5 D 4.5	SV-5 D 4.5	10/28/2011*	21.2	<15	<17	<14	<16	<20	<20	<77	<25	<80	<34	<17	<27	<5,600
SV-5 D 9.5	SV-5 D 9.5	10/28/2011*	<7.1	<9.9	<10	<9	9.38	<7.2	<8.5	<9.2	15.8	<10	<45	<8.4	<9.4	<7,300
SV-5 D 4.5	SV-5 D 4.5	Not sampled, not located in field using GPS coordinates from installation														
SV-5 D 9.5	SV-5 D 9.5															
SV-6 D 4.5	SV-6 D 4.5	10/28/2011*	<4.1	<5.7	<5.9	<5.2	<4.5	<4.1	<4.9	14.4	14.1	<5.8	<26	<4.8	<5.4	<4,200
SV-6 D 4.5	SV-6 D 4.5	7/31/2012	<2.5	<3.0	<3.4	<2.8	<3.2	<3.9	<3.9	<19	19	<7.8	<3.4	<3.4	16	<160
SV-6 D 9.5	SV-6 D 9.5	10/28/2011*	<13	<15	<17	92.2	<16	<20	<20	<77	<25	<80	<34	<17	<27	<5,600
SV-6 D 9.5	SV-6 D 9.5	7/31/2012	<13	<15	<17	160	<16	<20	<20	<95	<50	<40	<17	<17	46	<820
SV-7 D 4.5	SV-7 D 4.5	10/28/2011*	47.8	65.4	<13	<11	<12	<15	<15	<58	<19	<60	<26	<13	53.4	3,000
SV-7 D 4.5	SV-7 D 4.5	7/31/2012	<7.1	9.3	<9.7	<8.0	<9.0	<11	<11	<53	37	<22	<9.7	<9.7	190	<460
SV-7 D 9.5	SV-7 D 9.5	10/28/2011*	<13	<15	<17	25.6	<16	<20	<20	<77	<25	<80	<34	<17	<27	---
SV-7 D 9.5	SV-7 D 9.5	7/31/2012	11	<11	<12	16	<12	<14	<14	<68	<36	<28	<12	<12	31	<590
SV-8 D 4.5	SV-8 D 4.5	10/28/2011*	50	78.3	11	<7.2	<8.2	17.8	18.2	<38	64.5	<40	56.9	23	<14	2,600
SV-8 D 4.5 (IPA)	SV-8 D 4.5 (IPA)	10/28/2011*	---	---	---	---	---	---	---	---	---	44,900	---	---	---	---
SV-8 D 4.5	SV-8 D 4.5	7/31/2012	4.1	<3.2	<3.7	<3.1	<3.5	<4.2	<4.2	32	<11	12	<3.7	<3.7	7.3	<170
SV-8 D 4.5 (IPA)	SV-8 D 4.5 (IPA)	7/31/2012	---	---	---	---	---	---	---	---	---	200,000	---	---	---	---
SV-8 D 9.5	SV-8 D 9.5	10/28/2011*	<13	<15	<17	<14	<16	<20	<20	<77	31.2	<80	<34	<17	<27	<5,600
Meeks Parcel																
SV-9 D 4.5	SV-9 D 4.5	10/26/2011	89	90.6	<8.6	<7.2	<8.2	<9.8	<9.8	<38	93.9	<40	<17	17.9	<14	2,000
SV-9 D 9.5	SV-9 D 9.5	10/26/2011	50.1	392	39	119	<12	21.5	29.7	<58	<19	<60	215	62.2	<20	2,100
SV-10 D 4.5	SV-10 D 4.5	10/26/2011	59.1	71.7	<17	<14	<16	<20	<20	<77	<25	<60	68.8	<17	<27	3,400
SV-10 D 9.5	SV-10 D 9.5	10/26/2011	48.4	34.4	<17	<14	<16	<20	<20	<77	<25	<80	<34	<17	<27	<5600
SV-11 D 4.5	SV-11 D 4.5	10/27/2011	58.6	90.9	<17	<14	<16	<20	25.9	<77	27.3	<80	113	41.3	<27	3,200
SV-11 D 9.5	SV-11 D 9.5	10/27/2011	84.8	20.9	<22	216	<21	<25	<25	<96	44.6	<100	<43	<22	<34	5,600
SV-12 D 4.5	SV-12 D 4.5	10/27/2011	57.1	53	9.8	<7.2	<8.2	25.5	21	<38	56.7	<40	56.6	26.5	<14	2,900
SV-12 D 9.5	SV-12 D 9.5	10/27/2011	24.3	<7.6	<7.9	<6.9	<6	<5.5	<6.5	72.4	29	<7.8	<34	<6.5	<7.2	<5600
SV-13 D 4.5	SV-13 D 4.5	10/26/2011	<2.7	<3.8	<4	<3.5	<3	<2.8	<3.3	27.9	26.2	5.7	<17	<3.2	<3.6	<2800
SV-14 D 4.5	SV-14 D 4.5	10/27/2011	175	138	<22	<18	<21	<25	31.9	<96	<31	<100	114	24.9	<34	7,900
SV-14 D 9	SV-14 D 9	10/27/2011	115	75.2	<43	<36	<41	<49	<49	<190	<62	<200	<86	<43	<68	<14,000
Trip Blank 1027	Trip Blank 1027	10/27/2011*	<1.6	<1.9	<2.2	<1.8	<2.1	<2.5	<2.5	<9.6	<3.1	<10	<4.3	<2.2	<3.4	<700
Trip Blank 1028	Trip Blank 1028	10/28/2011*	<1.6	<1.9	<2.2	<1.8	<2.1	<2.5	<2.5	<9.6	<3.1	<10	<4.3	<2.2	<3.4	<700
Trip Blank	Trip Blank	7/31/2012	<1.6	<1.9	<2.2	<1.8	<2.0	<2.4	<2.4	<12	<6.2	<4.9	<2.2	<2.2	<3.4	<100
Residential ESL[1]			84	63,000	980	9,400	1,500	NE	NE	660,000	NE	NE	NE	NE	410	10,000
Commerical/Industrial ESL[1]			280	180,000	3300	31,000	5,100	NE	NE	1,800,000	NE	NE	NE	NE	1400	29,000
Residential CHHSL[2]			85	320,000	1100	8,600	NE	NE	NE	NE	NE	NE	NE	NE	470	NE
Commerical/Industrial CHHSL[2]			280	890,000	3,600	29,000	NE	NE	NE	NE	NE	NE	NE	NE	4400	NE

* Data collected in October 2011 by Cornerstone under contract with a previous prospective purchaser
1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region – May 2008
2 California Human Health Screening Level (CHHSL), CalEPA - September 2010: Volatile Chemicals below Buildings Constructed with Engineered Fill below Sub-slab Gravel
< Not detected at or above laboratory reporting limit
NE Not Established
--- Not Analyzed
BOLD Concentration exceeds residential ESL or CHHSL