

Appendix C

Phase I Environmental Site Assessment

Phase I
Environmental Site Assessment
(ASTM E1527-13)

Voices Charter School
APN 767-17-047
NW Corner Monterey Rd./Cosmo Ave.
Morgan Hill, Santa Clara County, California 95037



Prepared For:

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August 6, 2018
RNC Project Number 1811A

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Table of Contents

1.	Summary.....	1
2.	Introduction.....	2
2.1.	Location and Legal Description of Subject Property	
2.2.	Purpose	
2.3.	Scope of Work	
2.4.	Limitations and Exceptions	
2.5.	User Reliance	
2.6.	Validity of Report	
3.	User Provided Information	4
3.1.	Title Records	
3.2.	Environmental Liens or Activity and Use Limitations	
3.3.	Owner, Property Manager, and Occupant Information	
3.4.	User Questionnaire	
3.4.1.	Specialized Knowledge	
3.4.2.	Commonly Known or Reasonably Ascertainable Information	
3.4.3.	Valuation Reduction for Environmental Issues	
3.5.	Additional Documents	
4.	Records Review.....	5
4.1.	Physical Setting	
4.1.1.	Topography	
4.1.2.	Geology and Soils	
4.1.3.	Groundwater	
4.1.4.	Radon	
4.2.	Environmental Records Sources	
4.2.1.	Fuel Storage and Waste Management Activities	
4.2.2.	Liens and Use Restrictions	
4.2.3.	Accidental Spills and Releases	
4.2.4.	Leaking Underground Fuel Tanks	
4.2.5.	Waste Management Activities in Surrounding Area	
4.2.6.	Hazardous Waste Cleanup Sites	
4.2.7.	Previously Regulated Hazardous Waste Sites	
4.2.8.	Cortese List	
4.3.	Historical Use Information	
4.3.1.	Recorded Land Title Records	
4.3.2.	Aerial Photographs	
4.3.3.	USGS Topographic Maps	
4.3.4.	Sanborn Insurance Company Maps	
4.3.5.	Property Tax Files	
4.3.6.	Planning and Zoning Records	
4.3.7.	Other Public Information	
5.	Site Reconnaissance.....	12
5.1.	Site and Vicinity General Characteristics	

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5.2.	Current Use of the Property	
5.2.1.	Descriptions of Structures, Roads, Other Improvements on the Site	
5.2.2.	Potable Water Supply	
5.2.3.	Sewage Disposal System	
5.2.4.	Observations on Subject Property	
5.3.	Current Uses of the Adjoining Properties	
5.3.1.	Observed Conditions on Adjoining Properties	
6.	Interviews	15
6.1.	Owners and Occupants	
6.2.	Government Officials	
6.2.1.	Santa Clara County Environmental Health Department	
7.	Phase II Assessment	16
7.1.	Background	
7.2.	Methodology	
7.3.	Results of Analysis	
8.	Vapor Encroachment Screening	16
8.1.	Tier 1	
8.2.	Tier 2	
8.3.	Conclusions	
9.	Evaluation	17
9.1.	Findings	
9.2.	Data Gaps	
9.3.	Opinions	
9.4.	Conclusions	
10.	Signature of Environmental Professional	18
11.	Statement of Qualifications	19

Appendices

- A. Location Maps
- B. Photographs
- C. Site Assessment Checklist
- D. Historical Photos and Maps
- E. Government Records Search
- F. Title Records
- G. Questionnaires
- H. Phase II Soil Sampling

**Phase I Environmental Site Assessment
Voices Charter School
APN 767-17-047
NW Corner Monterey Rd./Cosmo Ave.
Morgan Hill, California**

1. SUMMARY

RNC Environmental, LLC (RNC) has been retained by Pacific West Communities, Inc., to conduct a Phase I Environmental Site Assessment for the property identified as Assessor's Parcel Number 767-17-047, located at NW Corner Monterey Rd./Cosmo Ave. in the City of Morgan Hill, Santa Clara County, California. This site is proposed for development as the "Voices Charter School." The primary investigator for the assessment was Neil O'Hara, Environmental Professional.

The standards and practices implemented in this assessment are intended to result in the identification of conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the subject property. The assessment seeks to identify current and past property uses of the property, uses of hazardous substances on the property, and activities that could have caused releases or threatened releases of hazardous substances. The assessment also seeks to identify and evaluate adjoining and nearby properties where environmental conditions may exist that could have resulted the migration of hazardous substances onto the subject property.

Sources of this information include interviews with present and (as necessary) past owners and operators of the property; a review of historical sources such as aerial photographs, maps, and building records; a search for environmental cleanup liens on the property; a review of government records of hazardous material storage facilities, known or threatened releases, waste generation, cleanup sites, etc., for the subject and surrounding properties; a visual inspection of the subject and adjacent properties, and a review of various information provided by the client.

This assessment has found that the subject property consists of a single 2.0± acre vacant parcel. The property appears to have been vacant since the 1970s. Previously, it was agricultural, and had been developed as a vineyard from at least the 1940s through 1960s. The property is located in a newer, mixed-use residential/commercial neighborhood.

Ten leaking UST sites and one State cleanup site were identified within the surrounding area. There is no evidence that any of them have any potential to impact the subject property. No other regulated hazardous materials sites or facilities were identified in the surrounding area. The presence of a Vapor Encroachment Condition (VEC) at the subject property can be ruled out. No potential source of Chemicals of Concern which could affect the property have been identified.

Soil testing was conducted to evaluate the potential presence of persistent pesticides. The result indicate that no residual persistent pesticides are present on the property.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

2. INTRODUCTION

2.1. LOCATION AND LEGAL DESCRIPTION OF SUBJECT PROPERTY

The subject property consists of a 2.0± acre parcel, located at the northwest corner of Monterey Road and Cosmo Avenue in the City of Morgan Hill, Santa Clara County, California. No street address has been assigned.

The property includes Assessor's Parcel 767-17-047. The full legal description of the property is provided in the preliminary title report, Appendix F.

Location maps and site maps of the subject property are attached to this report as Appendix A. Photographs of the subject property are attached to this report as Appendix B.

2.2. PURPOSE

This report is intended to constitute an "inquiry by an environmental professional" for All Appropriate Inquiry under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). As such, it presents the results of an effort to identify whether *recognized environmental conditions* may exist on the property.

The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

This report was commissioned in association with the potential acquisition of the site for development of the property as a charter school.

2.3. SCOPE OF WORK

RNC Environmental, LLC, has contractually agreed to conduct a Phase I Environmental Site Assessment, utilizing methods and procedures consistent with the nationally recognized standard, ASTM E1527-13, and with EPA All Appropriate Inquiry regulations.

The definition of *recognized environmental conditions* includes the encroachment of hazardous vapors onto the property. Where not otherwise specified, this assessment uses the guidelines defined by ASTM E2600-10 to determine whether a vapor encroachment condition is potentially present.

No special terms or conditions were specified by the user. Should there be a need to conduct an investigation into a specific question not addressed in this report, contact our office immediately regarding your concerns.

2.4. LIMITATIONS AND EXCEPTIONS

This report was compiled as a Phase I Environmental Site Assessment for the subject project. This report contains information and data provided to RNC by several sources. RNC in no way warrants the accuracy or completeness of the information provided by those sources.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. A Phase I Environmental Site Assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost. All appropriate inquiries does not mean an exhaustive assessment of a property. This assessment represents a balance between the competing goals of limiting the costs and time demands and the reduction of uncertainty about unknown conditions resulting from additional information.

For this assessment, no additional project-specific limitations arose, and no exceptions were made to the assessment process as defined by ASTM E1527-13.

2.5. USER RELIANCE

This report was prepared for the exclusive use of Pacific West Communities, Inc, and its successors and/or assigns. It also may be relied upon by lenders, investors, government agencies (including, but not limited to, the California Department of Housing and Community Development, the USDA Rural Development Program, and the California Tax Credit Allocation Committee) and/or nonprofit entities which may provide financial assistance for the proposed development of the subject property. No other person or entity is entitled to rely upon this report without the specific written authorization of RNC. Any such reliance is subject to the same limitations, terms, and conditions as the original contract with the client. RNC specifically disclaims any responsibility for any unauthorized use of this report.

All users of this report, whether identified in this section, provided authorization in a separate reliance letter, or for any reason using this report without specific authorization, should be aware that Landowner Liability Protection under CERCLA is also contingent upon the user's compliance with certain additional responsibilities, as specified in ASTM E1527-13, §6. This includes recording your own knowledge (or lack thereof) regarding the property; we have provided a blank user questionnaire in Appendix G for this purpose. RNC cannot be responsible for any user's failure to comply with these responsibilities.

2.6. VALIDITY OF REPORT

This report may be presumed to be valid for one year from its cover date, excepting that if acquisition of the property occurs more than 180 days after the cover date of this report, certain information in the report must be updated in accordance with ASTM E1527-13, §4.6.

3. USER PROVIDED INFORMATION

3.1. TITLE RECORDS

A Preliminary Title Report regarding the subject property, prepared by Chicago Title Company and dated April 12, 2018 was provided.

3.2. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Based on a review of the title documents, no Environmental Liens and/or Activity Use Limitations, which indicate a past or present release of a hazardous substance or petroleum products, were recorded. No other knowledge of environmental liens was identified by the user.

3.3. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the Preliminary Title Report, the property is owned by "PEPPER LANE-COSMO, LLC., a California Limited Liability Company."

3.4. USER QUESTIONNAIRE

A User Questionnaire was completed by Darren Berberian on behalf of Pacific West Communities, Inc.

3.4.1. SPECIALIZED KNOWLEDGE

The user reported no specialized knowledge of the property.

3.4.2. COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The user reported no commonly known or reasonably ascertainable information of environmental significance with regard to the property.

3.4.3. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The user reported that the purchase price of the property is consistent with current market value.

3.5. ADDITIONAL DOCUMENTS

No previous environmental documents were provided.

4. RECORDS REVIEW

4.1. PHYSICAL SETTING

4.1.1. TOPOGRAPHY

According to the USGS topographic map¹ covering the subject property and vicinity, the subject property is located at an elevation of approximately 350 feet above mean sea level, on the floor of a northwest-to-southeast trending valley.

Local surface water drains toward the south; a small channelized creek, Little Llagas Creek, runs southward along the west boundary of the property. The creek is tributary to the Pajaro River, which flow into the Pacific Ocean 20 miles to the southwest.

4.1.2. GEOLOGY AND SOILS

The subject property is located in the Coast Ranges geomorphic province. The Coast Ranges are northwest-trending mountain ranges (2,000 to 4,000, occasionally 6,000 feet elevation above sea level), and valleys. The ranges and valleys trend northwest, subparallel to the San Andreas Fault. Strata dip beneath alluvium of the Great Valley. To the west is the Pacific Ocean. The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern Coast Ranges are dominated by irregular, knobby, landslide-topography of the Franciscan Complex.

The Geologic Map of California indicates that the property is located on “older alluvium.”

According to the Natural Resources Conservation Service, Web Soil Survey, the property is underlain by Cropley clay, and San Ysidro loam.

The Cropley soil is on terraces, alluvial fans, hills. The parent material consists of alluvium derived from calcareous shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is

¹ Mount Madonna, California 7.5' quadrangle; 2015.

about 2 percent. This component is in the R014XD001CA Clayey ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 10 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

The San Ysidro soil is on terraces, alluvial plains. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer, abrupt textural change, is 16 to 24 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R014XE029CA Loamy Claypan ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

4.1.3. GROUNDWATER

Based on monitoring reports for nearby sites obtained through the State Water Resources Control Board, groundwater appears to be at a depth of 15 to 25 feet below ground surface. The groundwater gradient is variable.

4.1.4. RADON

The National Radon Database has been developed by the U.S. Environmental Protection Agency and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

The US EPA has designated Santa Clara County as Radon Zone 2, where average radon level in the area is between 2.0 and 4.0 pCi/L (pico curies per liter of air) for the first floor living area. This is only a general estimation of the radon levels for the area in which the subject property is located. Actual indoor radon concentrations may vary.

4.2. ENVIRONMENTAL RECORDS SOURCES

On July 24, 2018, RNC conducted a review of data files obtained from various local, state and federal regulatory agencies, to determine whether there are publicly available records regarding hazardous materials for the subject and surrounding properties. All sources and minimum search distances specified by ASTM E1527-13 were utilized.

A full report of the findings, including a detailed description of the agencies contacted and sources reviewed is provided in **Appendix E**.

4.2.1. FUEL STORAGE AND WASTE MANAGEMENT ACTIVITIES

- The California State Water Resources Control Board GeoTracker² system was reviewed to identify registered underground storage tanks on the subject and adjacent properties.
- The California State Water Resources Control Board historical database was reviewed to identify historical registered underground storage tanks on the subject and adjacent properties.
- The US Environmental Protection Agency EnviroMapper³ system was reviewed to identify hazardous waste generators on the subject and adjacent properties.
- The California Department of Toxic Substances Control Hazardous Waste Tracking System was reviewed to identify any hazardous waste manifests associated with the subject property.
- The California Division of Oil, Gas and Geothermal Resources Well Finder⁴ was reviewed for active and historic oil and gas wells on the site or adjacent properties.

Neither the subject property nor any adjacent property is listed as a hazardous waste generator or registered UST site. No oil or gas wells were identified.

4.2.2. LIENS AND USE RESTRICTIONS

- As noted above, no lien or land use restriction appears on the Preliminary Title Report for the property.
- The California State Water Resources Control Board GeoTracker⁵ system was reviewed to identify whether the subject property is subject to a deed restriction, land use restriction, or covenants.
- The US Environmental Protection Agency EnviroMapper system was reviewed to identify hazardous waste generators on the subject and adjacent properties.
- The US Environmental Protection Agency's EnviroMapper and Cleanups in My Community⁶ systems were reviewed to identify any liens and land use restrictions listed for the subject property.

The subject property is not listed in any of these sources as having a deed restriction or land use restriction.

² <http://geotracker.waterboards.ca.gov>

³ <https://www.epa.gov/emefdata/em4ef.home>

⁴ <http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>

⁵ <http://geotracker.waterboards.ca.gov>

⁶ <https://www.epa.gov/cleanups/cleanups-my-community>

4.2.3. ACCIDENTAL SPILLS AND RELEASES

- The US Coast Guard National Response Center⁷ (formerly the Emergency Response Notification System) was reviewed for records of accidental spills and releases of hazardous material on the subject property.

No accidental spills or releases were identified.

4.2.4. LEAKING UNDERGROUND FUEL TANKS

- The California State Water Resources Control Board GeoTracker system was reviewed to identify Leaking Underground Fuel Tank records within one-half mile of the subject property.

Ten leaking UST sites were identified:

SITE NAME	SITE_TYPE	STATUS	ADDRESS
BP FACILITY #11224	LUST CLEANUP SITE	OPEN - SITE ASSESSMENT	16995 MONTEREY
DON LOVE EXXON	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	16990 MONTEREY RD
MORGAN HILL CORPORATION YARD	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	105 EDES COURT
NEMATOLLAH GHASSEMKHAMI	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	16380 MONTEREY HWY
REDTREE PROPERTIES	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	140 SAN PEDRO AVE
SABEK GAS STATION	LUST CLEANUP SITE	OPEN - VERIFICATION MONITORING	16270 MONTEREY ROAD
UNOCAL #6169	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	17015 MONTEREY ST
UNOCAL #6169	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	17015 MONTEREY
VILLA CIOLINO	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	16873 MONTEREY ROAD

⁷ <http://nrc.uscg.mil>

WORLD OIL #52	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	16720 MONTEREY
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Agency file information for these sites were obtained through the Geotracker system. All but two of the sites are closed. Of the remaining sites, **BP Facility # 11224** is located almost a half mile north of the subject property; the groundwater gradient is toward the northeast, away from the subject property. **Sabek Gas Station** is located about 1,000 feet southeast of the subject property. The most recent monitoring report for this site⁸ shows that groundwater contamination has not migrated beyond the immediate vicinity of the leak.

There is no evidence that any of these leaks have resulted in groundwater contamination under the subject property.

4.2.5. WASTE MANAGEMENT ACTIVITIES IN SURROUNDING AREA

- The US EPA's Enforcement and Compliance History Online (ECHO) system was reviewed to identify RCRA Treatment, Storage and Disposal Facilities within one-half mile of the subject property.
- The California Department of Resources Recycling and Recovery Facility Information Toolbox (FacIT) was reviewed to identify solid waste facilities within one-half mile of the subject property.

No hazardous waste facilities or landfills were identified.

4.2.6. HAZARDOUS WASTE CLEANUP SITES

- The US Environmental Protection Agency's EnviroMapper and Enforcement and Compliance History Online systems were reviewed to identify RCRA Corrective Action (CORRACTS) sites within one mile of the subject property.
- The US Environmental Protection Agency's EnviroMapper and Cleanups in My Community systems were reviewed to identify "Superfund" National Priority List (NPL) sites within one mile of the subject property, and non-NPL CERCLIS sites within one-half mile of the subject property.
- The California Department of Toxic Substances Control EnviroStor⁹ System was reviewed to identify State Superfund-equivalent ("State Response") sites and Voluntary Cleanup sites.
- The California State Water Resources Control Board GeoTracker system was reviewed to identify Spills, Leaks, Investigations and Cleanups (SLIC), overseen by the various Regional Water Quality Control Boards, within one-half mile of the subject property.

One cleanup sites was identified within the specified search distances:

⁸ http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2849807977/T0608578682.PDF

⁹ <http://www.envirostor.dtsc.ca.gov/public/>

SITE NAME	SITE_TYPE	STATUS	ADDRESS
CASTLE VEGTECH	CLEANUP PROGRAM SITE	OPEN - ASSESSMENT & INTERIM REMEDIAL ACTION	16470 VINEYARD BLVD

Castle Vegtech is located about 1500 feet east of the subject property. According to RWQCB files, Castle Vegtech, Inc., operated a pesticide formulation, sales, and application business at 16470 Vineyard Boulevard from 1958 to 1986. In the course doing business, Castle Vegtech allowed pesticide related wastes to leak or spill into or onto the ground, which have contaminated soils and groundwater beneath the site and the surrounding area.

The most recent groundwater monitoring report¹⁰ indicates that contaminated groundwater has migrated about 200 feet to the southeast from the Castle Vegtech property, and has no potential to impact the subject property.

4.2.7. PREVIOUSLY REGULATED HAZARDOUS WASTE SITES

- The US Environmental Protection Agency’s EnviroMapper system was reviewed to identify Delisted NPL Sites, CERCLIS "No Further Action" sites, and Brownfield sites within one-half mile of the subject property.

No former cleanup or remediation sites were identified within one-half mile of the subject property.

4.2.8. CORTESE LIST

The California Environmental Protection Agency is responsible for compiling a list of known contaminated sites, generally referred to as the “Cortese List.” The list is used for planning, rather than regulatory purposes, and is compiled from the following sources:

- Contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database by DTSC;
- Leaking Underground Storage Tanks with known groundwater contamination, listed by the California State Water Resources Control Board;
- Landfills which have evidence of groundwater contamination or known migration of hazardous materials, listed by the California Integrated Waste Management Board.

Each of these sources is separately referenced in this report. The subject property is not reported on the Cortese List.

¹⁰ http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1612500131/SL0608727312.PDF

4.3. HISTORICAL USE INFORMATION

4.3.1. RECORDED LAND TITLE RECORDS

A chain of title report was not provided by the client for RNC's use in preparing this report. The Preliminary Title Report indicates that the subject parcel was created by a map filed in 1978. A development plan which included the subject property was approved in 1981, restated in 1991, and rescinded in 1992.

4.3.2. AERIAL PHOTOGRAPHS

Aerial photographs of the subject property were obtained from the U. S. Geological Survey, via EarthExplorer¹¹ and/or Google Earth. Copies of the aerial photos are included in Appendix D of this report.

1948: The subject property appears to be planted as a vineyard. The adjacent land to the north is part of the same vineyard; a house is present at the northwest corner of the vineyard, on the adjacent property. Surrounding properties are predominantly orchards and vineyards, with some homes and outbuildings along Monterey Road. An unpaved lane marks the present location of Cosmo Avenue.

1953: No significant changes are apparent.

1971: The subject property appears vacant. Most of the orchards and vineyards have been removed from the area. Several small residential subdivisions are visible to the northwest of the property. The creek along the west side of the property has been channelized.

1974: The subject property is vacant. The apartments to the west have been constructed; Cosmo Avenue has been constructed to provide access to the apartments.

1981: The subject property remains vacant. The office building to the south across Cosmo Avenue has been constructed; office buildings directly across Monterey Road from the end of Cosmo Avenue have also been constructed.

1993: The Cosmo Avenue bridge for the eventual drainage realignment has been constructed.

1998: No significant changes apparent.

2004: The subject property remains vacant. The office buildings across Monterey Road from the subject property are under construction.

2008, 2012, 2018: No significant changes apparent.

4.3.3. USGS TOPOGRAPHIC MAPS

Historic U. S. Geologic Survey topographic maps were reviewed. Copies of the maps are included in Appendix D of this report.

¹¹ <http://earthexplorer.usgs.gov/>

1917: Monterey Road and Little Llagas Creek are mapped. No development is shown on the subject property; the house at the north end of the vineyard is mapped.

1939: The subject property is mapped as vineyard. Monterey Road is designated as US Highway 101. Additional houses are shown along Monterey Road.

1955: No development is shown on the subject property. An unimproved lane is shown at the location of Cosmo Avenue. Monterey Road / Hwy 101 is noted as 3 lanes.

1968: Urban development is noted in portions of the surrounding area.

1973: The urban development area now includes the apartments to the west of the property.

1980, 1994, 1996: Urban infill continues to increase; no development is shown on the subject property.

2015: The surrounding area is generally urbanized; new map format does not show buildings.

4.3.4. SANBORN INSURANCE COMPANY MAPS

The Sanborn Map Company produced a series of large-scale maps, dating from 1867 to the present and depicting the commercial, industrial, and residential sections of some twelve thousand cities and towns in North America. The maps show significant detail regarding dwellings, commercial buildings, and factories. Where available, Sanborn maps are a valuable source of information about past land uses.

No Sanborn maps were identified which cover the subject property.

4.3.5. PROPERTY TAX FILES

County Assessor records indicate that the property is undeveloped.

4.3.6. PLANNING AND ZONING RECORDS

The City of Morgan Hill General Plan indicates the property is designated for "Mixed Use Flex"; this designation "is primarily applied to properties along the Monterey Road corridor north and south of downtown, allows for a mix of residential, commercial, and office uses applied either vertically (i.e., one structure with multiple uses) or horizontally (i.e., structures with different land uses located adjacent to one another)." This City of Morgan Hill zoning map indicates the property is zoned for Light Commercial/Residential District (CL-R).

4.3.7. OTHER PUBLIC INFORMATION

An internet search identified no significant additional information.

5. SITE RECONNAISSANCE

A visual and physical reconnaissance of the subject property was conducted on July 26, 2018, by Neil O'Hara. The reconnaissance was conducted by walking around the entire perimeter

of the property, and crossing the property as needed to assure that the entire site was observed. A site map and photographs of the subject property are attached to this report in Appendices A and B. A site visit/assessment checklist is attached to this report as Appendix C.

5.1. SITE AND VICINITY GENERAL CHARACTERISTICS

The property is located in a mixed use area the City of Morgan Hill. Properties along Monterey Road are mostly commercial; farther east is a light industrial/business park area. Farther west of Monterey Road is predominantly residential. Grape vine sprouts on portions of the property are an indicator of its historic use as a vineyard.

5.2. CURRENT USE OF THE PROPERTY

The property is currently vacant.

5.2.1. DESCRIPTIONS OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE

No structures, roads or other improvements exist on the property, other than a curb along Cosmo Avenue.

5.2.2. POTABLE WATER SUPPLY

No potable water service is active on the property.

5.2.3. SEWAGE DISPOSAL SYSTEM

No sewer service is present on the property.

5.2.4. OBSERVATIONS ON SUBJECT PROPERTY

Observation	YES	NO	Comments
Hazardous Substances Associated with Identified Uses		X	
Storage Tanks		X	
Drums		X	
Hazardous Materials Containers		X	
Unidentified Containers		X	
Pits, Ponds or Lagoons		X	
Drains or Sumps		X	
Pools of Liquid		X	

Observation	YES	NO	Comments
Wells (supply or monitoring)		X	
Odors		X	
Fill soil and debris		X	
Soil Stains, Stressed Vegetation		X	
Stains or Corrosion		X	
Potential Asbestos-Containing Materials		X	
Potential lead-based paint		X	

5.3. CURRENT USES OF THE ADJOINING PROPERTIES

The adjacent property to the north is vacant. Across Monterey Road to the east and Cosmo Avenue to the south are one- and two-story office/commercial buildings. To the west is an easement owned by the Santa Clara Valley Water District, which is reportedly intended to provide future drainage improvements in the vicinity. West of the easement is an apartment complex.

5.3.1. OBSERVED CONDITIONS ON ADJOINING PROPERTIES

Observation	YES	NO	Comments
Hazardous Substances Associated with Identified Uses		X	
Storage Tanks		X	
Drums		X	
Hazardous Materials Containers		X	
Unidentified Containers		X	
Pits, Ponds or Lagoons		X	
Drains or Sumps		X	
Pools of Liquid		X	

Observation	YES	NO	Comments
Wells (supply or monitoring)		X	
Odors		X	
Fill soil and debris		X	
Soil Stains, Stressed Vegetation		X	
Stains or Corrosion		X	

6. INTERVIEWS

6.1. OWNERS AND OCCUPANTS

An environmental questionnaire was completed by Myra Reinhard, President of Pepper Lane Properties, as manager of Pepper Lane - Cosmo LLC. Ms. Reinhard states that the property is vacant. She provided a copy of a Phase I report dated August 22, 2000, which stated that the property was farmland until the 1990s, and has been vacant since. The report found no evidence of recognized environmental conditions on the property (See text portion of report, Appendix G). Ms. Reinhard is unaware of the presence of any hazardous materials on the property and is unaware of any lawsuits, liens or regulator actions against the property, either past, present, or pending.

6.2. GOVERNMENT OFFICIALS

6.2.1. SANTA CLARA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

The Santa Clara County Environmental Health Department is the Certified Unified Program Agency (“CUPA”) responsible for all oversight of hazardous materials storage, releases or spills, underground storage tanks, above ground storage tanks, and leaking underground storage tanks in Santa Clara County.

According to the Department’s web site, all files from its Local Oversight Program have been uploaded to GeoTracker. County files were reviewed using that system, and are included with the Records Search information discussed above.

7. PHASE II ASSESSMENT

7.1. BACKGROUND

Because of the historical use of the property as an orchard, there is a potential that extremely persistent pesticides, such as arsenic compounds and organochlorines such as DDT, may have been applied to the property. There is a potential for residual concentrations of these chemicals to remain present in the soil for many years at levels considered unacceptable for residential use by regulatory agencies. In order to further evaluate this potential concern, soil sampling for arsenic and chlorinated hydrocarbon pesticides was conducted. The sampling was conducted at the same time as the Phase I site visit on July 26, 2018.

7.2. METHODOLOGY

This assessment was conducted accordance with ASTM E1903-11, Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process. The scope of the sampling and analysis protocol was based in part on the Interim Guidance for Sampling Agricultural Fields for School Sites (Third Revision), published by the California Department of Toxic Substances Control, California Environmental Protection Agency, August 7, 2008.

Four representative sample locations were established on the property. At each sample location, one soil sample was collected from the top 6 inches of the soil. All samples were submitted to a California certified analytical laboratory. Each sample was individually analyzed for organochlorine pesticides by EPA Method 8081A, and for arsenic.

A map of the sample locations and the laboratory analysis report are attached in **Appendix H**.

7.3. RESULTS OF ANALYSIS

No organochlorine pesticides were detected in any of the samples. Arsenic was detected in concentrations ranging from 4.2 to 5.0 mg/kg.

Although arsenic is present in excess of the California Human Health Screening Level of 0.07 mg/kg, arsenic commonly occurs in natural background concentrations that exceed the CHHSL. DTSC has determined that arsenic concentrations below 12 mg/kg can generally be considered to be natural background levels and do not need further evaluation as a Chemical of Potential Concern. The detected arsenic concentrations on this site meet this criteria, so no further evaluation of arsenic is required.

8. VAPOR ENCROACHMENT SCREENING

A Vapor Encroachment Screening, in accordance with ASTM Standard E2600-10, was conducted for this property, utilizing the information and sources discussed throughout this Phase I report.

8.1. TIER 1

Our review of the history of the site and vicinity identified no potential Chemicals of Concern associated with past uses of the property.

ASTM 2600-10 defines the Area of Concern to include petroleum hydrocarbon releases within one-tenth mile of the subject property, and other chemical releases within one-third mile. Based on the information sources utilized in this Phase I assessment, the following sites meet this criteria:

- Castle Vegtech

8.2. TIER 2

Sufficient data is available from agency files to make a critical distance determination regarding the proximity of known contamination plumes from Castle Vegtech to the subject property. For non-hydrocarbons, ASTM E2600 defines the critical distance as 100 feet from the subject property boundary. According to monitoring data discussed above, the plume from the Castle Vegtech site is at least 1,500 feet from the nearest boundary of the subject property.

8.3. CONCLUSIONS

The presence of a Vapor Encroachment Condition (VEC) at the subject property can be ruled out. No potential source of Chemicals of Concern which could affect the property have been identified.

9. EVALUATION

9.1. FINDINGS

This assessment has found that:

- The subject property consists of a single 2.0± acre vacant parcel.
- The property appears to have been vacant since the 1970s. Previously, it was agricultural, and had been developed as a vineyard from at least the 1940s through 1960s.
- The property is located in a newer, mixed-use residential/commercial neighborhood.
- Ten leaking UST sites and one State cleanup site were identified within the surrounding area. There is no evidence that any of them have any potential to impact the subject property.
- No other regulated hazardous materials sites or facilities were identified in the surrounding area.

- The presence of a Vapor Encroachment Condition (VEC) at the subject property can be ruled out. No potential source of Chemicals of Concern which could affect the property have been identified.
- Soil testing was conducted to evaluate the potential presence of persistent pesticides. The result indicate that no residual persistent pesticides are present on the property.

9.2. DATA GAPS

None of the limitations of this assessment has result in a data gap of any significance.

9.3. OPINIONS

No evidence suggestive of the potential presence of recognized environmental conditions has been identified.

No historic or controlled recognized environmental conditions associated with the subject property were identified.

9.4. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13, of NW Corner Monterey Rd./Cosmo Ave. (APN 767-17-047), located in the city of Morgan Hill, Santa Clara County, California, "the property". Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

10. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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



8/6/18

Neil O'Hara
Environmental Professional

11. STATEMENT OF QUALIFICATIONS

The US EPA All Appropriate Inquiry rule defines an environmental professional as someone who “possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to a property, sufficient to meet the objectives and performance factors of the rule. In addition, an environmental professional must have either a state or tribal issued certification or license and three years of relevant full-time work experience; a Baccalaureate degree or higher in science or engineering and five years of relevant full-time work experience; or ten years of relevant full-time work experience.”

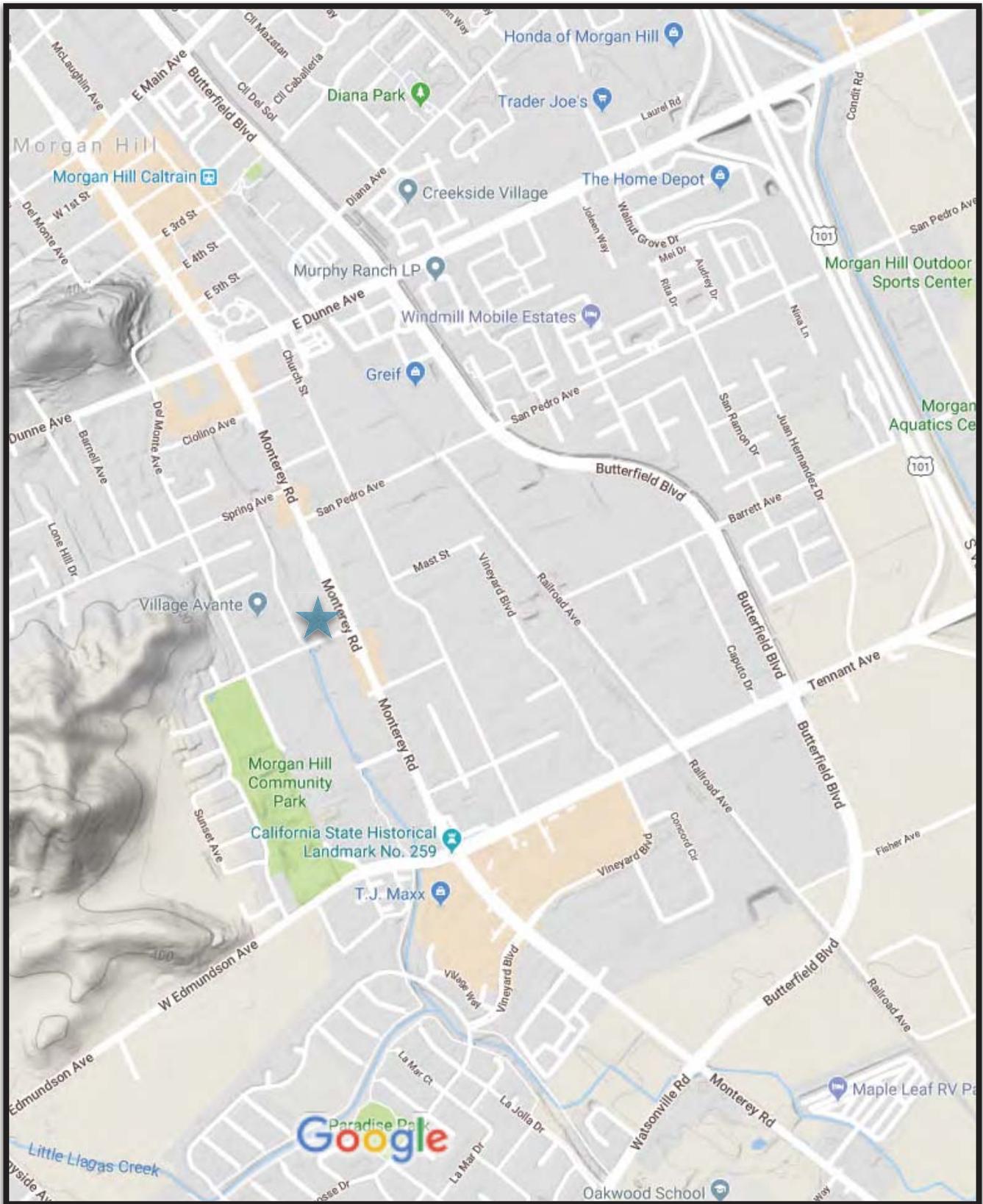
Neil O’Hara meets and exceeds this requirement based on the following qualifications:

- Bachelor of Science, Environmental Planning & Management; University of California, Davis, 1974.
- 25+ years professional full-time experience, including:
RNC Environmental, LLC. Founding partner, 2004; sole proprietor since 2007.
Neil O. Anderson & Associates, Lodi, CA. Senior Environmental Specialist, 1998-2004.
O’Hara Environmental, Volcano, CA. Independent consultant, 1995-1998.
Sugnet & Associates, Roseville, CA. Water Quality Specialist, 1992-1995.
Limnion Corp., Concord, CA. Senior Biologist, 1989-1992.

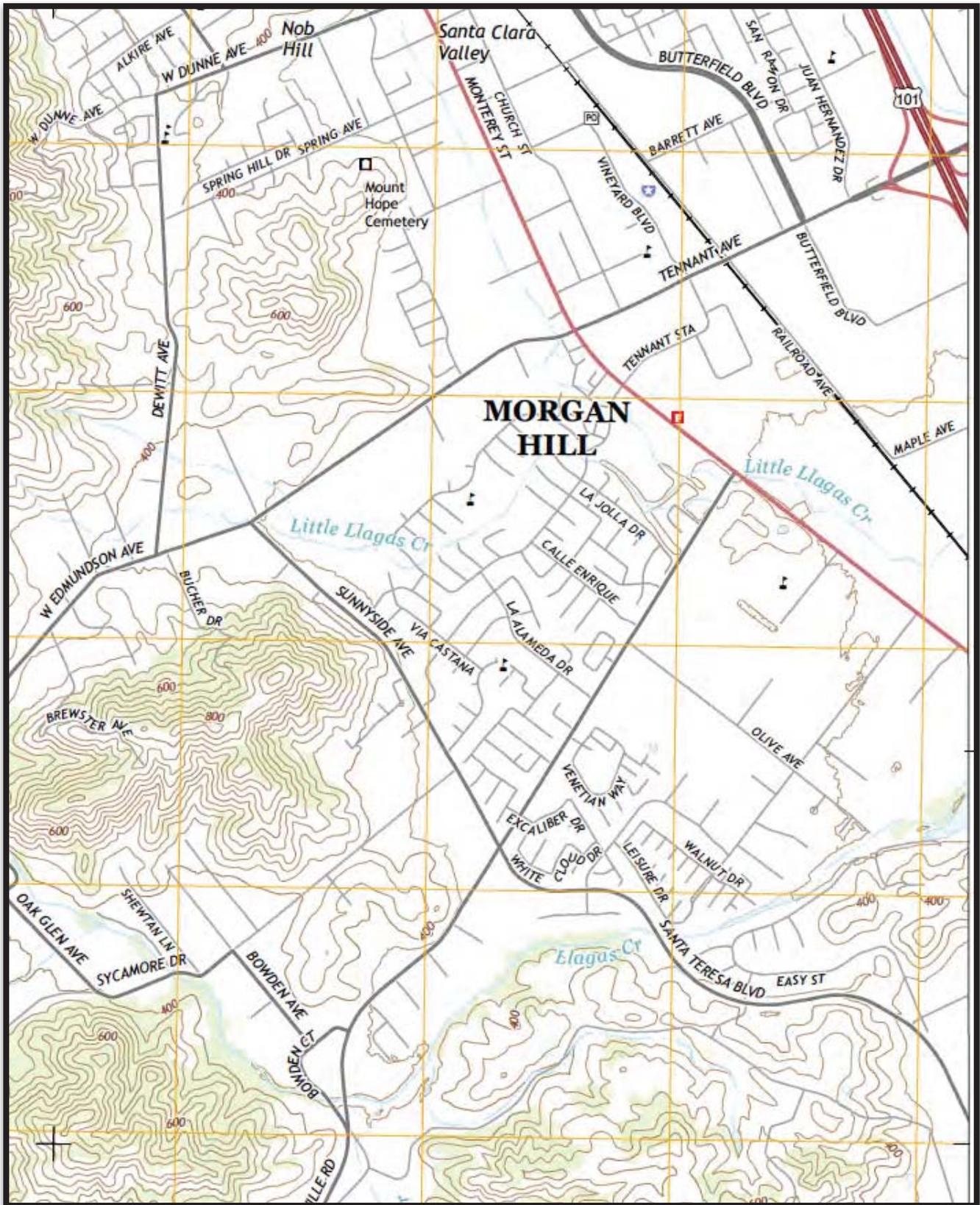
Mr. O’Hara was a California Registered Environmental Assessor (REA) from 1993 until the REA program was cancelled in 2012.

Mr. O’Hara’s career in the environmental sciences includes 25+ years as a consultant and 15 years as an educator. His areas of expertise include environmental site assessment and due diligence, biological resources evaluation and wetlands assessment, CEQA compliance and regulatory compliance. He has conducted environmental assessments, trained and supported others in conducting such work, and provided third-party review services for a real estate investment fund. He has conducted over 200 Phase I Environmental Site Assessments, and provided third-party reviews for hundreds more.

A. Location Maps



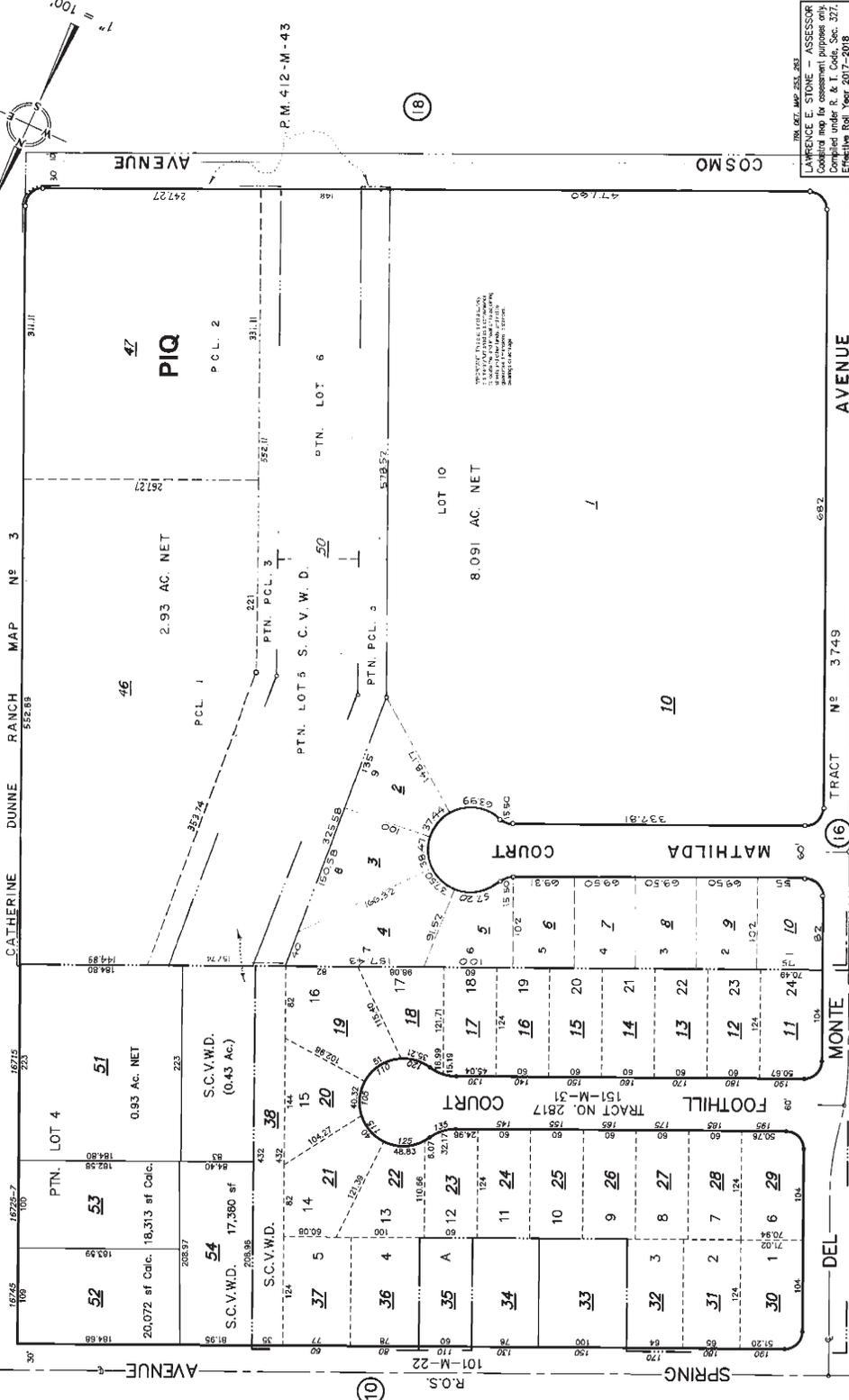
Location Map



USGS Topographic Map, Mount Madonna quad, 2015

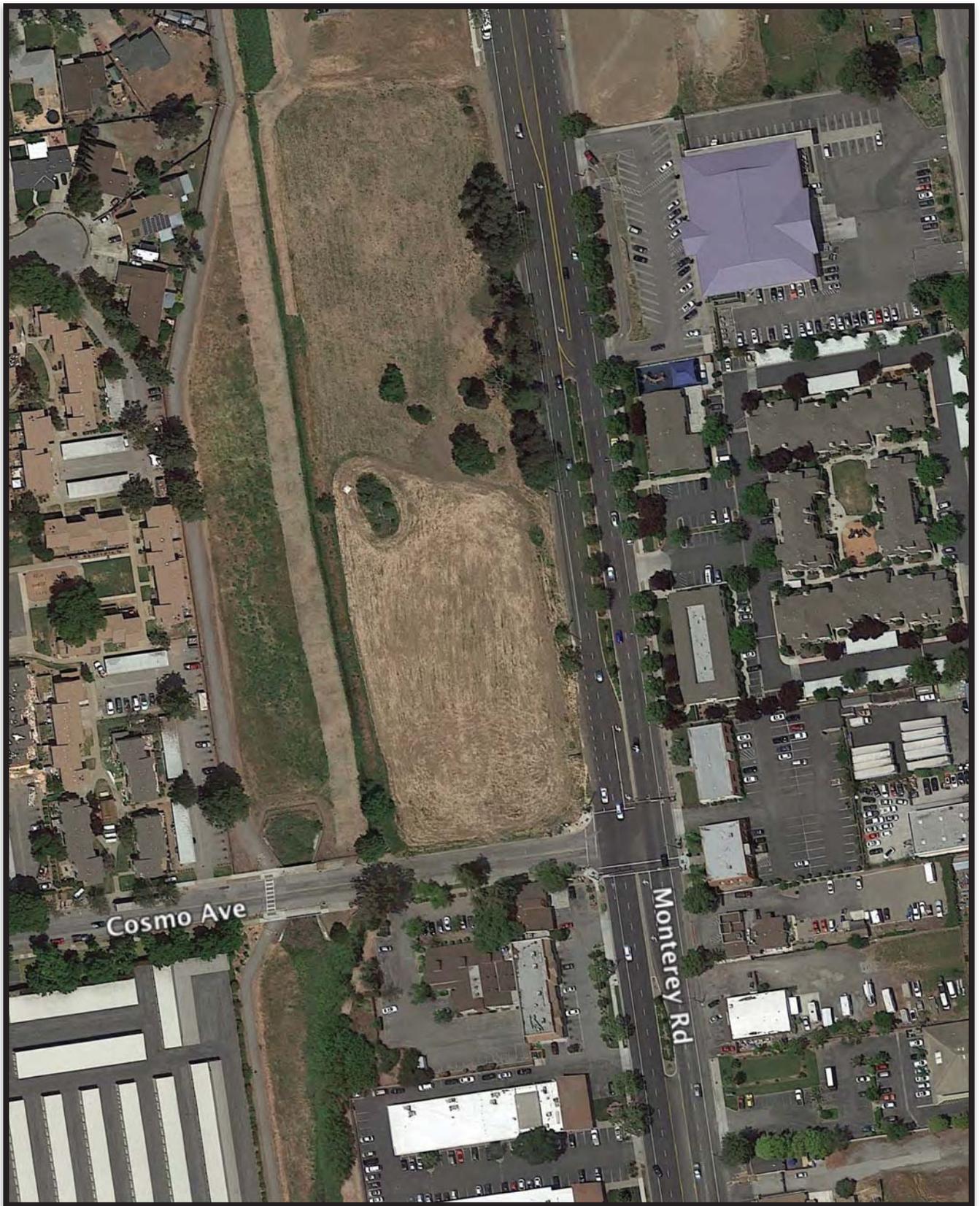
OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

MONTEREY ROAD



784.67, MAP 553, 2013
 LAWRENCE E. STONE — ASSESSOR
 Created map for assessment purposes only
 Complied under P. S. Code, Sec. 327.
 Copyright 2013 Year 2013-2018

Assessor's Parcel Map



Aerial Photo, 2018

B. Photographs



Looking north across property



Looking south across property



Monterey Road: subject property on right



Cosmo Avenue: subject property on right



Creek channel along west boundary



Adjacent drainage easement to west (future channel)



Offices across Cosmo Avenue to south



Offices across Monterey Road to east



Vacant land to north



Apartments beyond drainage easement to west

C. Site Assessment Checklist

RNC Environmental, LLC
Phase I Site Reconnaissance Checklist

Project #	Site location	Date	By
1811A	<i>SWC Monterey Rd/Cosmo Ave Morgan Hill, CA</i>	7/26/18	Neil O'Hara
General Description of Property			
<i>Level, vacant lot</i>			
General Description of Buildings			
<i>No buildings. Curb and gutter on Cosmo Ave. frontage</i>			

	Observed Land Uses
Subject Property	<i>Vacant</i>
North	<i>Vacant</i>
East	<i>Monterey Road; office buildings</i>
South	<i>Cosmo Avenue; office buildings</i>
West	<i>Drainage easement; apartments</i>

RNC Environmental, LLC
Phase I Site Reconnaissance Checklist

SWC Monterey Rd/Cosmo Ave
Morgan Hill, CA

Observed Hazardous Materials		
	Subject Property	Adjacent Properties
<i>Any business typically associated with waste treatment, storage, disposal, processing, or recycling</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Pesticides, batteries, paints, or other chemicals</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Industrial drums or sacks of chemicals</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Unidentified open or damaged containers</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Evidence of underground/aboveground storage tanks</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Old or leaking electrical transformers</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Comments</i>		

RNC Environmental, LLC
Phase I Site Reconnaissance Checklist

SWC Monterey Rd/Cosmo Ave
Morgan Hill, CA

Physical Observations		
	Subject Property	Adjacent
<i>Stained Soil</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Stressed/dead vegetation?(other than seasonal)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Odors</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Trash and debris</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Fill soil</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Wastewater discharges</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Pits/ponds/lagoons</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Monitoring wells</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Comments</i>		

RNC Environmental, LLC
Phase I Site Reconnaissance Checklist

SWC Monterey Rd/Cosmo Ave
Morgan Hill, CA

Water and Wastewater	
<i>Potable water supply</i>	<input type="checkbox"/> Public <input type="checkbox"/> Private well <input type="checkbox"/> Other <input checked="" type="checkbox"/> None
<i>Sewage disposal</i>	<input type="checkbox"/> Public <input type="checkbox"/> Private septic <input type="checkbox"/> Other <input checked="" type="checkbox"/> None
<i>Discharges to surface or pond</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Wetlands or surface waters</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Channelized creek runs along the east side of property</i>

D. Historical Photos and Maps



1948



1953



1971



1974



1981



1993



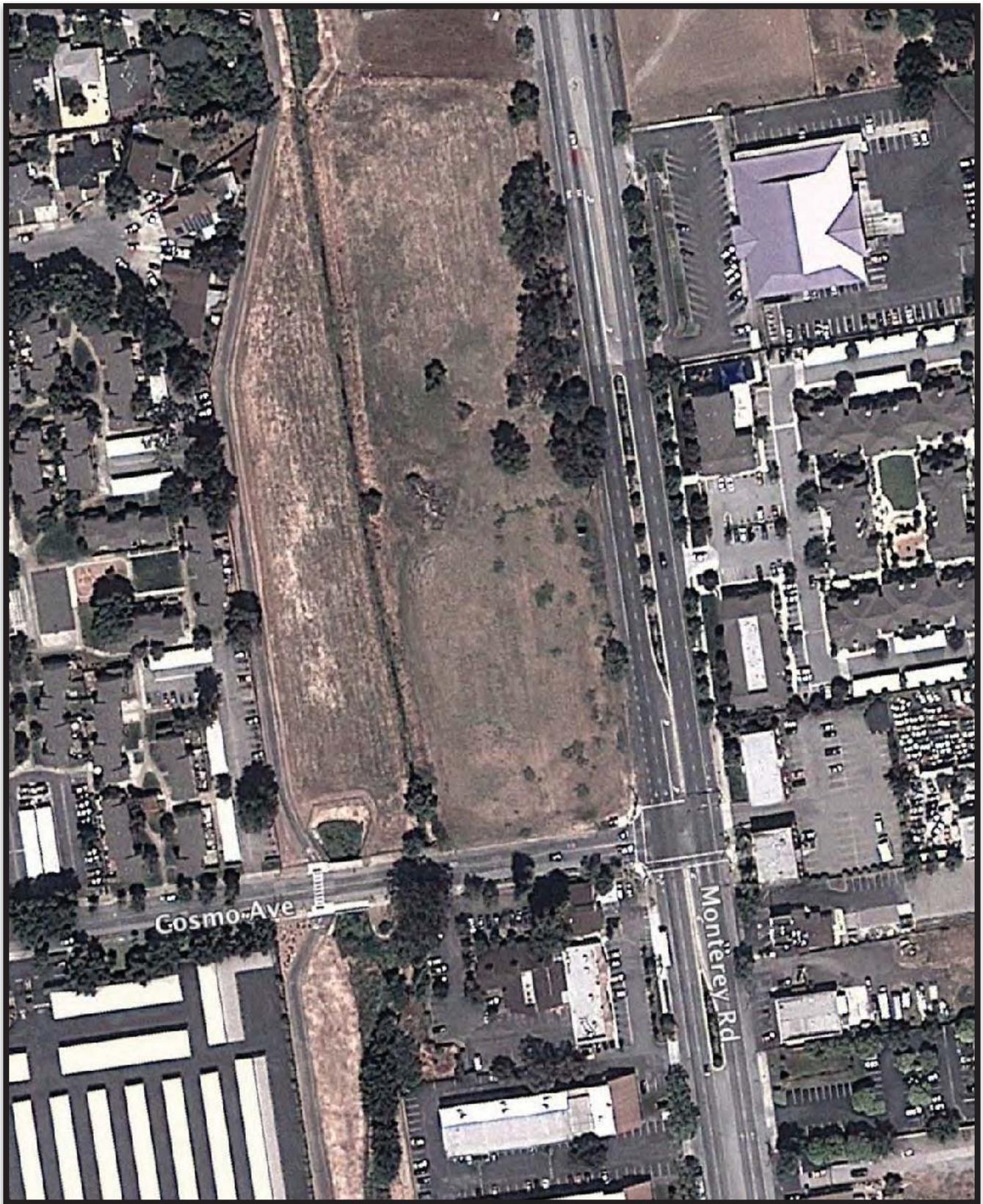
1998



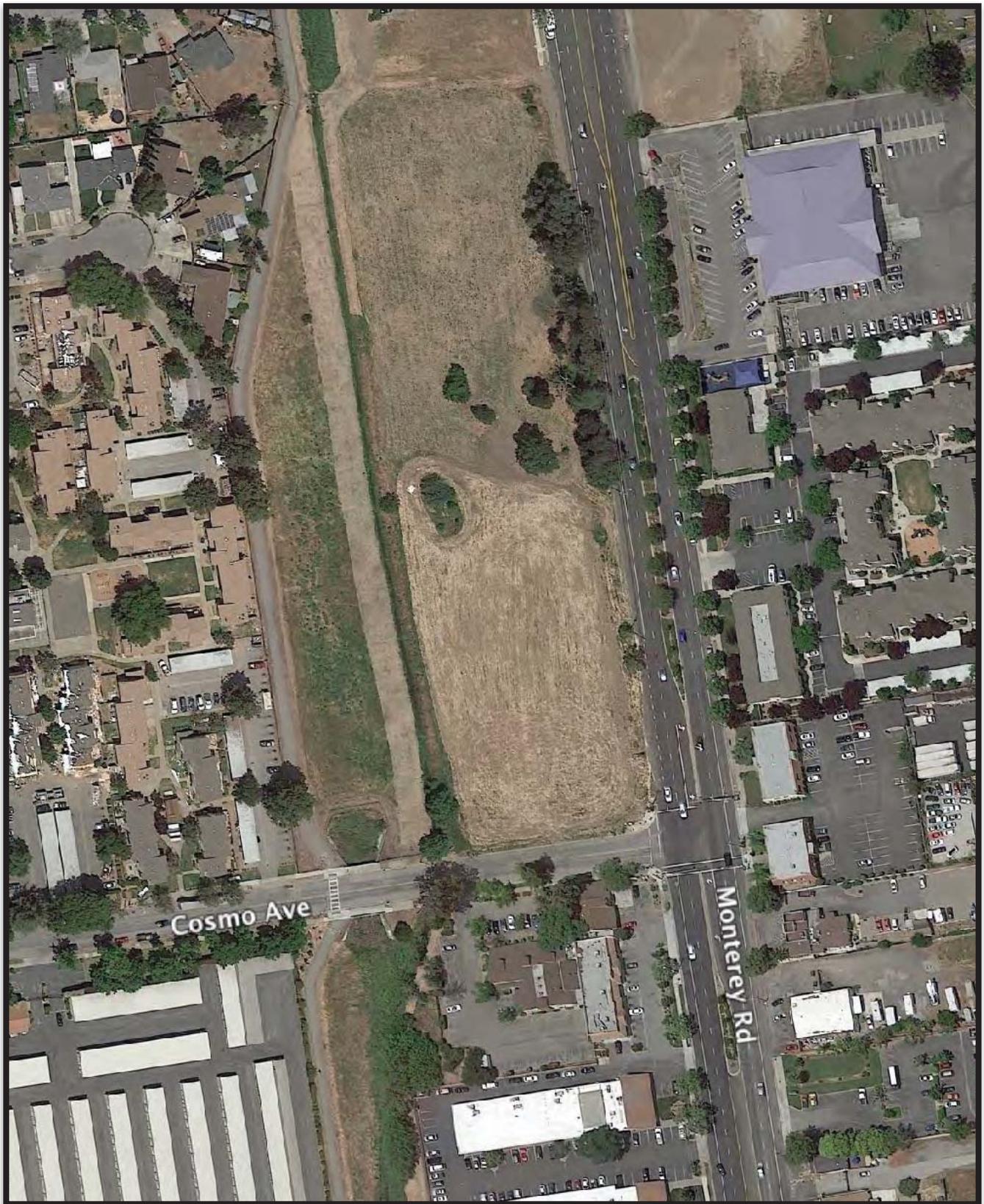
2004



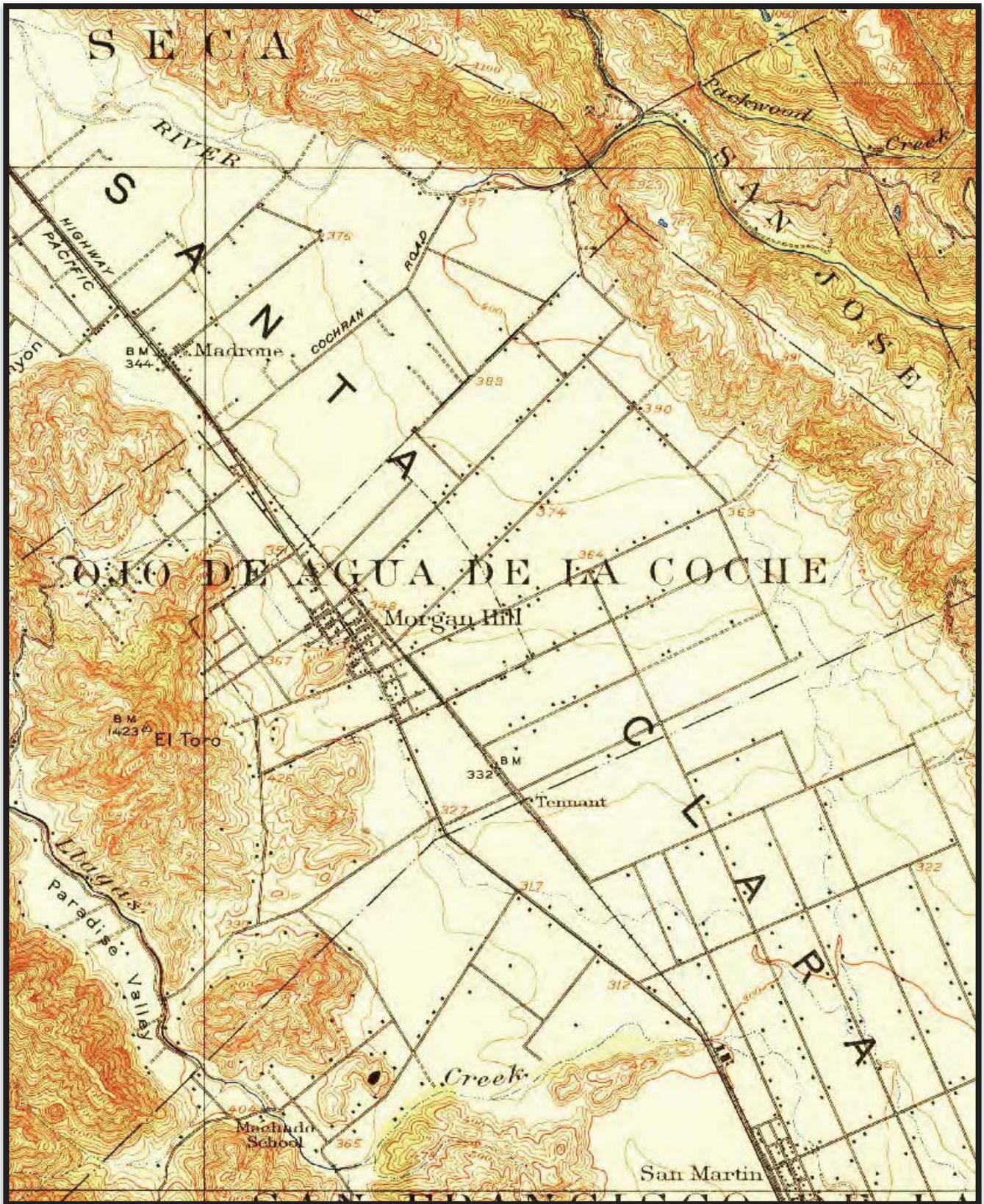
2008



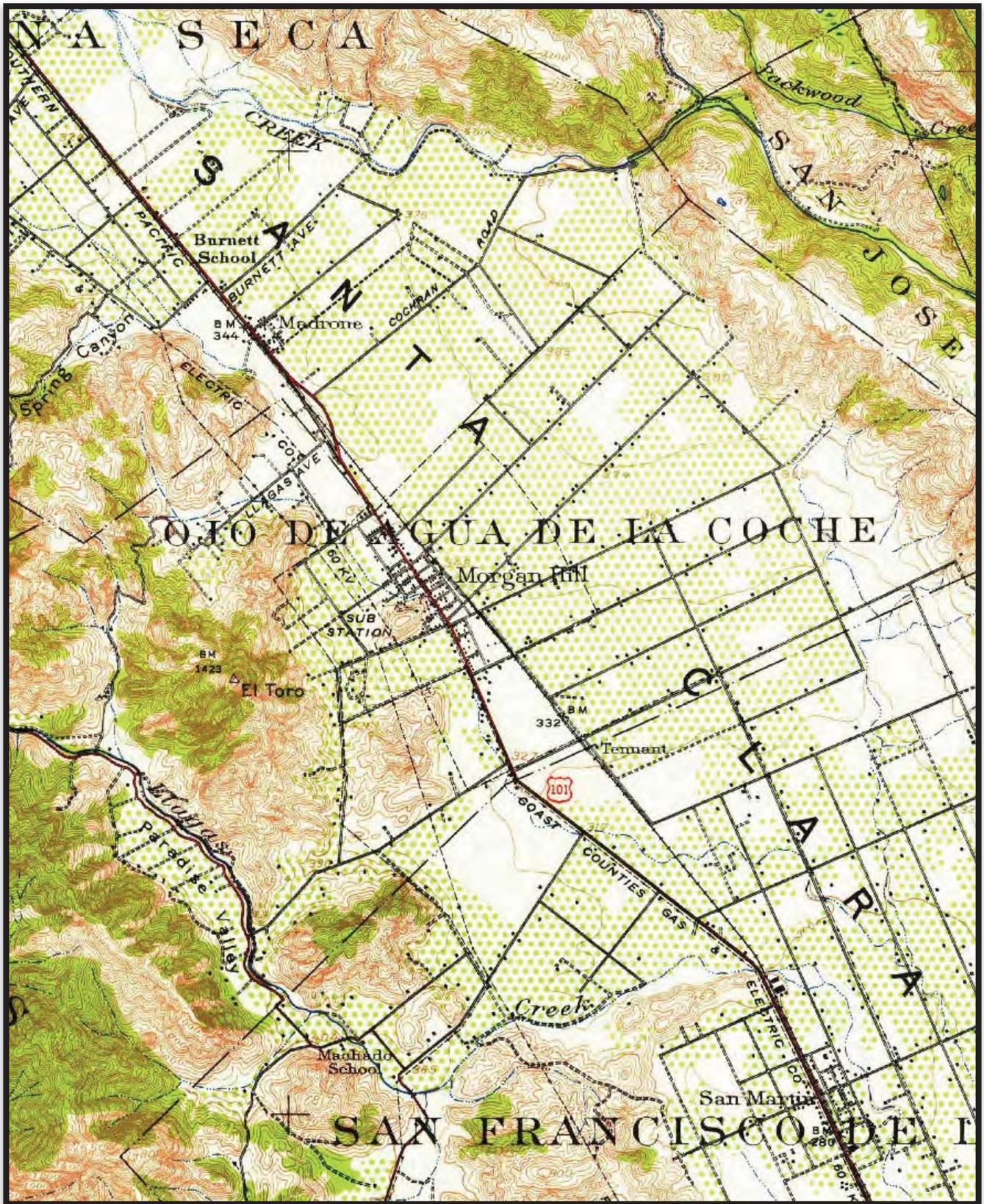
2012



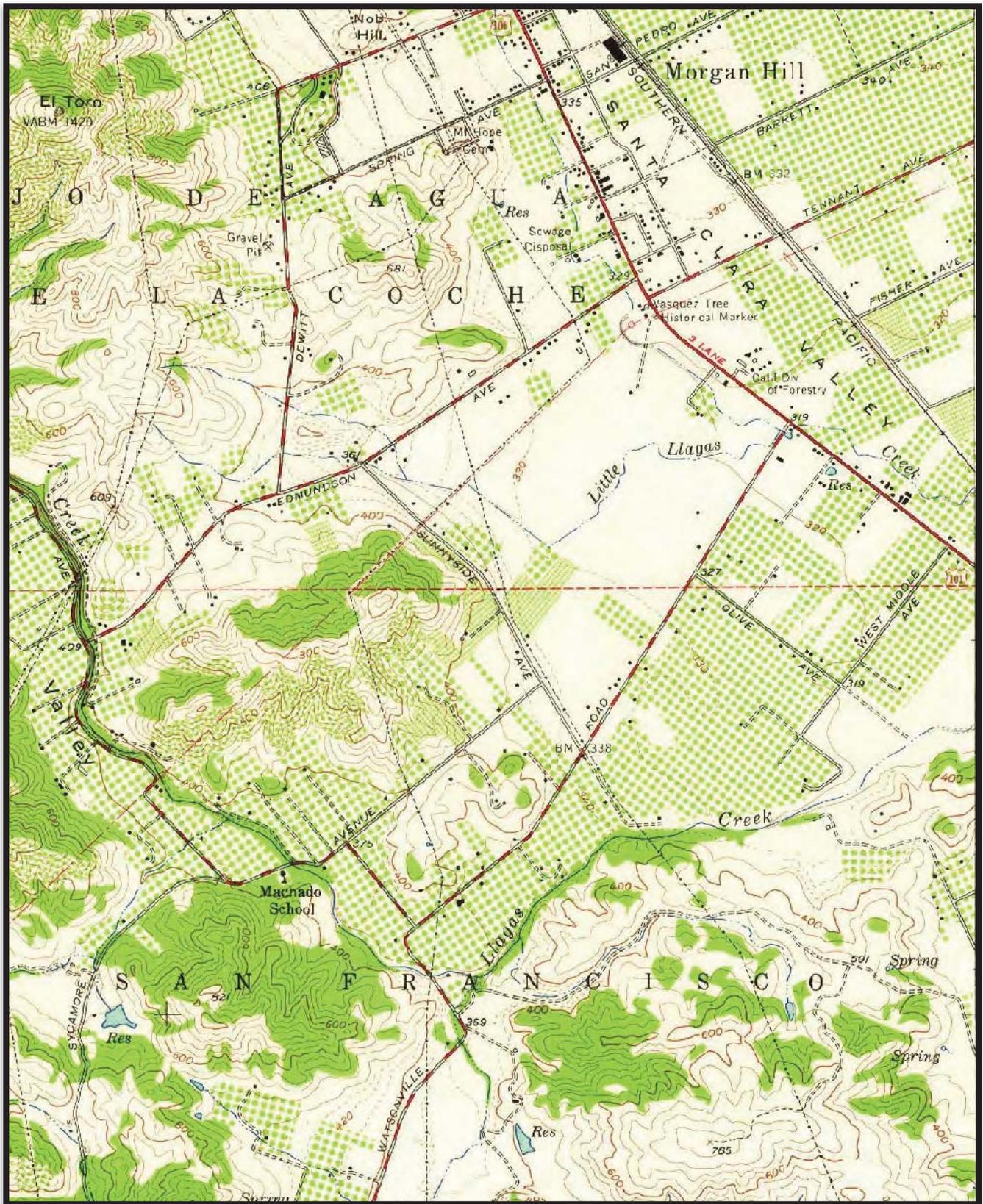
2018



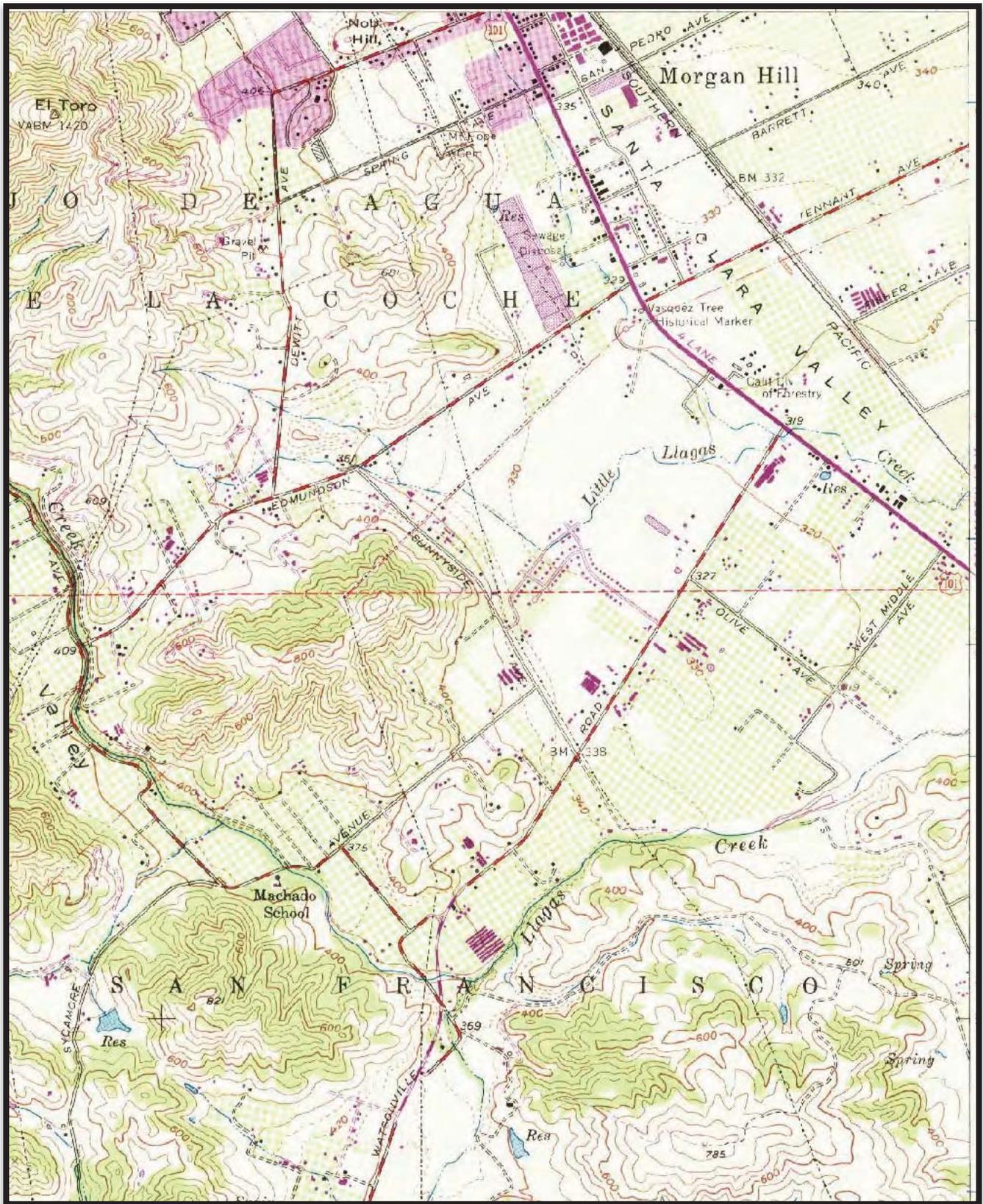
1917



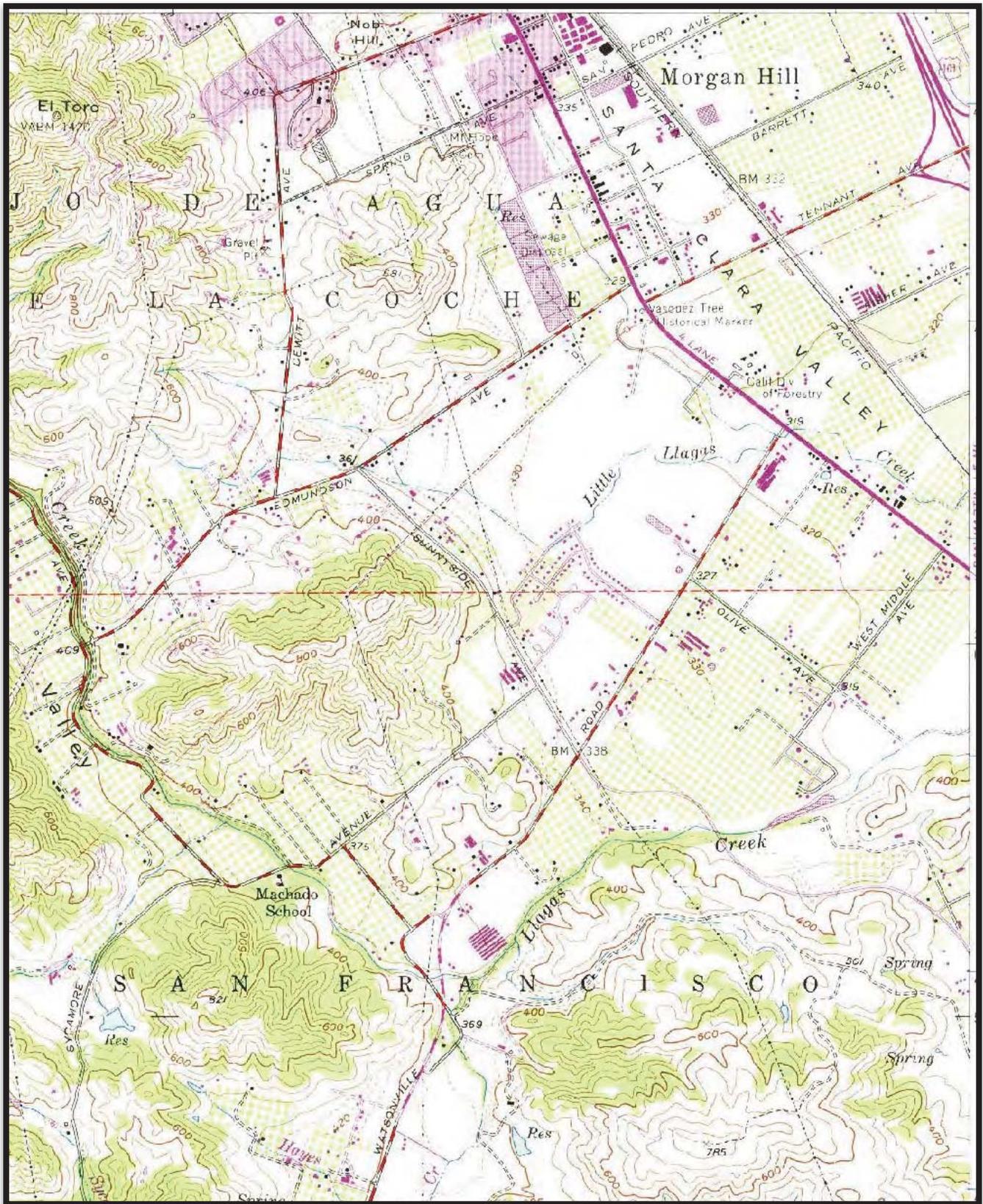
1939



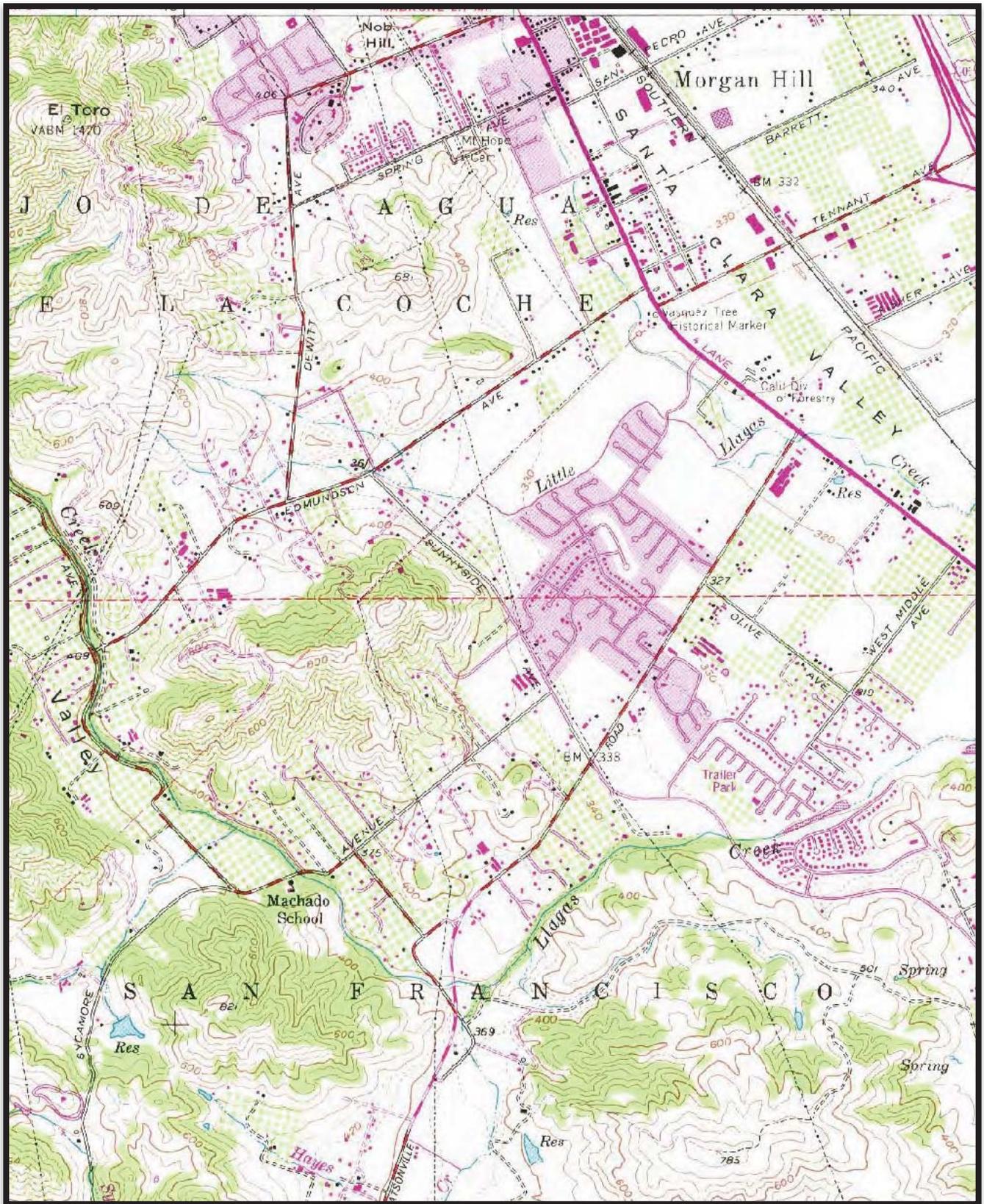
1955



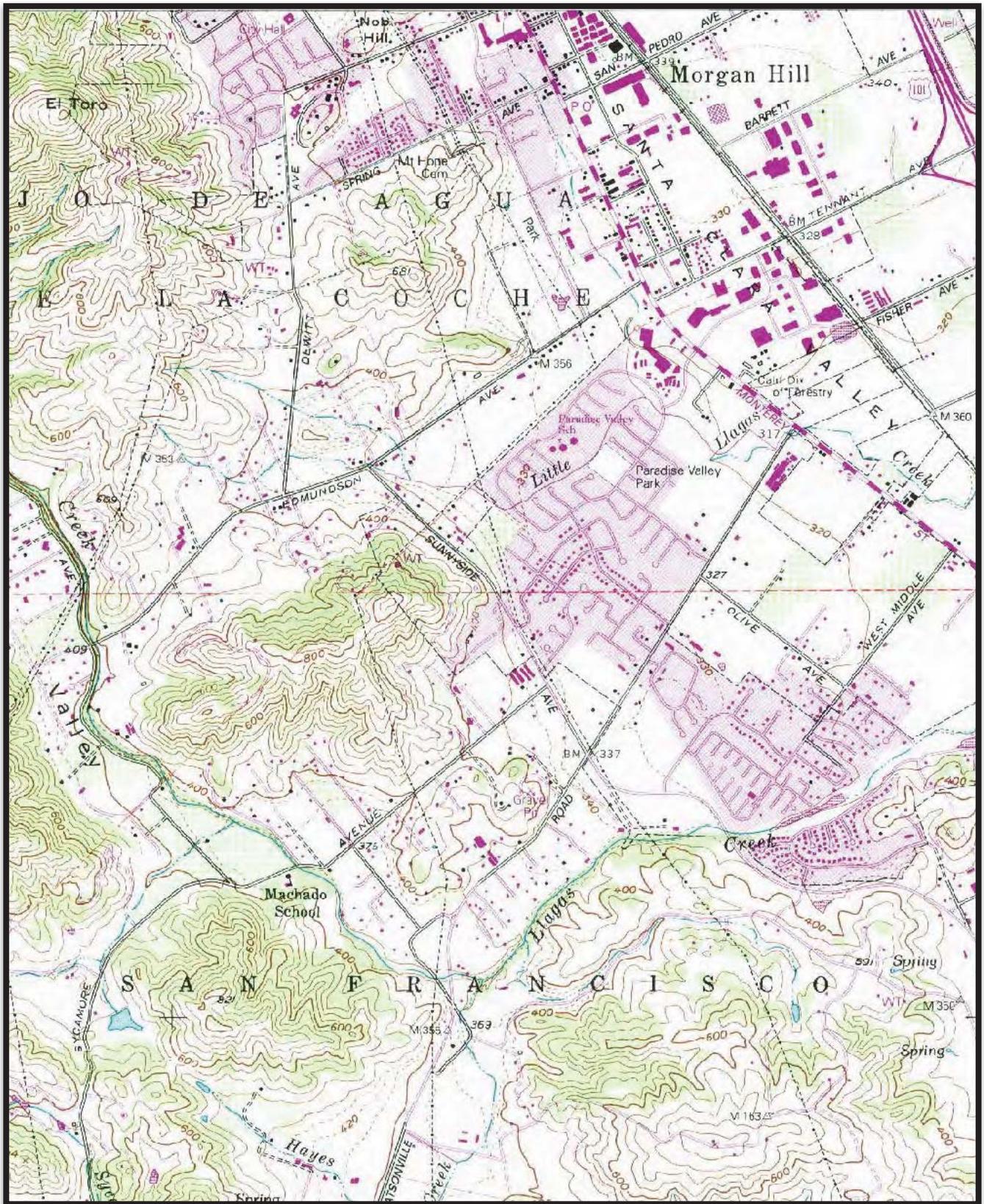
1968



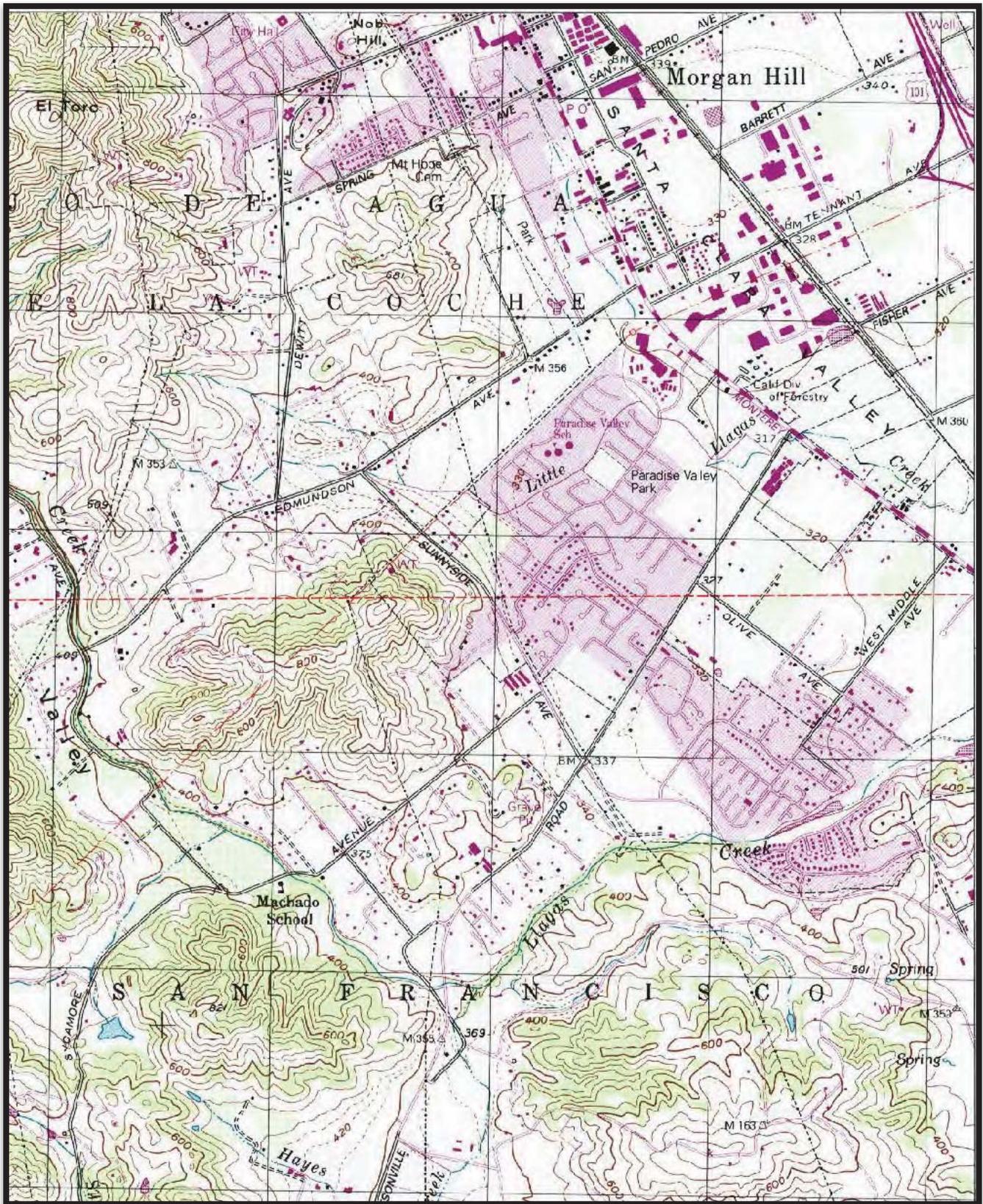
1973



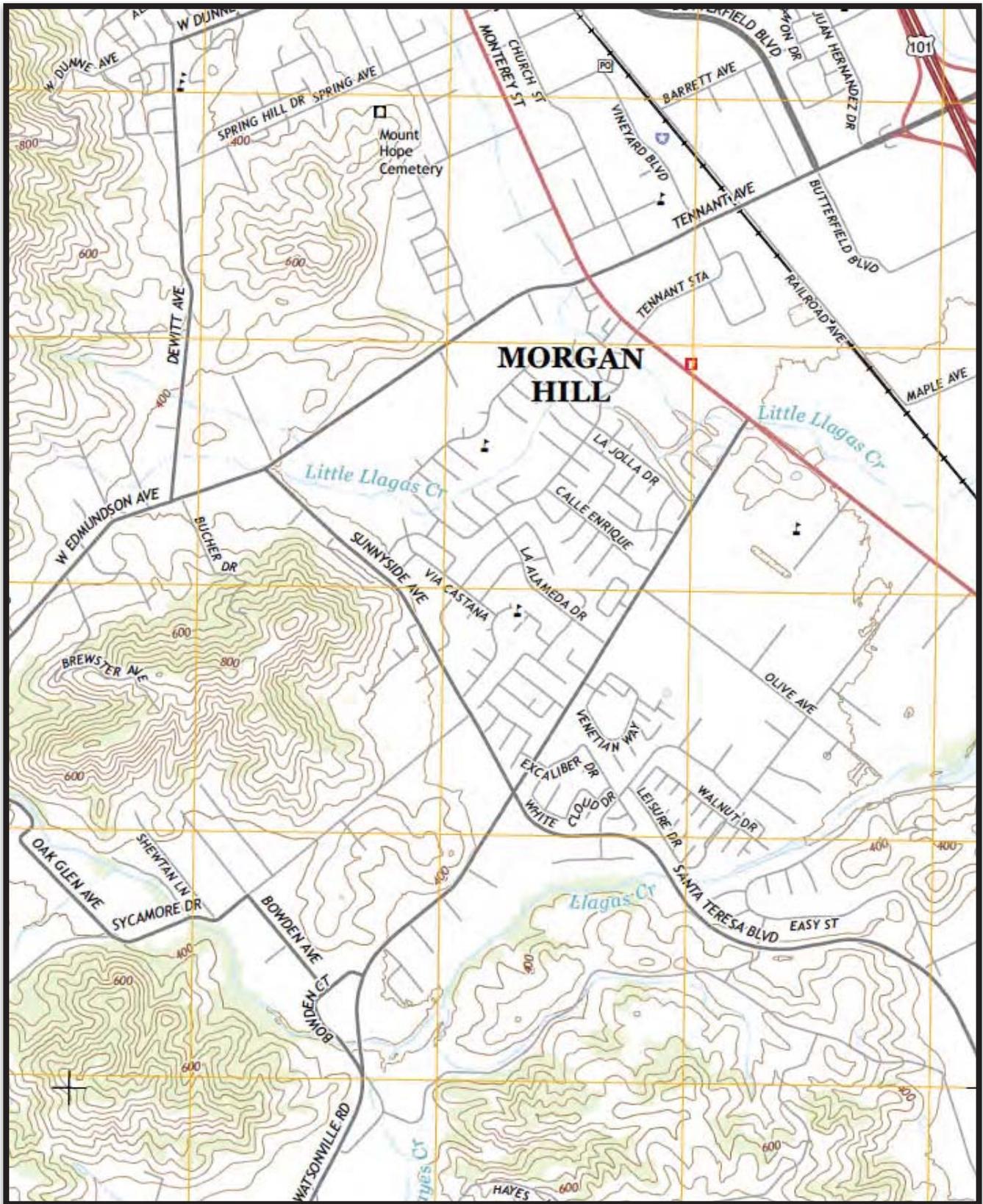
1980



1994



1996



2015

E. Government Records Search

Regulatory Records Review

Voices Charter School
NWC Monterey Rd./Cosmo Ave.
Morgan Hill, California 95037



July 24, 2018

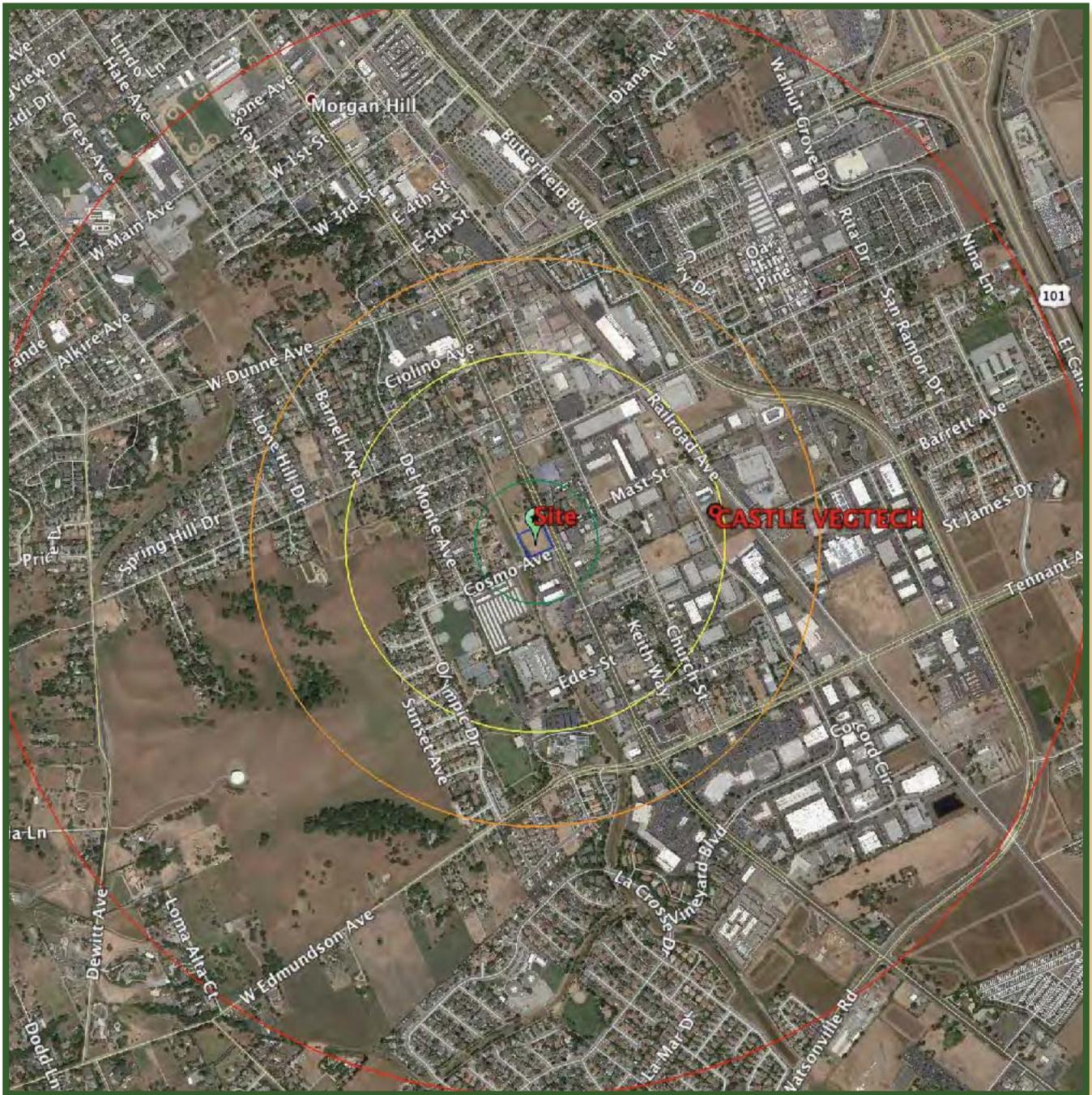
HAZARDOUS WASTE CLEANUPS

Sites	Source	Search	Found
“Superfund” National Priority List (N P L)	U S Environmental Protection Agency: <ul style="list-style-type: none"> • Enviromapper • Cleanups In My Community 	1 Mi.	0
Non-N P L Federal Cleanup Sites	U S Environmental Protection Agency: <ul style="list-style-type: none"> • Enviromapper • Cleanups In My Community 	0.5 Mi.	0
R C R A Corrective Action (Corracts)	U S Environmental Protection Agency: <ul style="list-style-type: none"> • Enviromapper • Enforcement And Compliance History Online (E C H O) 	1 Mi.	0
State-Response Cleanup Sites	California Department Of Toxic Substances Control: <ul style="list-style-type: none"> • Envirostor 	1 Mi.	0
Regional/Local Oversight	California State Water Resources Control Board: <ul style="list-style-type: none"> • Geotracker 	0.5 Mi.	1
Voluntary Cleanup	California State Water Resources Control Board: <ul style="list-style-type: none"> • Geotracker 	0.5 Mi.	0
Previously Regulated Sites			
Delisted N P L	U S Environmental Protection Agency: <ul style="list-style-type: none"> • Cleanups In My Community 	0.5 Mi.	0
No Further Action	U S Environmental Protection Agency: <ul style="list-style-type: none"> • Cleanups In My Community 	0.5 Mi.	0
Brownfields	U S Environmental Protection Agency: <ul style="list-style-type: none"> • Cleanups In My Community 	0.5 Mi.	0

Hazardous Waste Cleanup Site Findings

SITE NAME	SITE_TYPE	STATUS	ADDRESS
CASTLE VEGTECH	CLEANUP PROGRAM SITE	OPEN - ASSESSMENT & INTERIM REMEDIAL ACTION	16470 VINEYARD BLVD

MAP 1: HAZARDOUS WASTE CLEANUP SITES



- Subject Property
- 0.1 mile
- 0.33 mile
- 0.5 mile
- 1.0 mile

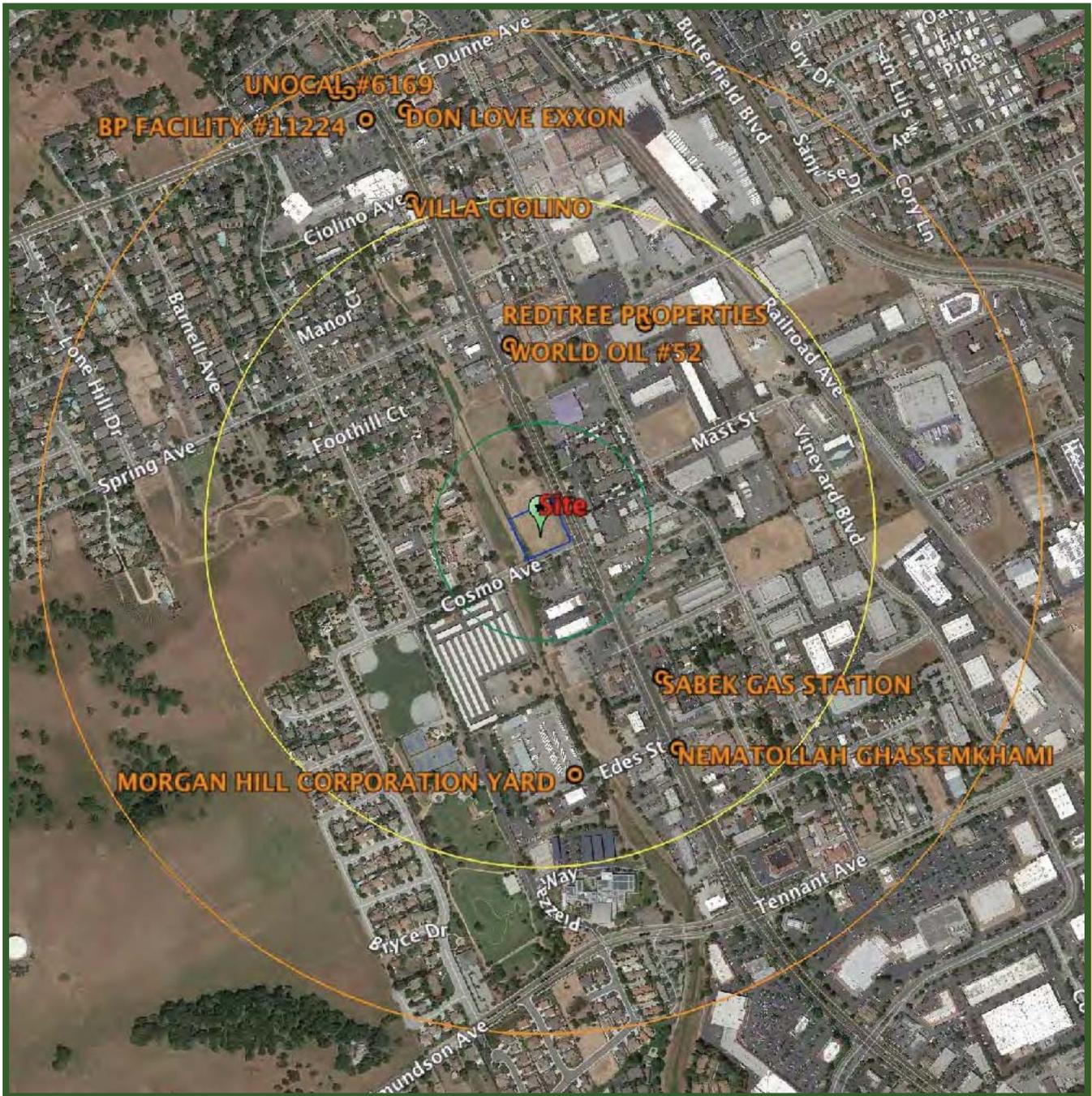
LEAKING UNDERGROUND FUEL TANKS AND WASTE MANAGEMENT ACTIVITIES

Sites	Source	Search	Found
Leaking Underground Fuel Tanks (L U F T)	California State Water Resources Control Board: <ul style="list-style-type: none"> • Geotracker 	0.5 Mi.	10
R C R A Treatment, Storage And Disposal Facilities (T S D)	U S Environmental Protection Agency: <ul style="list-style-type: none"> • Enforcement And Compliance History Online (E C H O) 	0.5 Mi.	0
Solid Waste Sites (Landfills)	California Department Of Resources Recycling And Recovery: <ul style="list-style-type: none"> • Solid Waste Information System (S W I S) 	0.5 Mi.	0

LEAKING UNDERGROUND FUEL TANKS AND WASTE MANAGEMENT FINDINGS

SITE NAME	SITE_TYPE	STATUS	ADDRESS
BP FACILITY #11224	LUST CLEANUP SITE	OPEN - SITE ASSESSMENT	16995 MONTEREY
DON LOVE EXXON	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	16990 MONTEREY RD
MORGAN HILL CORPORATION YARD	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	105 EDES COURT
NEMATOLLAH GHASSEMKHAMI	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	16380 MONTEREY HWY
REDTREE PROPERTIES	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	140 SAN PEDRO AVE
SABEK GAS STATION	LUST CLEANUP SITE	OPEN - VERIFICATION MONITORING	16270 MONTEREY ROAD
UNOCAL #6169	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	17015 MONTEREY ST
UNOCAL #6169	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	17015 MONTEREY
VILLA CIOLINO	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	16873 MONTEREY ROAD
WORLD OIL #52	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	16720 MONTEREY

MAP 2: LEAKING UNDERGROUND FUEL TANKS AND WASTE MANAGEMENT



- Subject Property
- 0.1 mile
- 0.33 mile
- 0.5 mile
- 1.0 mile

FUEL STORAGE, HAZARDOUS WASTE AND SPILLS¹

Sites	Source	Search	Found
Registered Underground Storage Tanks	California State Water Resources Control Board: • Geotracker	Site And Adjacent	0
Historical Underground Storage Tanks	California State Water Resources Control Board: • Geotracker	Site And Adjacent	0
Hazardous Waste Generators (R C R A)	U S Environmental Protection Agency: • Enviromapper	Site And Adjacent	0
Waste Generator Manifests	CA Department Of Toxic Substances Control: • Hazardous Waste Tracking System (H W T S)	Site	0
Oil And Gas Wells	California Division Of Oil, Gas And Geothermal Resources: • Well Finder	Site	0
Spills	U S Coast Guard: • National Response Center (Formerly The Emergency Response Notification System)	Site	0

LIENS AND USE RESTRICTIONS

Liens And Use Restrictions	U S Environmental Protection Agency: • Enviromapper	Site	0
	California State Water Resources Control Board: • Geotracker	Site	0

¹ HWTS: http://hwts.dtsc.ca.gov/report_list.cfm

Well Finder: <http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>

National Response Center (formerly the Emergency Response Notification System): <http://www.nrc.uscg.mil> (data downloaded to local file for database search)

Fuel Storage, Waste and Spills Findings

Site	Address	Source	Status
None			

Liens and Use Restrictions

Site	Address	Source	Status
None			

MAP3: SITE AND ADJACENT PROPERTIES

FUEL STORAGE AND WASTE MANAGEMENT
LIENS AND USE RESTRICTIONS
ACCIDENTAL SPILLS AND RELEASES



Subject Property
0.1 mile

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
CASTLE VEGTECH (Global ID: SL0608727312) 16470 Vineyard Blvd MORGAN HILL, CA 95037-5497	Open - Assessment & Interim Remedial Action	3/17/2017	1/2/1965	54	CENTRAL COAST RWQCB (REGION 3) (LEAD) - CASE #: s296 CASEWORKER: DEAN THOMAS - SUPERVISOR: GREG BISHOP

SITE HISTORY

From 1958 to 1986, Castle Vegtech, Inc., owned or controlled by Tom Castle, operated a pesticide formulation, sales, and application business at 16470 Vineyard Boulevard (formerly 190 Mast Street), Morgan Hill. In the course doing business, Castle Vegtech allowed pesticide related wastes to leak or spill into or onto the ground, which have contaminated soils and groundwater beneath the site and the surrounding area.

Regional Board opened this case in 1987. Castle Vegtech (CV) was initially identified and named as the responsible party. In October 1988, during a public hearing for an ACL imposed to CV, Regional Board staff learned that Jamina Investments, a General Partnership of Tom Castle's three children, acquired the CV property on April 4, 1986. Since then, both CV and Jamina Investments (Jamina) had been identified and named as the responsible parties until 2001, when CV property was sold to Alan Hui. After CV and Jamina sold the property in 2001, all correspondences from the Regional Board to the RP's have been directed to Michael Mangano, who was Alan Hui's initial representative and apparently later became the current owner of the CV property.

Since opening this case, the Regional Board has issued several Cleanup or Abatement Orders (CAO) as well as several ACLs to CV and Jamina. After the public hearing for the first ACL in October 1988, the Regional Board raised the staff recommended ACL amount of \$6,000 to \$25,000. On February 7, 1989, the Regional Board issued the first CAO, No. 89-66, to CV and Jamina, requiring delineation and remediation of soil and groundwater at the site. To date, three CAOs (No.'s 92-104, 93-111, and 96-63), one Settlement Agreement between the Regional Board and CV responsible parties, including CV, Jamina, James A. Castle, Michael C. Castle, and Nancy Buchanan (Tom Castle's daughter), a General NPDES Permit Order, and a groundwater Monitoring and Reporting Program Order are in effect (see attached Active Orders for CV). All of these existing orders from the Regional Board were issued to CV and Jamina.

In 1997, a Settlement Agreement was reached between the RPs and the Regional Board to resolve a total of \$85,000 outstanding balance of two previous ACL orders (No. 92-78 and 92-83) adopted by the Regional Board in June 1992. The Settlement Agreement requires Castle Vegtech, Jamina Investments, James A. Castle, Michael C. Castle, and Nancy Buchanan to pay \$85,000 plus 10% interest from May 8, 1997, if the Executive Officer notifies the Castle Family that he has found that the cleanup of the property is not proceeding in accordance with the requirements and time schedules in Cleanup or Abatement Order No. 96-63, or any then current cleanup order(s) issued by the Regional Board, or is not proceeding to the Executive Officer's satisfaction. During the following years until early 2001, the Castle Family generally complied with the Regional Board's orders and requirements.

In a letter dated March 22, 2001, Michael Castle informed the staff that CV property was sold to Mr. Alan Hui. Since then, although staff who worked on this case did not, either verbally or in writing, release the CV and Jamina's responsibility for this site, all discussions and requests have been directed to Michael Mangano who was initially acting as Alan Hui's representative and at some unknown later time became the owner.

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
1,1,1-Trichloroethane (TCA), 1,2,3-Trichloropropane (TCP), Other Chlorinated Hydrocarbons, DDD / DDE / DDT, Endrin, Other Insecticides / Pesticide / Fumigants / Herbicides, Toxaphene	Commercial, Industrial, Vacant	GW - Municipal and Domestic Supply		1/2/1965		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			7/24/2017	6/25/2018	6/25/2018		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
81702044	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
MW-1	4/27/2015					ND		
MW-10	4/29/2015					ND		
MW-11R	4/28/2015					ND		
MW-12	4/28/2015					ND		
MW-14	4/27/2015					ND		
MW-14B	4/27/2015					ND		
MW-2	4/28/2015					ND		
MW-4	4/27/2015					ND		
MW-7	4/28/2015					ND		
MW-8	4/27/2015					ND		
OH-MW-1RD	4/28/2015					ND		
OH-MW-2RD	4/28/2015					ND		
OH-MW-3RD	4/28/2015					ND		
OL-MW-1	4/27/2015					ND		
ON-MW-3	4/27/2015					ND		
ON-MW-3B	4/27/2015					ND		

OP-MW-1 4/27/2015
RW-1 4/28/2015

[ND](#)
[ND](#)

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MW-1	9/8/2017			
MW-10	9/8/2017	36.98	N	
MW-11	9/20/2012		U	
MW-11R	9/8/2017	29.25	N	
MW-12	9/8/2017	25.26	N	
MW-13	9/20/2012		U	
MW-14	9/8/2017	24.77	N	
MW-14B	9/8/2017	34.08	N	
MW-15	9/20/2012		U	
MW-16	9/20/2012		U	
MW-18	9/20/2012		U	
MW-2	9/8/2017	28.6	N	
MW-3	9/20/2012		U	
MW-4	9/8/2017	35.07	N	
MW-5	9/20/2012		U	
MW-6	9/20/2012		U	
MW-7	9/8/2017	27.92	N	
MW-8	9/8/2017	31.98	N	
MW-9	9/20/2012		U	
OH-MW-1RD	9/8/2017	23.46	N	
OH-MW-2RD	9/8/2017	22.92	N	
OH-MW-3RD	9/8/2017	22.88	N	
OHMW-1R	9/20/2012		U	
OHMW-2R	9/20/2012		U	
OHMW-3R	9/20/2012		U	
OHMW1RD	9/20/2012	31.99	U	
OHMW2RD	9/20/2012	31.59	U	
OHMW3RD	9/20/2012	31.55	U	
OL-MW-1	9/8/2017	23.77	N	
OLMW-1	9/20/2012	30.03	U	
ON-MW-3	9/8/2017	25.17	N	
ON-MW-3B	9/8/2017	34.31	N	
ONMW-2	9/20/2012		U	
ONMW-3	9/20/2012	33.85	U	
ONMW-3B	9/20/2012	40.91	U	
OP-MW-1	9/8/2017	23.9	N	
OPMW-1	9/20/2012	32.43	U	
RW-1	9/8/2017	29.31	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
BP FACILITY #11224 (Global ID: T0608519223) 16995 MONTEREY MORGAN HILL, CA 95037	Open - Site Assessment	9/28/2016	5/4/1987	31	SANTA CLARA COUNTY LOP (LEAD) - CASE #: 09S3E28F01f CASEWORKER: TRAVIS L. FLORA - SUPERVISOR: JENNIFER KAAHAAINA CENTRAL COAST RWQCB (REGION 3) - CASE #: 3378 CASEWORKER: WEI LIU - SUPERVISOR: JENNIFER EPP

SITE HISTORY

The Site is a former Beacon-branded gasoline retail outlet located at the intersection of Monterey Road and West Dunne Avenue in Morgan Hill, California. BP acquired the property from Mobil Oil Corporation in 1989. In 1994, BP transferred the property to others and has not operated the facility since then. The Site is located in a mixed commercial and residential area. A former Beacon station is located north of the Site across Dunne Avenue, and a former Exxon station was previously located east of the Site across Monterey Road. Two 6,000-gallon and one 8,000-gallon underground storage tanks were removed and replaced in April 1987. Nineteen groundwater monitoring wells (ten on-site wells and nine off-site wells) and two groundwater extraction wells (MW-7 and SW-1) are active at and in the vicinity of the Site. Additionally, seven wells have been decommissioned at and in the vicinity of the Site. Soil boring and well construction details are summarized in Table 1 of the groundwater monitoring report.

A groundwater extraction and treatment system (GWETS) operated at the Site from October 2001 to June 2005, in accordance with the National Pollutant Discharge Elimination System (NPDES) Permit No. CAG993002, Order No. R3-2006-0067. The GWETS extracted groundwater from two extraction wells (MW-7 and SW-1), which was treated with granular activated carbon before discharging to the storm drain. The system has not routinely operated since June 2005. The GWETS was briefly restarted on March 22, 2007 to collect effluent samples required by the NPDES permit. Because the dissolved hydrocarbon plume has been relatively stable, the GWETS has remained shut down. In the event that the GWETS is restarted, the Regional Water Quality Control Board will be notified in accordance with the NPDES permit requirements.

An analytical data summary as of April 30, 2012, are follows:

GRO was detected above analytical method detection limits in groundwater samples collected from nine wells at concentrations ranging from 78 micrograms per liter (ig/L; MW-1) to 11,000 ig/L (SW-1). The highest concentrations of GRO were detected in four wells located in the vicinity of the dispenser islands (MW-2, MW-7, SW-1, and VP-2). GRO concentrations at these wells exhibit stable to decreasing concentration trends.

Benzene was detected in groundwater samples collected from six wells at concentrations ranging from 0.62 ig/L (MW-8) to 1,200 ig/L (SW-1). These six wells are located near the dispenser islands (MW-2, MW-7, MW-8, MW-12, SW-1, and VP-2). Benzene concentrations at these wells continue to exhibit decreasing or stable concentration trends.

MTBE was detected in groundwater samples collected from six monitoring wells at concentrations ranging from 2.6 ig/L (MW-10B) to 80 ig/L (SW-1). Similar to GRO and benzene, these wells are located near and downgradient from the dispenser islands. MTBE concentrations at these wells exhibit stable to decreasing concentration trends.

Based on the observed groundwater concentration trends, ARCADIS recommends continued semi-annual groundwater monitoring. In the Conceptual Site Model Report (CSM) submitted on September 28, 2011, ARCADIS recommended destroying monitoring wells MW-15 and MW-18 through MW-21. We have yet to receive a response from the County and are therefore requesting again that these wells be destroyed for the reasons stated in the September 28, 2011 CSM.

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
PUMP & TREAT (P&T) GROUNDWATER	7/12/2004	9/9/9999			
PUMP & TREAT (P&T) GROUNDWATER	10/31/2001	9/9/9999			
SOIL VAPOR EXTRACTION (SVE)	11/1/1993	12/1/1993			

RISK INFORMATION

[VIEW LTCP CHECKLIST](#)

[VIEW PATH TO CLOSURE PLAN](#)

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Benzene, Toluene, Xylene, MTBE / TBA / Other Fuel Oxygenates, Gasoline	Commercial	GW - Groundwater Recharge, GW - Municipal and Domestic Supply	Piping	5/4/1987	Close and Remove Tank, Replace product piping	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	City of Morgan Hill	4/30/2018	6/11/2018	5/21/2018		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
DIANA WELL 01	4310006-007	Active Raw	G	1204	1183 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
76709009	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPH _g	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
CS								
EFF	1/25/2007	OTHER	ND	ND	ND	ND	0.85 UG/L	ND
INF	1/25/2007	OTHER	960 UG/L	87 UG/L	430 UG/L	630 UG/L	99 UG/L	130 UG/L
MID-1	1/25/2007	OTHER	ND	ND	ND	ND	ND	ND
MID-2	1/25/2007	OTHER	ND	1.8 UG/L	ND	ND	ND	5.5 UG/L
MW-1	3/29/2018	OTHER	ND	ND	ND	ND	1.4 UG/L	30.1 UG/L
MW-10	6/10/2002	OTHER	25.6 UG/L	ND	27.9 UG/L	27.9 UG/L	ND	ND
MW-10B	3/30/2018	OTHER	ND	ND	ND	ND	ND	ND
MW-11	6/10/2002	OTHER	ND	ND	ND	ND	4.1 UG/L	ND
MW-11B	3/29/2018	OTHER	ND	ND	5.52 UG/L	4.51 UG/L	ND	ND
MW-11C	3/29/2018	OTHER	ND	ND	ND	ND	ND	ND
MW-12	3/30/2018	OTHER	182 UG/L	4.92 UG/L	8.19 UG/L	20.9 UG/L	17.6 UG/L	ND

MW-13	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-14	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-15	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-16	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-17	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-18	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-19	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-2	3/30/2018	OTHER	<u>213 UG/L</u>	<u>ND</u>	<u>7.07 UG/L</u>	<u>ND</u>	<u>11.6 UG/L</u>	<u>51.1 UG/L</u>
MW-20	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-21	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-22	3/30/2018	OTHER	<u>266 UG/L</u>	<u>121 UG/L</u>	<u>1160 UG/L</u>	<u>776 UG/L</u>	<u>ND</u>	<u>ND</u>
MW-23	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>0.387 UG/L</u>	<u>ND</u>
MW-24A	5/7/2018	OTHER	<u>1.6 UG/L</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-24B	5/7/2018	OTHER	<u>0.699 UG/L</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-7	3/29/2018	OTHER	<u>264 UG/L</u>	<u>4.93 UG/L</u>	<u>52.2 UG/L</u>	<u>ND</u>	<u>9.53 UG/L</u>	<u>37 UG/L</u>
MW-8	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-9	3/29/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SW-1	1/17/2012	OTHER	<u>1200 UG/L</u>	<u>45 UG/L</u>	<u>170 UG/L</u>	<u>120 UG/L</u>	<u>80 UG/L</u>	<u>ND</u>
TRIP BLANK	8/13/2015		<u>00 UG/L</u>	<u>00 UG/L</u>	<u>00 UG/L</u>	<u>00 UG/L</u>	<u>00 UG/L</u>	<u>00 UG/L</u>
VP-1	3/30/2018	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
VP-2	3/30/2018	OTHER	<u>158 UG/L</u>	<u>ND</u>	<u>11.9 UG/L</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

<u>FIELD PT NAME</u>	<u>DATE</u>	<u>TPHg</u>	<u>BENZENE</u>	<u>TOLUENE</u>	<u>ETHYL-BENZENE</u>	<u>XYLENES</u>	<u>MTBE</u>	<u>TBA</u>
MW-22-S-46	8/19/2015		<u>0.0267 MG/KG</u>	<u>0.025 MG/KG</u>	<u>0.419 MG/KG</u>	<u>0.385 MG/KG</u>	<u>00 MG/KG</u>	
MW-22-S-50	8/19/2015		<u>0.0274 MG/KG</u>	<u>0.0329 MG/KG</u>	<u>0.279 MG/KG</u>	<u>1.31 MG/KG</u>	<u>00 MG/KG</u>	
MW-23-S-25.5	8/18/2015		<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	
MW-23-S-35.5	8/18/2015		<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	
MW-24	3/20/2018		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	
SB-3-S-4	8/13/2015		<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	
SB-3-S-9.5	8/13/2015		<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	
SB-4-S-4	8/13/2015		<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	
SB-4-S-7	8/13/2015		<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>0.00235 MG/KG</u>	<u>00 MG/KG</u>	
SB-5-S-1	8/13/2015		<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>0.00128 MG/KG</u>	
SB-5-S-6	8/13/2015		<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	<u>00 MG/KG</u>	

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

<u>FIELD PT NAME</u>	<u>DATE</u>	<u>DEPTH TO WATER (FT)</u>	<u>SHEEN</u>	<u>DEPTH TO FREE PRODUCT (FT)</u>
MW-1	3/29/2018	12.52	N	
MW-10B	3/29/2018	20.3	N	
MW-11B	3/29/2018	11.7	N	
MW-11C	3/29/2018	19.46	N	
MW-12	3/29/2018	20.64	N	
MW-13	3/29/2018	26.95	N	
MW-14	3/29/2018	26.81	N	
MW-15	3/29/2018	26.47	N	
MW-16	3/29/2018	22.2	N	
MW-17	3/29/2018	13.89	N	
MW-18	3/29/2018	11.14	N	
MW-19	3/29/2018	16.48	N	
MW-2	3/29/2018	11.4	N	
MW-20	3/29/2018	24.57	N	
MW-21	3/29/2018	24.53	N	
MW-22	3/29/2018	19.12	N	
MW-23	3/29/2018	22.86	N	
MW-24A	5/7/2018	15.61	N	
MW-24B	5/7/2018	21.49	N	
MW-7	3/29/2018	25.41	N	
MW-8	3/29/2018	25.73	N	
MW-9	3/29/2018	25.76	N	
SW-1	3/29/2018	11.58	N	
VP-1	3/29/2018	11.75	N	
VP-2	3/29/2018	11.68	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
Don Love Exxon (Global ID: T0608569527) 16990 Monterey Rd MORGAN HILL, CA 95037	Completed - Case Closed	4/29/1994	8/7/1987	31	SANTA CLARA COUNTY LOP (LEAD) CASEWORKER: UST CASE WORKER - SUPERVISOR: JENNIFER KAAHAAINA CENTRAL COAST RWQCB (REGION 3) - CASE #: 3383 SANTA CLARA VALLEY WATER DISTRICT - CASE #: 09S3E28F04f

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
EXCAVATION	9/12/1989	2/17/1994			
EXCAVATION	9/12/1989	2/17/1994			

RISK INFORMATION

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS	
Gasoline		SW - Municipal and Domestic Supply		8/7/1987		0	
FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			4/29/1994				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
DIANA WELL 01	4310006-007	Active Raw	G	1204	1019 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
81701059	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
MORGAN HILL CORPORATION YARD (Global ID: T0608500041) 105 EDES Court MORGAN HILL, CA 95037	Completed - Case Closed	4/13/2015	7/13/1995	23	SANTA CLARA COUNTY LOP (LEAD) - CASE #: 09S3E33B01f CASEWORKER: Gerald O'Regan - SUPERVISOR: JENNIFER KAAHAAINA CENTRAL COAST RWQCB (REGION 3) - CASE #: 2827 CASEWORKER: WEI LIU - SUPERVISOR: JENNIFER EPP

SITE HISTORY

The project has been ongoing since 1995 and has involved evaluating, remediating, and monitoring Site soils and groundwater impacted with gasoline related constituents of concern (COCs) including total petroleum hydrocarbons as gasoline (TPH-g), benzene, toluene, ethylbenzene, and xylenes (BTEX), and methyl tert butyl ether (MTBE) from an underground storage tank (UST) fuel leak that occurred in the mid 1990s.

On March 23, 2012, SCS Engineers performed the First Semester 2012 groundwater monitoring episode at the Morgan Hill Corporation Yard. Water levels were measured and groundwater samples were collected and analyzed from 12 of the project groundwater monitoring wells. The following are concentrations in the monitoring wells:

* TPH-g was only detected in well P-3 at a concentration of 9,500 ug/L.;

* Benzene was only detected in well P-3 at a concentration of 1,100 ug/L.;

* MTBE was detected in three wells at concentrations ranging from 9.6; to 1,700 ug/L, and the maximum concentration was detected in well ATC-1;

* Toluene, ethylbenzene, and xylenes were only detected in well P-3;

* Based on current and previous data, the down-gradient extent of MTBE-impacted groundwater in the "A-Zone" appears to be over 800 feet southeast of the source area (north of groundwater monitoring well API2-4). The down-gradient extent of MTBE impacted groundwater in the "B-Zone" appears to be approximately 950 feet southeast of the source area (north of the Edmundson Avenue cul-de-sac. This takes into consideration that the plume appears to be reducing in length.

Based on information and data presented in the Corrective Action Review and Case Closure Evaluation report dated July 10, 2012, the Site satisfies all but two criteria of the new Low-Threat UST Closure Policy adopted by the SWRCB on May 1, 2012.

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
PUMP & TREAT (P&T) GROUNDWATER	3/27/2002	9/9/9999			

RISK INFORMATION [VIEW LTCP CHECKLIST](#) [VIEW PATH TO CLOSURE PLAN](#) [VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Benzene, Toluene, Xylene, MTBE / TBA / Other Fuel Oxygenates, Gasoline	Commercial	GW - Freshwater Replenishment, GW - Groundwater Recharge, GW - Municipal and Domestic Supply	Piping	7/13/1995	Remove Contents	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	City of Morgan Hill	4/13/2015	3/31/2015	4/30/2013		3/31/2015

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
76718048	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
API2-2	3/13/2013	OTHER	ND	ND	ND	ND	ND	ND
API2-3	3/13/2013	OTHER	ND	ND	ND	ND	ND	ND
API2-4	3/13/2013	OTHER	ND	ND	ND	ND	ND	ND
API2-5	3/13/2013	OTHER	ND	ND	ND	ND	ND	ND
API2-6	3/13/2013	OTHER	ND	ND	ND	ND	ND	ND
API2-7	3/13/2013	OTHER	ND	ND	ND	ND	110 UG/L	ND
ATC-1	3/15/2013	OTHER	ND	ND	ND	ND	360 UG/L	ND
ATC-1 DUP	9/29/2009	OTHER	ND	ND	ND	ND	140 UG/L	ND
ATC-2	3/15/2013	OTHER	ND	ND	ND	ND	100 UG/L	ND
ATC-2 DUP	6/20/2002	OTHER	ND	ND	ND	ND	8500 UG/L	ND
ATC-3	3/15/2013	OTHER	ND	ND	ND	ND	ND	ND
ATC-3 DUP	5/13/2003	OTHER	ND	ND	ND	ND	28 UG/L	ND
DUP	3/15/2013	OTHER	ND	ND	ND	ND	360 UG/L	ND
MW-1	3/12/2009	OTHER	ND	ND	ND	ND	ND	ND
MW-2	3/15/2013	OTHER	ND	ND	ND	ND	ND	ND
MW-2 DUP	3/12/2003	OTHER	12 UG/L	8.2 UG/L	77 UG/L	43 UG/L	ND	ND
MW-3	3/14/2013	OTHER	ND	ND	ND	ND	ND	ND
P-1	3/15/2013	OTHER	ND	2 UG/L	ND	ND	6.8 UG/L	ND
P-10B	3/14/2013	OTHER	ND	ND	ND	ND	630 UG/L	ND
P-11B	3/14/2013	OTHER	ND	ND	ND	ND	990 UG/L	ND
P-2	3/15/2013	OTHER	ND	ND	ND	ND	7.7 UG/L	ND
P-2 DUP	9/21/2004	OTHER	ND	1.1 UG/L	0.92 UG/L	1 UG/L	40 UG/L	ND

P-3	3/15/2013	OTHER	<u>70 UG/L</u>	<u>12 UG/L</u>	<u>62 UG/L</u>	<u>180 UG/L</u>	<u>ND</u>
P-3 DUP	9/26/2011	OTHER	<u>510 UG/L</u>	<u>7.6 UG/L</u>	<u>100 UG/L</u>	<u>590 UG/L</u>	<u>ND</u>
P10B	12/11/2012	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>880 UG/L</u>
P11B	12/11/2012	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>170 UG/L</u>
QC TB	12/11/2002	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
QCTB	3/13/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-1E	3/15/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-1E DUP	12/20/2001	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-2B	3/14/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-2B DUP	9/8/2003	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>380 UG/L</u>
SCS-2C	3/14/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-2E	3/14/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-2E DUP	12/18/2001	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-3B	3/14/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-3D	3/14/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-3D DUP	3/20/2002		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-3E	3/14/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-4A	3/14/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-4B	3/14/2013	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-4B DUP	5/12/2003	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-5D	3/16/2011	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
SCS-5D DUP	3/11/2003	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
TB	12/11/2012	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

<u>FIELD PT NAME</u>	<u>DATE</u>	<u>DEPTH TO WATER (FT)</u>	<u>SHEEN</u>	<u>DEPTH TO FREE PRODUCT (FT)</u>
API2-1	3/14/2006			
API2-2	3/14/2006	10.65	N	
API2-3	3/14/2006	10.65	N	
API2-4	3/14/2006	9.18	N	
API2-5	3/14/2006	9.24	N	
API2-6	3/14/2006	9.17	N	
API2-7	3/14/2006			
ATC-1	3/13/2006	12.85	N	
ATC-2	3/13/2006	9.25	N	
ATC-3	3/13/2006	7.55	N	
EMW-1	3/13/2006			
GW-1	3/13/2006			
MW-1	3/13/2006	13.36	N	
MW-2	3/13/2006	10.11	N	
MW-3	3/13/2006	9.56	N	
P-1	3/13/2006	10.98	N	
P-10B	3/13/2006			
P-11B	3/13/2006			
P-13A	3/13/2006			
P-14A	3/13/2006			
P-15A	3/13/2006			
P-2	3/13/2006	10.33	N	
P-2A	3/13/2006			
P-3	3/13/2006	8.49	N	
P-3A	3/13/2006			
P-4A	3/13/2006			
P-5A	3/13/2006			
P-6A	3/13/2006			
P-7A	3/13/2006			
P-8A	3/13/2006			
P-9B	3/13/2006			
POW-1	3/13/2006	11.46	N	
POW-2	3/13/2006	10.27	N	
POW-3	3/13/2006	8.51	N	
POW-4	3/13/2006	11.18	N	
PZ-1	3/13/2006	9.95	N	
PZ-2	3/13/2006	10.21	N	
SCS-1E	3/13/2006	12.97	N	
SCS-2B	3/13/2006	11.24	N	
SCS-2C	3/13/2006	11.26	N	
SCS-2E	3/13/2006	11.44	N	
SCS-3B	3/13/2006	15.77	N	
SCS-3D	3/13/2006	15.75	N	
SCS-3E	3/13/2006	16.45	N	
SCS-4A	3/13/2006	12.3	N	
SCS-4B	3/13/2006	12.38	N	
SCS-5D	3/13/2006	11.92	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
NEMATOLLAH GHASSEMKHAMI (Global ID: T0608502163) 16380 MONTEREY HWY MORGAN HILL, CA 95037	Completed - Case Closed	10/7/1988	4/3/1987	31	CENTRAL COAST RWQCB (REGION 3) (LEAD) - CASE #: 449 CASEWORKER: RB3 STAFF - SUPERVISOR: THEA TRYON SANTA CLARA COUNTY LOP CASEWORKER: UST CASE WORKER - SUPERVISOR: JENNIFER KAAHAINA SANTA CLARA VALLEY WATER DISTRICT

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
EXCAVATION			Soil		

RISK INFORMATION

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN		CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating				Other	4/3/1987		0
FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1950				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
No APN Found	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
Redtree Properties (Global ID: T0608526086) 140 San Pedro Ave MORGAN HILL, CA 95037	Completed - Case Closed	11/12/1993	1/1/1991	28	SANTA CLARA COUNTY LOP (LEAD) CASEWORKER: UST_CASE_WORKER - SUPERVISOR: JENNIFER KAAHAAINA CENTRAL COAST RWQCB (REGION 3) - CASE #: 3396 SANTA CLARA VALLEY WATER DISTRICT - CASE #: 09S3E28K01f

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS	
		SW - Municipal and Domestic Supply		1/1/1991		0	
FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			3/28/1994				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
81702026	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
SABEK GAS STATION (Global ID: T0608578682) 16270 MONTEREY ROAD MORGAN HILL, CA 95037	Open - Verification Monitoring	9/28/2016	1/25/1988	31	SANTA CLARA COUNTY LOP (LEAD) - CASE #: 09S3E28Q01f CASEWORKER: Gerald O'Regan - SUPERVISOR: JENNIFER KAAHAAINA CENTRAL COAST RWQCB (REGION 3) - CASE #: 3399 CASEWORKER: WELLIU - SUPERVISOR: JENNIFER EPP

SITE HISTORY

1987 - during installation of an aspirating UST monitoring system, gas a(2,400 ppm) nd diesel (395 ppm) were reported at 12 ft in soil near the file lines. 3 wells were installed and confirmed soil contamination and groundwater contamination. 8/29/88 Cleanup and Abatement Order No. 89-112 was issued for the site. 5/91 the USTs were removed from the site and gasoline station demolished. Approximately 440 cubic yards of soil were removed from the site at this time.

1995 - CAP prepared and recommended air-sparge, soil vapor extraction and groundwater extraction to remediate the site, but was not implemented.

By 1987, groundwater at the site had risen to 20 ft bgs. 1998 approximately 120 pounds of Oxygen Releasing Compound (ORC) was added to well EW1 and 10 pounds to well MW5.

March 2003, approximately 274 tons of soil were removed in the area of the former USTs. In December 2007 an ozone sparge system was started onsite.

There are currently 13 active groundwater monitoring wells, 6 ozone sparge wells, and 15 destroyed monitoring wells. The site is occupied by the Sno-White Drive In restaurant and a commercial building.

In 12/10, additional soil borings were advanced on the Sno-White Drive In property to evaluate conditions between the former UST location and well MW5. Found soil and groundwater contamination between the source area and well MW5 concentrated from 40-47 ft bgs, which is below the depths of shallow borings and wells previously drilled onsite.

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
SOIL VAPOR EXTRACTION (SVE)	10/30/2014	1/19/2015	Soil	1,410 Pounds	Shut off due to financial concerns.
IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE)	9/8/2006	3/28/2011	Water		ozone sparge
EXCAVATION	3/1/2003	3/10/2003	Soil		volume unknown
IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE)	1/1/1998	6/5/1998	Water		120 lbs of ORC added to EW-1; 10 lbs in MW-5
IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE)	9/1/1995	9/10/1995	Other (See Description)		2.1 lbs of hydrocarbons; DPE test
EXCAVATION	5/1/1991	5/1/1991	Soil		during UST removal

RISK INFORMATION

[VIEW LTCP CHECKLIST](#)

[VIEW PATH TO CLOSURE PLAN](#)

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Benzene, Gasoline, MTBE / TBA / Other Fuel Oxygenates	Commercial	GW - Municipal and Domestic Supply	Tank	1/25/1988	Close and Remove Tank	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	City of Morgan Hill Public Works Dept.	5/8/2018	7/24/2018	3/5/2018		3/21/2013

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
81703009	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
AEI-1	12/15/2010	OTHER	920 UG/L	1300 UG/L	160 UG/L	3200 UG/L	ND	ND
AEI-10	12/16/2010	OTHER	ND	ND	ND	ND	0.92 UG/L	ND
AEI-2	12/14/2010	OTHER	3900 UG/L	1700 UG/L	350 UG/L	5800 UG/L	ND	ND
AEI-3	12/15/2010	OTHER	6200 UG/L	3200 UG/L	470 UG/L	11000 UG/L	ND	ND
AEI-4	12/16/2010	OTHER	5200 UG/L	17000 UG/L	4000 UG/L	34000 UG/L	ND	ND
AEI-5	12/15/2010	OTHER	46 UG/L	56 UG/L	39 UG/L	150 UG/L	ND	ND
AEI-6	12/16/2010	OTHER	ND	ND	ND	ND	1.9 UG/L	200 UG/L
AEI-7	12/14/2010	OTHER	ND	ND	ND	ND	ND	ND
AEI-8	12/16/2010	OTHER	ND	ND	ND	ND	1 UG/L	ND
AEI-9	12/14/2010	OTHER	9.6 UG/L	4.2 UG/L	10 UG/L	110 UG/L	ND	ND
MW - 14	5/25/2004		11 UG/L	ND	1.8 UG/L	2.3 UG/L	1.3 UG/L	5.5 UG/L
MW - 15	5/25/2004		320 UG/L	15 UG/L	340 UG/L	1100 UG/L	5.9 UG/L	ND
MW - 16	5/25/2004		ND	ND	ND	ND	ND	ND
MW-10	6/5/2017	OTHER	ND	ND	ND	ND	ND	ND
MW-14	12/22/2014	OTHER	0.82 UG/L	2.1 UG/L	2.4 UG/L	15 UG/L	ND	ND
MW-15	3/27/2013	OTHER	ND	ND	ND	ND	ND	ND
MW-16	3/14/2012	OTHER	ND	ND	ND	ND	ND	ND
MW-17	6/7/2017	OTHER	3.2 UG/L	ND	ND	2.1 UG/L	ND	ND
MW-18	6/7/2017	OTHER	3.9 UG/L	ND	ND	1.3 UG/L	ND	ND
MW-19	6/7/2017	OTHER	ND	ND	ND	ND	0.8 UG/L	ND
MW-2	3/25/2009	OTHER	250 UG/L	380 UG/L	33 UG/L	570 UG/L	ND	220 UG/L
MW-20	6/7/2017	OTHER	2200 UG/L	6900 UG/L	1300 UG/L	17000 UG/L	ND	ND
MW-21	6/7/2017	OTHER	67 UG/L	270 UG/L	270 UG/L	510 UG/L	ND	ND
MW-22	6/5/2017	OTHER	ND	ND	ND	ND	ND	ND

MW-23	6/5/2017	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-24	6/5/2017	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-2R	6/7/2017	OTHER	<u>2.2 UG/L</u>	<u>ND</u>	<u>0.57 UG/L</u>	<u>ND</u>	<u>1.6 UG/L</u>	<u>29 UG/L</u>
MW-3	6/7/2017	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-5	9/16/2016	OTHER	<u>36 UG/L</u>	<u>ND</u>	<u>15 UG/L</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-6	3/13/2012	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-7	9/16/2016	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-8	3/13/2012	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-T6	6/5/2017	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-T8	6/5/2017	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-T9	9/15/2016	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
OS1	1/9/2006	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
OS2	1/10/2006	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
OS3	1/10/2006	OTHER	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
AEI-1	12/15/2010		<u>0.66 MG/KG</u>	<u>1.5 MG/KG</u>	<u>1.2 MG/KG</u>	<u>17 MG/KG</u>	<u>ND</u>	<u>ND</u>
AEI-10	12/16/2010		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
AEI-11	8/17/2015		<u>1.2 MG/KG</u>	<u>1.1 MG/KG</u>	<u>0.56 MG/KG</u>	<u>1.7 MG/KG</u>	<u>ND</u>	<u>ND</u>
AEI-12	8/17/2015		<u>1.1 MG/KG</u>	<u>2.2 MG/KG</u>	<u>0.48 MG/KG</u>	<u>2.8 MG/KG</u>	<u>ND</u>	<u>ND</u>
AEI-13	8/17/2015		<u>0.42 MG/KG</u>	<u>4.8 MG/KG</u>	<u>8.4 MG/KG</u>	<u>34 MG/KG</u>	<u>ND</u>	<u>ND</u>
AEI-14	8/17/2015		<u>14 MG/KG</u>	<u>260 MG/KG</u>	<u>95 MG/KG</u>	<u>550 MG/KG</u>	<u>ND</u>	<u>ND</u>
AEI-2	12/14/2010		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
AEI-3	12/15/2010		<u>4.2 MG/KG</u>	<u>26 MG/KG</u>	<u>22 MG/KG</u>	<u>160 MG/KG</u>	<u>ND</u>	<u>ND</u>
AEI-4	12/16/2010		<u>3.1 MG/KG</u>	<u>13 MG/KG</u>	<u>5.5 MG/KG</u>	<u>32 MG/KG</u>	<u>ND</u>	<u>ND</u>
AEI-5	12/15/2010		<u>73 MG/KG</u>	<u>750 MG/KG</u>	<u>250 MG/KG</u>	<u>1400 MG/KG</u>	<u>ND</u>	<u>ND</u>
AEI-6	12/16/2010		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
AEI-7	12/14/2010		<u>1.1 MG/KG</u>	<u>2.7 MG/KG</u>	<u>26 MG/KG</u>	<u>67 MG/KG</u>	<u>ND</u>	<u>ND</u>
AEI-8	12/16/2010		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
AEI-9	12/14/2010		<u>0.16 MG/KG</u>	<u>360 MG/KG</u>	<u>79 MG/KG</u>	<u>840 MG/KG</u>	<u>ND</u>	<u>ND</u>
MW-17	4/16/2009		<u>17 MG/KG</u>	<u>120 MG/KG</u>	<u>71 MG/KG</u>	<u>410 MG/KG</u>	<u>ND</u>	<u>ND</u>
MW-18	4/16/2009		<u>3.3 MG/KG</u>	<u>12 MG/KG</u>	<u>6.4 MG/KG</u>	<u>46 MG/KG</u>	<u>ND</u>	<u>ND</u>
MW-19	10/10/2011		<u>ND</u>	<u>0.11 MG/KG</u>	<u>0.52 MG/KG</u>	<u>0.93 MG/KG</u>	<u>ND</u>	<u>ND</u>
MW-20	10/11/2011		<u>58 MG/KG</u>	<u>530 MG/KG</u>	<u>130 MG/KG</u>	<u>730 MG/KG</u>	<u>ND</u>	<u>ND</u>
MW-21	10/10/2011		<u>20 MG/KG</u>	<u>170 MG/KG</u>	<u>58 MG/KG</u>	<u>320 MG/KG</u>	<u>ND</u>	<u>ND</u>
MW-22	10/12/2011		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-23	10/11/2011		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW-24	10/11/2011		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>0.0086 MG/KG</u>	<u>ND</u>	<u>ND</u>
MW-2R	4/15/2009		<u>8.8 MG/KG</u>	<u>97 MG/KG</u>	<u>42 MG/KG</u>	<u>230 MG/KG</u>	<u>ND</u>	<u>ND</u>
MW14	5/3/2004		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW15	5/3/2004		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
MW16	5/3/2004		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
OS-6	11/29/2007		<u>1 MG/KG</u>	<u>0.16 MG/KG</u>	<u>0.46 MG/KG</u>	<u>0.28 MG/KG</u>	<u>ND</u>	<u>ND</u>

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MW-10	4/2/2015	51.49	N	
MW-14	4/2/2015	34.02	N	
MW-15	4/2/2015	33.91	N	
MW-16	4/2/2015	34.32	N	
MW-17	4/2/2015	33.28	N	
MW-18	4/2/2015	39.89	N	
MW-19	4/2/2015	47.63	N	
MW-2	3/25/2009	19.33	N	
MW-20	4/2/2015	47.67	N	
MW-21	4/2/2015	46.11	N	
MW-22	4/2/2015	47.87	N	
MW-23	4/2/2015	47.57	N	
MW-24	4/2/2015	47.83	N	
MW-2R	4/2/2015	52.24	N	
MW-3	4/2/2015	51.58	N	
MW-5	4/2/2015	34.38	N	
MW-6	4/2/2015	34.22	N	
MW-7	4/2/2015	30.76	N	
MW-8	4/2/2015	31.63	N	
MW-T6	4/2/2015	52.12	N	
MW-T8	4/2/2015	52.1	N	
MW-T9	4/2/2015	51.03	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
Unocal #6169 (Global ID: T0608500036) 17015 Monterey St MORGAN HILL, CA 95037	Completed - Case Closed	6/27/1996	1/1/1989	30	SANTA CLARA COUNTY LOP (LEAD) CASEWORKER: UST CASE WORKER - SUPERVISOR: JENNIFER KAAHAAINA CENTRAL COAST RWQCB (REGION 3) - CASE #: 2717 CASEWORKER: RB3 STAFF - SUPERVISOR: THEA TRYON SANTA CLARA VALLEY WATER DISTRICT - CASE #: 09S3E28F02f

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline		SW - Municipal and Domestic Supply		1/1/1989		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			6/27/1996	10/24/2001			

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
DIANA WELL 01	4310006-007	Active Raw	G	1204	1140 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
76708034	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
UNOCAL #6169 (Global ID: T0608543406) 17015 MONTEREY MORGAN HILL, CA 95037	Completed - Case Closed	6/19/2006	2/5/2003	15	SANTA CLARA COUNTY LOP (<i>LEAD</i>) - CASE #: 09S3E28C03f CENTRAL COAST RWQCB (REGION 3) - CASE #: 2717

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
MONITORED NATURAL ATTENUATION	4/20/2004	10/28/2005	Water		

RISK INFORMATION

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline		GW - Municipal and Domestic Supply		2/5/2003		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			6/19/2006	6/15/2006	3/21/2006		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
DIANA WELL 01	4310006-007	Active Raw	G	1204	1191 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
76708034	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)

COUNTY	PUBLIC WATER SYSTEM(S)
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
MW-1	1/18/2006	ND	ND	ND	ND	ND	ND	ND
MW-2	1/18/2006	ND	ND	ND	ND	ND	ND	ND
MW-3	1/18/2006	ND	ND	ND	ND	ND	ND	ND
MW-4	1/18/2006	ND	ND	ND	ND	ND	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MW-1	1/18/2006	8.83	N	
MW-2	1/18/2006	9.44	N	
MW-3	1/18/2006	8.85	N	
MW-4	1/18/2006	8.35	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
VILLA CIOLINO (Global ID: T0608566519) 16873 MONTEREY ROAD MORGAN HILL, CA 95037	Completed - Case Closed	11/23/2011	8/5/2006	12	SANTA CLARA COUNTY LOP (LEAD) - CASE #: 09S3E28F05f CENTRAL COAST RWQCB (REGION 3) - CASE #: 14-768 CASEWORKER: WEI LIU - SUPERVISOR: JENNIFER EPP

SITE HISTORY

2/06 - 2 suspect underground storage tanks (USTs) and fill pipes were discovered while demolishing a former restaurant building. Additional suspect USTs were found during a geophysical survey and it was reported the site was occupied by a gasoline station between the 1950-1960s. 8/06 - 5 USTs filled with concrete were removed. Soil excavation was conducted and contaminated soil appeared to extend east under the sidewalk. Soil samples were reported to have maximum concentrations of 9,330 ppm TPHg, 2,160 ppm TOG, 1.9 ppm Benzene, 111 ppm Toluene, 145 ppm Ethylbenzene, and 825 ppm Xylenes. Approximately 494 tons of soil were removed from the site. 3 groundwater monitoring wells were installed and initially sampled in 3/07. Maximum concentrations are reported for well MW3 (downgradient well) of 7,020 ppb TPHg, 126 ppb Benzene, 132 ppb Ethylbenzene, and 153 ppb Xylenes. 7/07 4 Geoprobe borings (B3 through B6) were advanced offsite and downgradient of the site. The investigation concluded that the "analytical data show that the concentrations of petroleum hydrocarbons in the soil and groundwater attenuate rapidly with distance from the site." Grab groundwater samples collected downgradient were reported to have detectable concentrations of Constituents of Concern. Groundwater monitoring commenced.

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
EXCAVATION	8/14/2006	11/9/2006	Soil		Marina Landfill, Monterey, CA

RISK INFORMATION

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline	Commercial	GW - Municipal and Domestic Supply		8/5/2006	Close and Remove Tank	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/2/2018	12/16/2011	6/10/2011		2/28/2011

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
DIANA WELL 01	4310006-007	Active Raw	G	1204	1456 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
76709029	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
B-3	7/26/2007	OTHER	ND	ND	ND	OTHER	ND	
B-4	7/26/2007	OTHER	6.2 UG/L	6.7 UG/L	36.3 UG/L	OTHER	ND	
B-5	7/26/2007	OTHER	1.1 UG/L	ND	ND	OTHER	ND	
B-6	7/26/2007	OTHER	ND	ND	ND	OTHER	ND	
EB	5/13/2008	OTHER	ND	ND	ND	ND	ND	
GW-NW1	11/10/2006	OTHER	ND	ND	ND	OTHER	ND	ND
MW-1	5/16/2011	OTHER	ND	ND	ND	OTHER	ND	
MW-2	5/16/2011	OTHER	ND	ND	ND	OTHER	ND	
MW-3	5/16/2011	OTHER	56 UG/L	1.9 UG/L	10 UG/L	OTHER	ND	
MW-4	5/13/2008	OTHER	70 UG/L	ND	22 UG/L	18 UG/L	ND	
QCTB	5/13/2008	OTHER	ND	ND	ND	ND	ND	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
B-1	1/24/2007		ND	ND	ND		ND	ND
B-2	1/24/2007		ND	ND	ND		ND	ND
B-3	7/26/2007		ND	ND	ND		ND	
B-4	7/26/2007		4 UG/KG	ND	ND		ND	
MW-1	1/23/2007		ND	ND	ND		ND	ND
MW-2	1/23/2007		ND	ND	ND		ND	ND
MW-3	2/15/2007		64 UG/KG	48 UG/KG	7100 UG/KG		ND	ND
PS-1	8/14/2006		ND	ND	29 UG/KG		ND	ND
PS-10	8/14/2006		265 UG/KG	ND	2000 UG/KG		ND	ND
PS-11	8/14/2006		ND	ND	ND		ND	ND
PS-12	8/14/2006		ND	ND	4610 UG/KG		ND	ND
PS-13	8/14/2006		ND	ND	ND		ND	ND
PS-14	8/14/2006		ND	ND	116 UG/KG		ND	ND
PS-15	8/14/2006		ND	ND	2060 UG/KG		ND	ND
PS-16	8/14/2006		ND	ND	ND		ND	ND
PS-17	8/14/2006		ND	ND	2350 UG/KG		ND	ND
PS-18	8/14/2006		ND	ND	15100 UG/KG		ND	ND
PS-19	11/8/2006		ND	ND	1400 UG/KG		ND	ND
PS-2	8/14/2006		ND	ND	1160 UG/KG		ND	ND

PS-20	11/8/2006	<u>ND</u>	<u>46 UG/KG</u>	<u>1720 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-21	11/8/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-22	11/8/2006	<u>ND</u>	<u>ND</u>	<u>64 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-23	11/8/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-24	11/9/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-25	11/9/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-26	11/9/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-27	11/9/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-28	11/9/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-29	11/9/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-3	8/14/2006	<u>1900 UG/KG</u>	<u>111000 UG/KG</u>	<u>145000 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-30	11/10/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-31	11/10/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-32	11/9/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-33	11/9/2006	<u>ND</u>	<u>4520 UG/KG</u>	<u>35900 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-34	11/9/2006	<u>64 UG/KG</u>	<u>72 UG/KG</u>	<u>8200 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-35	11/9/2006	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>
PS-36	11/10/2006	<u>ND</u>	<u>2980 UG/KG</u>	<u>8340 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-4	8/14/2006	<u>ND</u>	<u>ND</u>	<u>95000 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-5	8/14/2006	<u>ND</u>	<u>128 UG/KG</u>	<u>5000 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-6	8/14/2006	<u>ND</u>	<u>ND</u>	<u>17800 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-7	8/14/2006	<u>1120 UG/KG</u>	<u>460 UG/KG</u>	<u>7500 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-8	8/14/2006	<u>440 UG/KG</u>	<u>420 UG/KG</u>	<u>35200 UG/KG</u>	<u>ND</u>	<u>ND</u>
PS-9	8/14/2006	<u>ND</u>	<u>ND</u>	<u>7060 UG/KG</u>	<u>ND</u>	<u>ND</u>

MOST RECENT GEO_WELL DATA

[VIEW ESI SUBMITTALS](#)

<u>FIELD PT NAME</u>	<u>DATE</u>	<u>DEPTH TO WATER (FT)</u>	<u>SHEEN</u>	<u>DEPTH TO FREE PRODUCT (FT)</u>
MW-1	5/16/2011	3.26	N	
MW-2	5/16/2011	3.61	N	
MW-3	5/16/2011	4.64	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
WORLD OIL #52 (Global ID: T0608502184) 16720 MONTEREY MORGAN HILL, CA 95037	Completed - Case Closed	9/10/2015	3/25/1988	30	SANTA CLARA COUNTY LOP (LEAD) - CASE #: 09S3E28L01f CASEWORKER: AARON COSTA - SUPERVISOR: JENNIFER KAAHAAINA CENTRAL COAST RWQCB (REGION 3) - CASE #: 3411

SITE HISTORY
As of August 2102, DEH has required additional soil and groundwater investigation (for soil and groundwater data gaps), and the preparation of a SCM for this site.

CLEANUP ACTION INFO						
ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION	
PUMP & TREAT (P&T) GROUNDWATER	8/23/2000	9/9/9999				
EXCAVATION	9/30/1988	9/9/9999				

RISK INFORMATION [VIEW LTCP CHECKLIST](#) [VIEW PATH TO CLOSURE PLAN](#) [VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline	Commercial	GW - Municipal and Domestic Supply	Piping, Other	3/25/1988	Repair Product Piping, Replace Vapor Recovery Piping	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	Santa Clara Valley Water District (according to Geotracker)	9/10/2015	9/3/2015	1/31/2013		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE
NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
81701002	Gilroy-Hollister Valley - Llagas Area (3-003.01)	Pajaro River - South Santa Clara Valley (305.30)
COUNTY	PUBLIC WATER SYSTEM(S)	
Santa Clara	<ul style="list-style-type: none"> CITY OF MORGAN HILL - RAY DELLANINI, MORGAN HILL, CA 95037 SANTA CLARA VALLEY WATER DISTRICT - 5750 ALMADEN EXPRESSWAY, SAN JOSE, CA 95118 	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER [VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
E-1	2/10/2011	OTHER	1.3 UG/L	ND	0.63 UG/L	OTHER	ND	ND
E-2	2/10/2011	OTHER	4.6 UG/L	ND	2.7 UG/L	OTHER	ND	ND
EFFLUENT	8/4/2005	OTHER	ND	ND	ND	ND	ND	ND
ET-MW-30A	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-30B	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-30C	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-30D	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-31A	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-31B	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-31C	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-31D	2/10/2011	OTHER	ND	ND	ND	OTHER	2.4 UG/L	ND
ET-MW-32B	2/9/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-32C	2/9/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-32D	2/9/2011	OTHER	ND	ND	ND	OTHER	5 UG/L	ND
ET-MW-33B	2/9/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-33C	2/9/2011	OTHER	ND	ND	ND	OTHER	ND	ND
ET-MW-33D	2/9/2011	OTHER	ND	ND	ND	OTHER	ND	ND
MW-100	11/9/2001	OTHER	<00 UG/L	<00 UG/L	<00 UG/L	<00 UG/L	<00 UG/L	
MW-11	2/11/2011	OTHER	ND	ND	ND	OTHER	ND	ND
MW-13	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
MW-14	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
MW-15	11/20/2012	OTHER	83 UG/L	5.2 UG/L	14 UG/L	OTHER	ND	ND
MW-16	2/10/2011	OTHER	3.7 UG/L	0.97 UG/L	2.6 UG/L	OTHER	ND	ND
MW-18	2/26/2008	OTHER	0.86 UG/L	ND	ND	OTHER	ND	ND
MW-19	2/9/2011	OTHER	ND	ND	ND	OTHER	ND	ND
MW-20	2/26/2008	OTHER	ND	ND	ND	OTHER	ND	ND
MW-21	2/9/2011	OTHER	ND	ND	ND	OTHER	ND	ND
MW-22	2/10/2011	OTHER	ND	ND	0.85 UG/L	OTHER	ND	ND
MW-23	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
MW-24	2/11/2011	OTHER	ND	ND	ND	OTHER	ND	ND
MW-3	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
MW-7	3/23/2010	OTHER	ND	ND	ND	OTHER	ND	ND
MW-9	2/9/2011	OTHER	ND	ND	ND	OTHER	ND	ND
QCTB	2/11/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-25A	11/20/2012	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-25B	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-25C	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-26A	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-26B	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-26C	2/10/2011	OTHER	ND	0.86 UG/L	ND	OTHER	2.1 UG/L	ND

TSG-MW-27A	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-27B	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-27C	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-28A	2/10/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-28B	2/10/2011	OTHER	16 UG/L	0.58 UG/L	1.3 UG/L	OTHER	6 UG/L	ND
TSG-MW-28C	2/10/2011	OTHER	3.3 UG/L	ND	ND	OTHER	ND	ND
TSG-MW-29B	9/22/2010	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-MW-29C	2/11/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-OW-1A	2/11/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-OW-1B	2/11/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-OW-2A	2/11/2011	OTHER	ND	ND	ND	OTHER	ND	ND
TSG-OW-2B	2/11/2011	OTHER	ND	ND	ND	OTHER	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL [VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
CB-1	11/5/2012		ND	ND	ND		ND	0.08 MG/KG
CB-2	11/6/2012		ND	ND	0.024 MG/KG		ND	ND
CB-3	11/5/2012		ND	ND	ND		ND	ND
CB-4	11/5/2012		0.0079 MG/KG	0.0033 MG/KG	4 MG/KG		ND	0.11 MG/KG
CB-5	11/6/2012		ND	ND	ND		ND	0.03 MG/KG
CB-6	11/6/2012		ND	ND	ND		ND	ND
CB-7	11/7/2012		ND	ND	ND		ND	ND
ET-MW-30D	8/14/2002		ND	ND	ND		ND	
ET-MW-31D	8/12/2002		ND	ND	ND		ND	ND
ET-MW-32D	8/16/2002		ND	ND	ND		ND	
ET-MW-33D	8/19/2002		ND	ND	ND		ND	ND

MOST RECENT GEO_WELL DATA [VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
E-1	2/10/2011	6.68	N	
E-2	2/10/2011	6.61	N	
ET-MW-30A	2/10/2011	14.61	N	
ET-MW-30B	2/10/2011	19.47	N	
ET-MW-30C	2/10/2011	24.38	N	
ET-MW-30D	2/10/2011	25.25	N	
ET-MW-31A	2/10/2011	16.05	N	
ET-MW-31B	2/10/2011	21.34	N	
ET-MW-31C	2/10/2011	22.2	N	
ET-MW-31D	2/10/2011	26.34	N	
ET-MW-32B	2/9/2011	19.1	N	
ET-MW-32C	2/9/2011	21.22	N	
ET-MW-32D	2/9/2011	20.31	N	
ET-MW-33B	2/9/2011	19.83	N	
ET-MW-33C	2/9/2011	21.11	N	
ET-MW-33D	2/9/2011	18.7	N	
MW-11	2/11/2011	12.71	N	
MW-13	2/10/2011	10.01	N	
MW-14	2/10/2011	13.93	N	
MW-15	2/10/2011	7	N	
MW-16	2/10/2011	8.07	N	
MW-18	3/24/2009		N	
MW-19	2/9/2011	15.11	N	
MW-20	3/24/2009		N	
MW-21	2/9/2011	7.9	N	
MW-22	2/10/2011	7.81	N	
MW-23	2/10/2011	15.64	N	
MW-24	2/11/2011	18.04	N	
MW-3	2/10/2011	7.6	N	
MW-7	9/22/2010		N	
MW-9	2/9/2011	6.72	N	
TSG-MW-25A	2/10/2011	6.7	N	
TSG-MW-25B	2/10/2011	17.35	N	
TSG-MW-25C	2/10/2011	17.44	N	
TSG-MW-26A	2/10/2011	7.03	N	
TSG-MW-26B	2/10/2011	15.98	N	
TSG-MW-26C	2/10/2011	23.71	N	
TSG-MW-27A	2/10/2011	12.87	N	
TSG-MW-27B	2/10/2011	18.66	N	
TSG-MW-27C	2/10/2011	23.61	N	
TSG-MW-28A	2/10/2011	9.34	N	
TSG-MW-28B	2/10/2011	17.77	N	
TSG-MW-28C	2/10/2011	16.66	N	
TSG-MW-29B	2/9/2011	22.91	N	
TSG-MW-29C	2/11/2011	21.96	N	
TSG-OW-1A	2/11/2011	13.57	N	
TSG-OW-1B	2/11/2011	14.78	N	
TSG-OW-2A	2/11/2011	13	N	
TSG-OW-2B	2/11/2011	13.9	N	

F. Title Records



Issuing Policies of Chicago Title Insurance Company

Order No.: 98201364-982-EA-KC

Title Officer: Kenneth Connaker

TO:

Escrow Officer: Eilbra Abbasteh

Kidder Mathews
10 Almaden Blvd, suite 550
San Jose, CA 95113

675 N. First St, Suite 300
San Jose, CA 95112
(408) 292-4212
(408) 282-1404

ATTN: **Rodney Moreschini**

YOUR REFERENCE:

PROPERTY ADDRESS: APN: 767-17-047, Morgan Hill, CA

PRELIMINARY REPORT

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

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

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

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

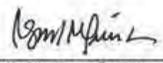
Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be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

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

Chicago Title Company

By: 
Authorized Signature



By: 
Randy Quirk, President
Attest: 
Michael Gravelle, Secretary



PRELIMINARY REPORT

EFFECTIVE DATE: **April 12, 2018 at 7:30 a.m.**

ORDER NO.: **98201364-982-EA-KC**

The form of policy or policies of title insurance contemplated by this report is:

ALTA Extended Loan Policy (6-17-06)
ALTA Extended Owners Policy (6-17-06)

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

A FEE

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

PEPPER LANE-COSMO, LLC., a California Limited Liability Company

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

See Exhibit A attached hereto and made a part hereof.

EXHIBIT A
LEGAL DESCRIPTION

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

Parcel 2, as delineated upon that certain Map entitled "Parcel Map", filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on February 10th, 1978 in Book 412 of Maps, at Page 43.

APN: **767-17-047**

EXCEPTIONS

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

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.
2. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

4. The herein described property lies within the boundaries of a Mello-Roos Community Facilities District (CFD) as follows:
For: Library JPA CFD 2013-1 Mello Roos

This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City of Morgan Hill, County of Santa Clara. The tax may not be prepaid.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Santa Clara County Water District, a public corporation
Purpose: Temporary Maintenance
Recording Date: December 16, 1977
Recording No: Book D345, Page 135, of Official Records
Affects: Southwesterly 40 feet of said land

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Access for Parcel One
Affects: The Southwesterly 25 feet of said land

7. Matters contained in that certain document

Entitled: Improvement Agreement
Dated: January 6, 1978
Executed by: City of Morgan Hill, a Municipal corporation and Cosmo D. and Ernesta I. Perrotta
Recording Date: February 27, 1978
Recording No: Book D488, Page 664, of Official Records

Reference is hereby made to said document for full particulars.

EXCEPTIONS (Continued)

8. The Community Development Plan of the Ojo de Agua Project Area in the City of Morgan Hill, recorded on June 23, 1981 in Book G169, Page 270, Official Records of Santa Clara County, as Instrument Number 7092982.

An Ordinance of the City Council of the City of Morgan Hill (Ordinance No. 552, New Series) Approving and Adopting the Ojo De Agua Community Development Plan and Making Certain Findings Pursuant to the Community Redevelopment Law of the State of California, recorded June 23, 1981 in Book G169 Page 327, Official Records, as Instrument Number 7092983.

Statement of Institution of Redevelopment Proceedings, pursuant to the California Community Redevelopment Law, Health & Safety Code Sections 33000, et seq., recorded June 23, 1981 in Book G169, Page 340, Official Records, as Instrument Number 7092984.

An Ordinance of the City of Morgan Hill (Ordinance No. 1057, N.S.) Adopting the Amended and Restated Ojo De Agua Community Development Project Area Plan Pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000, et seq.), recorded November 7, 1991 in Book L923, Page 1101, Official Records, as Instrument Number 11126298.

Statement of Institution of Amended Redevelopment Plan pursuant to the California Redevelopment Law, Health & Safety Code Sections 33000, et seq., recorded November 7, 1991 in Book L923, Page 1109, Official Records, as Instrument Number 11126299.

Notice of Non-effectiveness of Amended and Restated Redevelopment Plan recorded December 15, 1992 in Book M541, Page 803, Official Records, as Instrument Number 11692063.

An Ordinance of the City Council of the City of Morgan Hill, (Ordinance No. 1204, New Series) Adopting an Amendment to the Ojo De Agua Community Development Plan Pursuant to Health and Safety Code Section 33333.6 and Amending a Related Ordinance in Connection therewith, recorded January 9, 1995 in Book N724, Page 1384, Official Records, as Instrument No. 12769934.

EXCEPTIONS (Continued)

9. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: PEPPER LANE-COSMO, LLC., a California Limited Liability Company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

10. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): PEPPER LANE-COSMO, LLC., a California Limited Liability Company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

11. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

**EXCEPTIONS
(Continued)**

12. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

NOTES

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.
2. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.
3. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

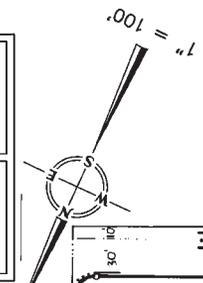
Tax Identification No.:	767-17-047
Fiscal Year:	2017-2018
1st Installment:	\$6,620.76
2nd Installment:	\$6,620.76
Exemption:	\$0.00
Land:	\$1,081,957.00
Improvements:	\$0.00
Personal Property:	\$0.00
Code Area:	004-002
Bill No.:	767-17-047-00
4. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
5. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
6. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
7. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
8. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
9. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

**NOTES
(Continued)**

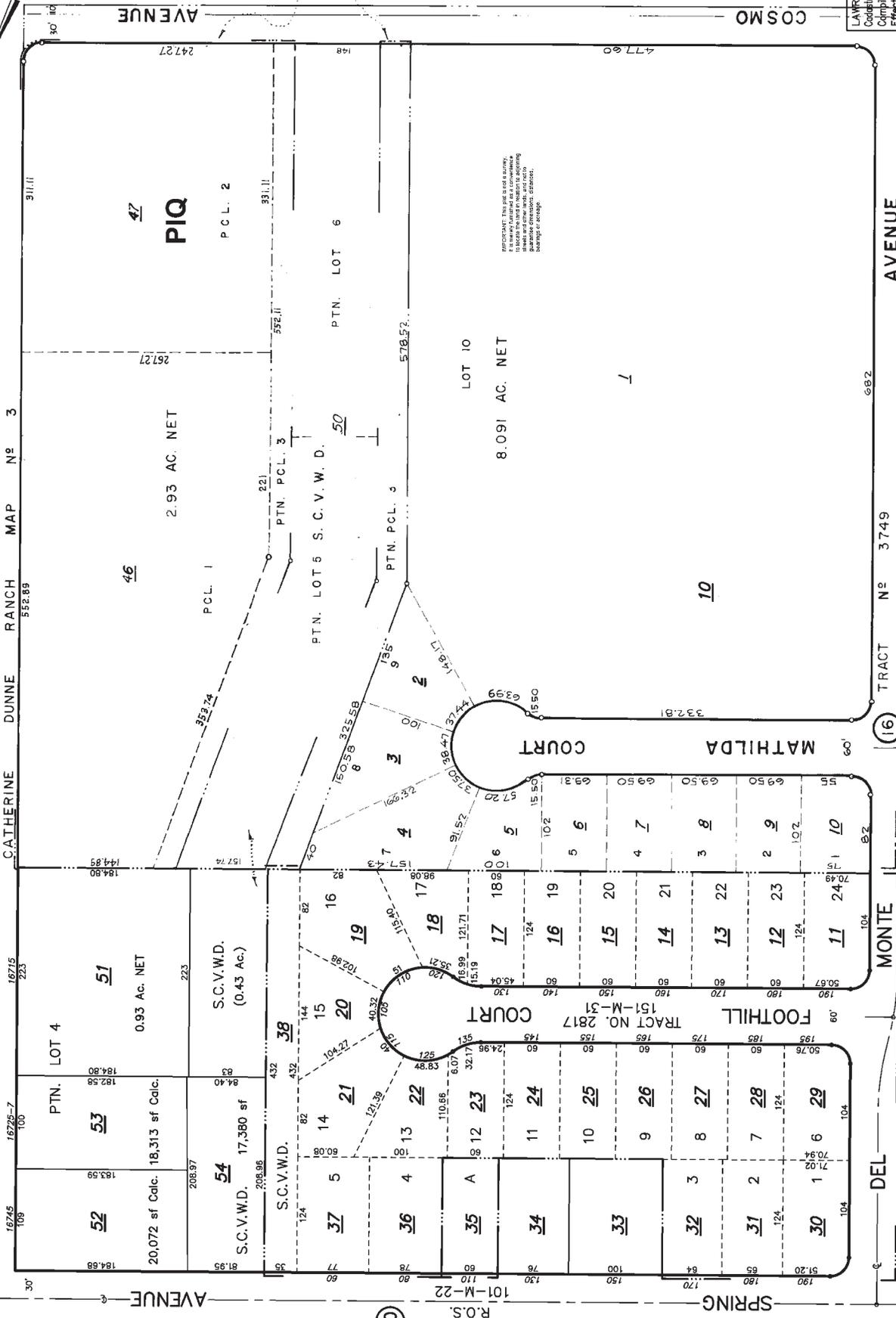
10. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
11. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

END OF NOTES

Kenneth Connaker/ad



MONTEREY ROAD



P.M. 412-M-43

IMPORTANT: This plat is not a survey. It is based on information provided by the applicant and is not intended to be used for any purpose other than the recording of the same. The assessor is not responsible for any errors or omissions in this plat.

TRAL DET. MAP 253, 263
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2017-2018

BK 817

CATHERINE DUNNE RANCH MAP N° 3
542.88

46
2.93 AC. NET

51
0.93 AC. NET

52
20,072 sf Calc. 18,313 sf Calc.

53
PTN. LOT 4

54
S.C.V.W.D.
(0.43 Ac.)
17,380 sf

37
S.C.V.W.D.
124

38
S.C.V.W.D.
432

50
PTN. LOTS 5 S.C.V.W.D.

LOT 10
8.091 AC. NET

FOOTHILL
TRACT NO. 2817
151-M-41

101-M-22

101-M-22

101-M-22

101-M-22

101-M-22

30' 10'

297.27

311.11

267.27

552.11

331.11

148

477.80

578.52

332.81

15.50

62.99

15.50

37.44

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Property Information (APN: 767-17-047)**Situs Address (es) :** COSMO AV MORGAN HILL 95037-0000**Mailing Address:** 15729 LOS GATOS BL #200 LOS GATOS CA 95032-2539**Current Information Assessed Value**

PROPERTY INFORMATION			
Document No:	16133487	Document Type:	GRANT DEED
Transfer Date:	3/1/2002	Tax Default Date:	N/A

TAX RATE AREA INFORMATION 004-002	
City:	Morgan Hill
Unified School:	Morgan Hill
Comm. College:	Gavilan Jt(35,43)
Resource Conserv.:	Loma Prieta Soil
Air Quality Mgmt.:	Bay Area Jt(1,7,21,28,38,41,43,48,49)
Redevelopment:	Morgan Hill-ojo De Agua Community
County Service:	Area No. 01 (library Services), Benefit Assessment
County Service:	Area No. 01 (library Services)
County Water:	Santa Clara Valley
County Water:	Santa Clara Valley-zone S-1
County Water:	Santa Clara Valley-zone W-3
Water-misc.:	Santa Clara County Importation

VALUE INFORMATION (Assessed Information as of 6/30/2018)						
Real Property		Business		Exemptions		Net Assessed Value
Land:	\$1,103,596	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$0	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$1,103,596	Total:	\$0	Total:	\$0	\$1,103,596

DISCLAIMER: This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data. [Revenue and Taxation Code Section 408.3(c)]

2018 Assessed Value

PROPERTY INFORMATION			
Document No:	16133487	Document Type:	GRANT DEED
Transfer Date:	3/1/2002	Tax Default Date:	N/A

TAX RATE AREA INFORMATION 004-002	
City:	Morgan Hill
Unified School:	Morgan Hill
Comm. College:	Gavilan Jt(35,43)
Resource Conserv.:	Loma Prieta Soil
Air Quality Mgmt.:	Bay Area Jt(1,7,21,28,38,41,43,48,49)
Redevelopment:	Morgan Hill-ojo De Agua Community
County Service:	Area No. 01 (library Services), Benefit Assessment
County Service:	Area No. 01 (library Services)
County Water:	Santa Clara Valley
County Water:	Santa Clara Valley-zone S-1
County Water:	Santa Clara Valley-zone W-3
Water-misc.:	Santa Clara County Importation

VALUE INFORMATION (Assessed Information as of 6/30/2018)						
Real Property		Business		Exemptions		Net Assessed Value
Land:	\$1,103,596	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$0	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$1,103,596	Total:	\$0	Total:	\$0	\$1,103,596

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2017 Assessed Value

PROPERTY INFORMATION			
Document No:	16133487	Document Type:	GRANT DEED
Transfer Date:	3/1/2002	Tax Default Date:	N/A

TAX RATE AREA INFORMATION 004-002	
City:	Morgan Hill
City:	Morgan Hill
Unified School:	Morgan Hill
Unified School:	Morgan Hill
Comm. College:	Gavilan Jt(35,43)
Comm. College:	Gavilan Jt(35,43)
Resource Consv.:	Loma Prieta Soil
Resource Consv.:	Loma Prieta Soil
Air Quality Mgmt.:	Bay Area Jt(1,7,21,28,38,41,43,48,49)
Air Quality Mgmt.:	Bay Area Jt(1,7,21,28,38,41,43,48,49)
Redevelopment:	Morgan Hill-ojo De Agua Community
Redevelopment:	Morgan Hill-ojo De Agua Community
County Service:	Area No. 01 (library Services), Benefit Assessment
County Service:	Area No. 01 (library Services), Benefit Assessment
County Service:	Area No. 01 (library Services)
County Service:	Area No. 01 (library Services)
County Water:	Santa Clara Valley
County Water:	Santa Clara Valley
County Water:	Santa Clara Valley-zone S-1
County Water:	Santa Clara Valley-zone S-1
County Water:	Santa Clara Valley-zone W-3
County Water:	Santa Clara Valley-zone W-3
Water-misc.:	Santa Clara County Importation
Water-misc.:	Santa Clara County Importation

VALUE INFORMATION (Assessed Information as of 6/30/2017)						
Real Property		Business		Exemptions		Net Assessed Value
Land:	\$1,081,957	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$0	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$1,081,957	Total:	\$0	Total:	\$0	\$1,081,957

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2016 Assessed Value

PROPERTY INFORMATION			
Document No:	16133487	Document Type:	GRANT DEED
Transfer Date:	3/1/2002	Tax Default Date:	N/A

TAX RATE AREA INFORMATION 004-002	
City:	Morgan Hill
City:	Morgan Hill
City:	Morgan Hill
Unified School:	Morgan Hill
Unified School:	Morgan Hill
Unified School:	Morgan Hill
Comm. College:	Gavilan Jt(35,43)
Comm. College:	Gavilan Jt(35,43)
Comm. College:	Gavilan Jt(35,43)
Resource Consv.:	Loma Prieta Soil
Resource Consv.:	Loma Prieta Soil
Resource Consv.:	Loma Prieta Soil
Air Quality Mgmt.:	Bay Area Jt(1,7,21,28,38,41,43,48,49)
Air Quality Mgmt.:	Bay Area Jt(1,7,21,28,38,41,43,48,49)
Air Quality Mgmt.:	Bay Area Jt(1,7,21,28,38,41,43,48,49)
Redevelopment:	Morgan Hill-ojo De Agua Community
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County Water:	Santa Clara Valley-zone S-1
County Water:	Santa Clara Valley-zone S-1
County Water:	Santa Clara Valley-zone W-3
County Water:	Santa Clara Valley-zone W-3
County Water:	Santa Clara Valley-zone W-3
Water-misc.:	Santa Clara County Importation
Water-misc.:	Santa Clara County Importation

Water-misc.:	Santa Clara County Importation
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VALUE INFORMATION (Assessed Information as of 6/30/2016)						
Real Property		Business		Exemptions		Net Assessed Value
Land:	\$1,060,743	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$0	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$1,060,743	Total:	\$0	Total:	\$0	\$1,060,743

DISCLAIMER: This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data. [Revenue and Taxation Code Section 408.3(c)]

G. Questionnaires

RNC ENVIRONMENTAL, LLC

151 Nursery Street, Ashland, OR 97520
(888)485-3330 • www.rnc-enviro.com

Phase I Environmental Site Assessment (ASTM E1527-13) Questionnaire

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Project Name: N/A Address: NWC Monterey Rd/Cosmo Ave
Morgan Hill, CA

Questionnaire completed by:

Name: Darren Berberian Date: 7/30/18
Title: President

	Yes	No
(1.) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2.) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3.) Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4.) (a.) Is the purchase price being paid for this property significantly less than the fair market value of the property? (b.) If you conclude that there is a difference, is there any concern that the lower purchase price may be because contamination is known or believed to be present at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5.) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, do you know the past uses of the property? Do you know of specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6.) Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Phase I Environmental Site Assessment (ASTM E1527-13) Questionnaire

Project Name: Monterey Rd./Cosmo Ave. Property Address: NWC Monterey Rd./Cosmo Ave.
Morgan Hill, CA

To whom it may concern:

RNC Environmental has been retained to complete a Phase I Environmental Site Assessment of the above-specified property. Your assistance in sharing your knowledge of present and past uses of the property, and of any known or suspected environmental conditions relating to it, is much appreciated. Please respond to the questions below "to the best of your knowledge"; no additional investigation on your part is required. Thank you!

Questionnaire completed by: _____ Date: August 6, 2018

Name: Pepper Lane - Cosmo, LLC Title: Myra Reinhard, President of Pepper Lane Properties, as manager of Pepper Lane - Cosmo LLC

Please provide a telephone number or email address, in case we have any additional questions: myra@pepperlaneproperties.com

This person's association with the subject property:

Current Owner Previous Owner Property Manager Occupant Other : _____

1. What is the current use of the property?

Commercial Industrial Single-family Residential Multi-family Agriculture

Vacant Land Other: _____

2. How long has the property been used for this purpose? Since prior to Pepper Lane - Cosmo LLC's acquisition of the property.

3. Are you aware of any other past uses of the property? Pepper Lane - Cosmo LLC has no knowledge of past uses other than as stated in the Phase I Environmental Site Assessment for the property dated August 22, 2000 and prepared by Sierra Environmental, Inc.

4. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? Yes No

5. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? Yes No

6. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? Yes No

7. Are you aware of any other present or past any environmental problems at the property? Yes No

If yes, please describe Pepper Lane - Cosmo LLC has no knowledge regarding past uses other than as stated in the Phase I Environmental Site Assessment for the property dated August 22, 2000 and prepared by Sierra Environmental, Inc.

8. Are there currently, or to the best of your knowledge have there been previously, any gasoline, diesel, fuel oil or other chemical storage tanks (above or underground) located on the property? Yes No

9. Are there currently, or to the best of your knowledge have there been previously, are any pesticides, paints, or other chemicals stored or used on the property in drums, sacks or other containers greater than 5 gallons each or 50 gallons in the aggregate? Yes No

10. Are there currently, or to the best of your knowledge have there been previously a type of business located on the property which uses hazardous chemicals, such as a gas station or dry cleaner? Yes No

11. Are you aware of any previous environmental reports (Phase I, Phase II, Geotechnical, etc.) for the property? Please provide copies, if available. Yes No

12. Are there, or to the best of your knowledge have there been previously, any buildings/structures on the property? If so, please complete the building survey on the next page. Yes No

13. Please attach any additional information, clarification, and/or comments on a separate sheet, or by email.

Please email the completed form to neil@rnc-enviro.com, or fax to (888) 485-3330. Thank you!

Building Survey -- Please complete one copy of this form for each building that currently exists, or formerly existed, on the property.

Building number/ID: _____

Building use and type of construction: _____

Approximate year of construction: _____

Is this building still standing? Yes No If not, approximate year of demolition: _____

Type of level below grade? Full Basement Crawl Space Slab on Grade Parking Garage

Are there any sump pumps, floor drains, or trenches? Yes No Unknown

Heating system type? (CHECK ALL THAT APPLY)

- Unheated
- Natural Gas Electric Propane Fuel Oil Kerosene
- Wood Coal Solar Other _____

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT**

**Property with APN 767-17-047
Northwest Corner of Monterey Road
and Cosmo Avenue
Morgan Hill, California**

**Prepared for
Mr. Ravi Sahni
5979 central Avenue
Fremont, California 94560**

**Prepared by
Sierra Environmental, Inc.**

*** ORIGINAL REPORT
August 22, 2000
Project 00-150.01**

* ORIGINAL RETURN

TABLE OF CONTENT

	Page
1.0 EXECUTIVE SUMMARY	2
2.0 OBJECTIVES	3
2.1 Purpose and Scope of Work.....	3
2.2 Limitations and Exception of Assessment.....	3
3.0 SITE OVERVIEW	4
3.1 Site Name.....	4
3.2 Site Address.....	4
3.3 Legal Description of the Site.....	4
3.4 Description of Existing on-Site Structures and Improvements	4
4.0 SITE BACKGROUND/OPERATION HISTORY.....	4
4.1 Current Ownership.....	4
4.2 Prior Ownership	5
4.3 Review of Aerial Photographs.....	5
4.4 Historical City Directories/Fire Insurance Maps	5
5.0 ENVIRONMENTAL SETTING.....	6
5.1 Surface Water Characteristics	6
5.2 Subsurface Geological Characteristics.....	6
5.3 Groundwater Characteristics	6
5.4 Drinking Water Quality	6
6.0 SITE INSPECTION.....	6
6.1 Site Observations and Inquiries.....	6
6.2 AST/UST systems and Pipelines.....	7
6.3 Transformers and PCB Equipment	7
6.4 On-Site Regulated Substance Identification/Inventory.....	7
6.5 Area Reconnaissance	8
6.6 Site Plan Drawings	8
6.7 Asbestos Containing Material.....	8
6.8 Lead based Paint	8
6.9 Radon Testing	9
7.0 ENVIRONMENTAL/REGULATORY AGENCY INQUIRIES	9
8.0 CONCLUSIONS AND RECOMMENDATIONS	12
8.1 Conclusions.....	12
8.2 Recommendations.....	12
9.0 REFERENCES	13

ATTACHMENTS:

- Appendix A - Figure 1, 2, and 3, (Aerial Photograph 1988 and 1996, and Site's neighboring Properties, Respectively)
- Appendix B - Site's Photographs
- Appendix C - VISTA Report
- Appendix D - Relevant Documents for the Investigated Properties
- Appendix E - Certification of Credential

1.0 EXECUTIVE SUMMARY

Sierra Environmental, Inc. (Sierra) performed a Phase I environmental site assessment (ESA) for the property located at the northwest corner of Cosmo Avenue and Monterey Road, Morgan Hill, California (Site), to identify the potential for impact to the structure, soil, or groundwater of the Site from the on-site or off-site sources of hazardous substances or petroleum hydrocarbon products.

Review of historical aerial photographs taken since 1960s indicated that the general area in the vicinity of the Site was developed with residential and light commercial buildings in 1980s and 1990s. The Site was a farmland until 1990s and has remained an undeveloped vacant land since then.

A Santa Clara valley Water District (SCVW) easement exists west of the Site.

No hazardous substances or petroleum hydrocarbon products were observed at the Site. The Site was not identified in VISTA site assessment report (under any Federal or State agency lists). No records were found in the SCVWD or Santa Clara County Fire Department (SCCFD) files for the Site.

During his visit, Sierra's representative did not observe evidence of existence of UST, release or spill of hazardous substances or petroleum products, or evidence of any area with distressed, discolored, stained, or dead vegetation at the Site. Sierra's representative did not observe any asbestos, lead-based paint, polychlorinated biphenyls (PCBs), or Radon concerns at the Site, during his Site visit.

Several off-site sources of petroleum hydrocarbon and hazardous substances contamination were identified within 1 mile radius of the Site. Case closures have been issued to few of these properties indicating that they have completed necessary investigation and cleanup works required by SCVWD. The remaining active properties appear to be cross or down-gradient of the Site, therefore, their pollutant migration to the Site is unlikely.

Based on the above information, in our professional opinion, the risk of environmental impact to soil and/or groundwater of the Site from the identified off-site sources of hazardous substances and petroleum products is low.

2.0 OBJECTIVE

The objective of the ESA is to identify existing or potential conditions that may pose an environmental liability on the owner or the operator of the Site.

2.1 Purpose and Scope of Work

The purpose of the ESA is to identify the potential for impact to the structure, soil, or groundwater of the Site from on-site or off-site sources of hazardous substances or petroleum products.

The ESA was performed in accordance with American Society for Testing and Materials (ASTM) guidelines for Phase I Environmental Site Assessments (ASTM E 1527-97), and included the following activities:

- Interview the property owner/agent to obtain general information and Site history.
- Site visit to observe current conditions, hazardous chemical usage, and storage practices.
- Site vicinity drive-by and reconnaissance of the neighborhood within a 1-mile radius of the Site, to identify any potential off-site sources of contamination based on the nature of activities in the area.
- Review historical aerial photographs of the Site and properties within its vicinity to identify land use practices in the area to evaluate any potential for impact to the soil and groundwater at the Site.
- Review the appropriate federal and state lists of contaminated sites to determine if any property within a 1-mile radius of the Site is under federal or state investigation for soil or groundwater contamination that could impact or contribute to the environmental impairment of the Site.
- Review available records at Santa Clara Valley Water District (SCVWD) and Santa Clara County Fire Department (SCCFD).
- Summarize the findings in this report.

2.2 Limitations and Exceptions of Assessment

This report was prepared solely for the use of Mr. Ravi Sahni, its agents, lenders, and representatives. The content and conclusion provided by Sierra in this report are based

on the available information, procedures and practices which are generally accepted in the environmental consulting field in California, and our professional judgment by reviewing the available data.

This assessment was based primarily on the information gathered from other individuals and entities such as the regulatory agencies, government databases, and various professionals related to ownership or activities of the Site. Regulatory agency files and lists may be incomplete, incorrect, or missing. Sierra is not responsible for the accuracy of information provided by others that is in this report. No warranty, either expressed or implied, is made.

3.0 SITE OVERVIEW

3.1 Site Name

The Site has no name.

3.2 Site Address

The Site is located at the northwestern corner of Monterey Road and Cosmo Avenue, Morgan Hill, Santa Clara County, California. Presently, there is no street address for the Site. Site location is shown in Map of Sites of VISTA report in Appendix C.

3.3 Legal Description of the Site

The Site is identified with assessor parcel number 767-17-047

3.4 Description of Existing On-Site Structures and Improvement

Sierra's representative, Mr. Mitch Hajiaghai, visited the Site on August 13, 2000. At the time of his Site visits, the weather was sunny and mild. The Site consisted of approximately 2 acres of vacant land. No structure or improvement was observed at the Site.

4.0 SITE BACKGROUND/OPERATION HISTORY

4.1 Current Ownership

The current Site owner is Mr. Shang-Chiai Kung and partners. They owned the Site since June 3, 1988.

4.2 Prior Ownership

The documents supplied to Sierra by the Site owner representative, Mr. Ed Mattos, indicated that Cosmo D., and Ernesta I. Perrota were the former owners of the Site since February 27 1978.

4.3 Aerial Photograph Review

To better understand the land use practices at the Site and its vicinity, Sierra reviewed available historical aerial photographs at Pacific Aerial Surveys in Oakland, California on April 26, 2000. Sierra observed photographs dated 1966, 1978, 1988 and 1996.

3-22-1966: This photograph showed that the Site and its neighboring properties were farmlands. No structure was observed at the Site. A farm house was observed at the adjacent property north of the Site.

5-8-1978: This photograph was similar to the previous one, except for few residential developments being observed west of the Site. The general area in the vicinity of the Site was developed with several residential buildings. Few light commercial buildings were observed along Monterey Road.

4-7-1988: This Photograph was similar to the previous one. The Site appeared to have been plowed. Still few parcel of lands, near the Site, were used for farming.

8-9-1996: More residential developments were observed in the general area. The Site appeared to be vacant.

The historical aerial photographs indicated that the Site and its neighboring properties were farm lands until 1980s and 1990s when they were developed with residential and light commercial buildings. The Site was used for farming until 1980s, and it appeared vacant since then. Sierra's representative did not observe any on-site land use practices at the Site which could have caused impact to soil and groundwater beneath the Site in the photographs.

A photocopy of the 1988 and 1996 aerial photographs are presented as Figures 1 and 2 of Appendix A, respectively.

4.4 Historical Fire Insurance Maps

Sierra requested VISTA Environmental Solution, Inc. (VISTA) to provide historical map for the Site. No historic maps were available for the Site.

5.0 ENVIRONMENTAL SETTING

5.1 Surface Water Characteristics

Little Llagas Creek runs adjacent and west of the Site. Coyote Lake is located approximately 10 miles east of the Site. Chesbro Reservoir is located approximately 5 miles west of the Site. The Site is approximately 100 feet above mean sea level (San Jose Quadrangle map, 1978).

5.2 Subsurface Geological and Soil Characteristics

The Site is located in the southern part of Santa Clara Valley along the eastern margin of Little Llagas Creek. It is located on the northern portion of the Llagas Basin, south of Santa Clara and Coyote Valley Basin. The Llagas basin is filled with alluvial materials derived from Diablo Range to the east and Santa Cruz Mountains to the West. This alluvial material overlies the Santa Clara Formation which overlies bedrock. Subsurface investigations for a property near the Site, World Oil Station, has shown clay from 5 to 8 feet below ground surface (bgs). The clay is underlain by a mixture of clay-and silt-rich sand and gravel to depths ranging approximately 30 to 50 feet bgs. ✓

5.3 Groundwater Characteristics

First groundwater beneath the World Oil Property was encountered ranging 15 to 31 feet bgs with a easterly flow direction.

5.4 Drinking Water Quality

No drinking water supply is presently connected to the Site, City of Morgan Hill, however, provides drinking water to the properties in the general area.

6.0 SITE INSPECTION

6.1 Site Observations and Inquiries

Sierra's representative, Mr. Mitch Hajiaghai, interviewed Mr. Ed Mattos of Prudential Real Estate, Site's owner representative, on August 17, 2000, to obtain information regarding the Site's ownership and land use practices. Mr. Mattos indicated that the Site was a farmland and has been vacant for last 6 years. According to Mr. Mattos, to the best of Mr. Kung's knowledge, Site's present owner, he was not aware of any existence of USTs or release or spill of hazardous materials or petroleum products at the Site. No document suggesting existence of USTs or release of hazardous substances or petroleum products were sighted in the SCVWD, SCCFD files or VISTA assessment report for the Site. Appendix B presents photographs taken at the Site.

During its Site visit, Sierra's representative observed no sign of UST or release of hazardous substances or petroleum hydrocarbon products at the Site.

A SCVWD easement exists at southwestern part of the Site.

6.2 AST/UST System and Pipelines

Sierra's representative did not observe any sign of existence of above ground or underground storage tanks (AST/UST) or pipelines at the Site.

6.3 Transformers and PCB Equipment

Fluorescent light ballast's which contain polychlorinated biphenyls (PCBs) are considered hazardous waste if discarded. Ballast manufactured after January 1, 1978, do not contain PCBs and should be labeled as such on the ballast. Ballast without non-PCB labels, therefore, shall be assumed to contain PCBs. The California Department of Toxic Substances Control (DTSC) does not have the authority to regulate the use of PCBs. Therefore, there are no DTSC regulations that would require removal of an item that contains PCBs such as transformers and fluorescent light ballast. DTSC hazardous waste regulations apply only when and if materials which contain PCBs becomes a waste. Fluorescent light fixtures were used in the buildings at the Site. However, Sierra's representative observed no discarded or defective ballast at the Site. Additionally, considering that the Site was recently renovated, it is unlikely that PCB ballasts have been used in the lights.

Transformers containing more than 50 parts per million (ppm) PCB are considered PCB transformers. Pacific Gas & Electric Company (PG&E) is responsible for overseeing operation and maintenance of transformers. Through a conversation with one of PG&E representatives, Sierra was told that presently more than 90 percent of transformers are non-PCB transformers in California. If a property owner wishes to determine whether the transformer at his property is a PCB transformer, he shall contact PG&E for inspection, sampling, and analysis. If the transformer is a PCB transformer, PG&E will replace PCB with mineral oil at no cost. But if the transformer is non-PCB transformer, the owner has to pay for the inspection and chemical analysis. Sierra's representative observed one above-ground pad mounted transformer in a landscaping area in front of the building at the Site. No transformers or ballasts were observed at the Site.

6.4 On-Site Regulated Substance Identification/Inventory

Sierra's representative observed no chemicals at the Site.

6.5 Area Reconnaissance

Sierra's representative surveyed the properties within 1 mile radius of the Site. The Site was situated in an area developed with residential and light commercial buildings, and it was bounded by Monterey Road to the east, A vacant farmland to the north, Cosmo Avenue to the South, and Residential Development (Villa Avante Apartments) and a creek to the west.

6.6 Site Plan Drawing(s)

Figure 3 of Appendix B shows Site's neighboring properties. A copy of the assessor parcel map is also provided in Appendix B

6.7 Asbestos Containing Material

The Department of Toxic Substances Control (DTSC) has classified friable, finely divided, and powdered wastes containing greater than one percent (1.0%) asbestos as hazardous waste. Asbestos includes all mineralogical forms of chrysotile, amosite, crocidolite, tremolite, antophyllite, and actinolite. A friable material is one which can be reduced to powder or dust under hand pressure when dry.

The federal government has banned production of friable asbestos-containing materials (ACMs) since 1979. Asbestos generally becomes a health hazard when the individual fibers become airborne and inhaled by the public. ACMs, therefore, are not considered health hazard if they are properly maintained, and not disturbed. No regulation requires property owners to remove ACMs as long as they are maintained properly. ACMs must be removed prior to demolition or renovations where its disturbance becomes imminent.

Section 25915, Division 20 of the California Health and Safety Code dated 1988 indicated that owners of public and commercial buildings constructed prior to 1979 must disclose the presence of asbestos to their tenants and workers doing business or work in areas where they could be exposed to asbestos. Additionally, section 25915 also requires that knowledge of ACMs be disclosed during real estate transactions.

No structure exists at the Site, therefore, there is no asbestos concern at the Site.

6.8 Lead-Based Paint

Lead-based paint (LBP) or other surface coatings are considered material that contain an amount of lead equal to, or in excess of, one milligram per square centimeter (1.0 mg/cm²), more than 5,000 parts per million (ppm), or more than half of one percent (0.5%) by weight. Engineering controls and air monitoring shall be implemented during

disturbance of chipping or deteriorated LBP to eliminate the risk of public and workers exposure.

Abatement projects producing hazardous lead waste must meet land disposal restrictions under Resource Conservation and Recovery Act (RCRA).

Cal-OSHA requires that worker's safety protection shall be implemented to prevent lead exposure above Permissible Exposure Level (PEL) during construction activities. PEL for lead is $50 \mu\text{g}/\text{m}^3$.

There is no lead-based paint concern at the Site.

6.9 Radon Issues

Radon is a colorless, odorless, radioactive gas. It is generated from the natural decay of uranium that is found in almost all soils. It typically moves through the ground to the air above and into buildings through cracks and openings in the foundation.

The United States Environmental Protection Agency (EPA) considers 4 picocuries per liter (pCi/l) Radon as the threshold of concern. A document, EPA's Map of Radon Zones for California dated September 1993, identified Santa Clara County as Zone 2. Zone 2 areas are predicted to have an average indoor radon screening potential between 2 pCi/l and 4 pCi/l. Table 1 of the same document shows 1.4 pCi/l as a mean radon level surveyed in Santa Clara County during 1989 to 1990.

A California Statewide Radon Survey Screening Results prepared by Department of Health Services in 1990 show survey screening results of <1.0 pCi/l for the area with the same zip code as for the Site.

7.0 ENVIRONMENTAL REGULATORY AGENCY INQUIRIES

Sierra reviewed the following federal and state lists of properties known for soil or groundwater contamination within a mile radius of the Site, through an automated database search, VISTA Environmental Information, Inc. (VISTA). This information is presented in a report by VISTA (Appendix C). A map produced by VISTA (VISTA map) in Appendix C shows the identified properties in relation to the Site. Please note that some of the lists are extended to a mile while the others cover listed properties located within 1/2-mile radius of the Site.

DATABASE	TYPE OF RECORDS	AGENCY
CERCLIS/ NFRAP	Contaminated Sites Under CERCLA	US EPA
NPL	National Priority List	US EPA
TSD	Facilities that treat, store and/or dispose of hazardous waste	US EPA
CORRACTS	Facilities under RCRA corrective action	US EPA
SPL	Sites prioritized by the State for cleanup State	
SCL	Sites under review by the State	State
SWLF	Sites permitted as solid waste landfills Incinerators, or transfer stations	State
LUST	Leaking Underground Storage Tanks	State
UST	Registered Underground Storage Tanks State	
AST	Registered Aboveground Storage Tanks State	
ERNS	Emergency Response Notification System of Spills	US EPA
SM GEN LG GEN	RCRA Registered Small or Large Generator of Hazardous Waste	US EPA
DEED RSTR	Sites with Deed Restrictions	State
SOUTH BAY	Sites on South Bay Toxic List	Regional
CORTESE	State Index for Properties with Hazardous Waste	State
TOXIC PITS	Toxic Pits Cleanup Facilities	State
RCRA VIOL	RCRA Violations/Enforcement Actions	US EPA
TRIS	Toxic Release Inventory Database	US EPA

The Site was not identified in the above list. No file was found for the Site at SCVWD or SCCFD.

Several properties with soil and groundwater contamination were identified within 1 mile radius of the Site. Case closures have been issued to few of these properties indicating that they have completed necessary investigation and cleanup works required by SCVWD. Other active properties were sighted which are still performing investigation and cleanup activities. The followings are among the noteworthy cases reviewed:

World Oil Marketing Company: This property is located at 16720 Monterey, north of the Site, and identified as property #4A on the VISTA map. According to a groundwater feasibility test report prepared by The Source Group, Inc. (SGI) dated April 11, 2000, soil and groundwater investigation and cleanup started at this property in 1986. The environmental cleanup work resulted due to release of petroleum hydrocarbon products in soil and groundwater beneath this property.

A quarterly monitoring and status report, second quarter 2000, prepared by SGI dated July 25, 2000, indicated that several on-site and off-site groundwater monitoring wells have been sampled during the second quarter of 2000. The groundwater monitoring results showed no detectable concentrations of total petroleum hydrocarbons as gasoline (TPHG), benzene, or methyl tertiary butyl ether (MTBE) in the off-site groundwater monitoring wells suggesting that the pollutants have remained within the property boundaries.

Shallow groundwater was encountered beneath this property ranging 8 to 16 feet bgs with a easterly flow direction during this monitoring event. Therefore, this property appears to be down-gradient of the Site. A copy of the relevant most updated document for this property is provided in Appendix D.

City of Morgan Hill Corporation yard: This property is located at 105 Edes Court, southwest of the Site, and is identified as property # 5 on the VISTA map. According to a groundwater monitoring report, second quarter 2000, prepared by SCS Engineers (SCS) dated July 17, 2000, In June 1995, gasoline constituents were detected in the sanitary sewer system at this property. A groundwater extraction and treatment system was constructed at this property, and it has been operating since then. Up to 160,000 parts per billion (ppb) TPHG, 22,000 ppb benzene, and 41,000 ppb MTBE were detected in groundwater samples collected beneath this property in May 2000. According to SCS, the bulk of the hydrocarbon plume remains limited to the Corporation Yard's boundaries. Shallow groundwater levels have been recorded ranging from approximately 4 to 24 feet bgs with a easterly flow direction.

Based on the easterly groundwater flow direction measured for this property, this property appears to be cross-gradient of the Site. Copies of relevant data for this property is provided in Appendix D.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 Conclusion

Sierra performed a Phase I ESA to identify the potential for impact to the structure, soil, or groundwater of the Site from the on-site or off-site sources of hazardous substances or petroleum products.

Review of historical aerial photographs taken since 1960s indicated that the general area in the vicinity of the Site was developed with residential and light commercial buildings in 1980s and 1990s. The Site was a farmland until 1990s and has remained an undeveloped vacant land since then.

A SCVWD easement exists southwest of the Site.

No hazardous substances or petroleum hydrocarbon products were observed at the Site. The Site was not identified in VISTA site assessment report (under any Federal or State agency lists). No records were found in the SCVWD or SCCFD files for the Site.

During his visit, Sierra's representative did not observe evidence of existence of UST, release or spill of hazardous substances or petroleum products, or evidence of any area with distressed, discolored, stained, or dead vegetation at the Site. Sierra's representative did not observe any asbestos, lead-based paint, polychlorinated biphenyls (PCBs), or Radon issues at the Site, during his Site visit.

Several off-site sources of petroleum hydrocarbon and hazardous substances contamination were identified within 1 mile radius of the Site. Case closures have been issued to few of these properties indicating that they have completed necessary investigation and cleanup works required by SCVWD. The remaining active properties appear to be cross or down-gradient of the Site, therefore, their pollutant migration to the Site is unlikely.

Based on the above information, in our professional opinion, the risk of environmental impact to soil and/or groundwater of the Site from the identified off-site sources of hazardous substances and petroleum products is low.

8.2 Recommendations

Sierra recommends no further environmental investigation for the Site.

9.0 REFERENCES

9.1 Records of Communication and Previous ESA Review

August 17, 2000, Mr. Ed Mattos, Site Owner's Agent

August 17, 2000, Relevant document and Assessor Parcel Map, Old Republic Title Company

9.2 Regulatory Records and Public Documents

July 25, 2000, Quarterly Monitoring and Status Report for World Oil Marketing Company, SCVWD Files

July 17, 2000, Quarterly Monitoring Report for City of Morgan Hill, Corporation Yard, SCVWD Files

March 28, 1994, Case Closure Letter by City of Morgan Hill for 140 San Pedro Avenue, Morgan Hill, SCVWD Files

April 12, 2000, Partial Preliminary report for the Site, Old Republic Title Company San Jose, California

9.3 Published References

VISTA Site Assessment Report, VISTA Information Solution, Inc,
August 15, 2000

Aerial Photographs, Pacific Aerial Photo, Oakland, California, August 15, 2000

Sanborn Fire Insurance Map Search, Environmental Risk Information & Imaging Services, August 15, 2000

EPA's Map of Radon Zones, California, September 1993

Department of Health Services, California Statewide Radon Survey Screen Results

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT UPDATE**

**Property with APN 767-17-047
Northwest Corner of Monterey Road
and Cosmo Avenue
Morgan Hill, California**

Prepared for

**Ms. Pushpa Sahni
5979 Central Avenue
Newark, California 94560**

Prepared by

Sierra Environmental, Inc.

**October 22, 2001
Project 01-150.02**



TABLE OF CONTENT

	Page
1.0 EXECUTIVE SUMMARY	2
2.0 OBJECTIVES	2
2.1 Purpose and Scope of Work	3
2.2 Limitations and Exception of Assessment	3
3.0 SITE OVERVIEW.....	4
3.1 Site Name.....	4
3.2 Site Address.....	4
3.3 Legal Description of the Site	4
3.4 Description of Existing on-Site Structures and Improvements.....	4
4.0 SITE BACKGROUND/OPERATION HISTORY	4
4.1 Current Ownership.....	4
4.2 Prior Ownership.....	4
4.3 Review of Aerial Photographs	4
4.4 Historical Fire Insurance Maps.....	4
5.0 ENVIRONMENTAL SETTING	5
5.1 Surface Water Characteristics.....	5
5.2 Subsurface Geological Characteristics	5
5.3 Groundwater Characteristics.....	5
5.4 Drinking Water Quality.....	5
6.0 SITE INSPECTION	5
6.1 Site Observations and Inquiries.....	5
6.2 AST/UST systems and Pipelines	6
6.3 Transformers and PCB Equipment.....	6
6.4 On-Site Regulated Substance Identification/Inventory	6
6.5 Area Reconnaissance.....	6
6.6 Site Plan Drawings.....	7
6.7 Asbestos Containing Material	7
6.8 Lead based Paint.....	7
6.9 Radon Testing.....	8
7.0 ENVIRONMENTAL/REGULATORY AGENCY INQUIRIES.....	8
8.0 CONCLUSIONS AND RECOMMENDATIONS.....	10
8.1 Conclusions.....	10
8.2 Recommendations	10
9.0 REFERENCES.....	11

ATTACHMENTS: August 22, 2000, Phase I ESA Report

- Appendix A - Figure 1, 2, and 3, (Aerial Photograph 1988 and 1996, and Site's neighboring Properties, Respectively)
- Appendix B - Site's Photographs
- Appendix C - VISTA Reports
- Appendix D - Relevant Documents for the Investigated Properties
- Appendix E - Certification of Credential

1.0 EXECUTIVE SUMMARY

On August 22, 2000, Sierra Environmental, Inc. (Sierra) prepared a phase I environmental site assessment (ESA) report for the property located at the northwest corner of Cosmo Avenue and Monterey Road, Morgan Hill, California (Site). The report concluded that the risk of identified environmental conditions to soil and groundwater of the Site was low.

Sierra updated the phase I ESA for the Site in October 2001, to determine whether environmental conditions at the Site have remained unchanged since August 2000. The site inspection was performed by Sierra's representative, Mr. Mitch Hajiaghai, a California registered environmental assessor II (REA II), a certified asbestos consultant, and a DHS certified lead inspector/assessor on October 18, 2001.

The Site consists of approximately 2 acres of vacant land. No structure or improvement was observed at the Site. No debris, stains, or suspect environmental conditions were observed at the Site. The Site appeared to be in the similar condition as it was observed in August 2000.

The same tenants identified in the August 22, 2000, ESA report are occupying the site-neighborhood properties. No activities that may have adversely impacted soil and groundwater of the Site were observed at the neighboring properties.

Sierra obtained lists of properties known for soil or groundwater contamination within 1-mile radius of the Site through an automated database search, VISTA Environmental Information, Inc. (VISTA) dated October 16, 2001. The Site and its neighboring properties were not identified in the VISTA list. The listed off-site sources of petroleum hydrocarbon and hazardous substance contamination were similar to those identified in the August 2000 ESA report. Case closures have been issued to few of these properties indicating that they have completed necessary investigation and cleanup works. The remaining active properties appear to be cross or down-gradient of the Site, therefore, their pollutant migration to the Site is unlikely.

Based on the above information, in our professional opinion, the risk of environmental impact to soil and/or groundwater of the Site from the identified off-site sources of hazardous substances and petroleum products remains to be low.

2.0 OBJECTIVE

The objective of the ESA update is to identify existing or potential conditions that may pose an environmental liability on the owner or the operator of the Site.

2.1 Purpose and Scope of Work

The purpose of the ESA update is to identify the potential for impact to soil or groundwater of the Site from possible on-site or off-site sources of hazardous substances or petroleum products that may have occurred since August 2000.

The ESA update included the following activities:

- Interview the property owner/agent to obtain updated general information for the Site.
- Visit the Site and observe its current conditions.
- Site vicinity drive-by and reconnaissance of the neighborhood within a 1-mile radius of the Site, to identify any potential off-site sources of contamination based on the nature of activities in the area.
- Review the appropriate federal and state lists of contaminated sites to determine if any property within a 1-mile radius of the Site is under federal or state investigation for soil or groundwater contamination that could impact or contribute to the environmental impairment of the Site.
- Summarize the findings in this report.

2.2 Limitations and Exceptions of Assessment

This report was prepared solely for the use of Ms. Pushpa Sahni, its agents, lenders, and representatives. The content and conclusion provided by Sierra in this report are based on the available information, procedures and practices which are generally accepted in the environmental consulting field in California, and our professional judgment by reviewing the available data.

This assessment was based primarily on the information gathered from other individuals and entities such as the regulatory agencies, government databases, and various professionals related to ownership or activities of the Site. Regulatory agency files and lists may be incomplete, incorrect, or missing. Sierra is not responsible for the accuracy of information provided by others that is in this report. No warranty, either expressed or implied, is made.

3.0 SITE OVERVIEW

3.1 Site Name

The Site has no name.

3.2 Site Address

The Site is located at the northwestern corner of Monterey Road and Cosmo Avenue, Morgan Hill, Santa Clara County, California. Presently, there is no street address for the Site. Site location is shown in Map of Sites of VISTA report in Appendix C of the enclosed August 22, 2000, ESA report.

3.3 Legal Description of the Site

The Site is identified with assessor parcel number 767-17-047

3.4 Description of Existing On-Site Structures and Improvement

Sierra's representative, Mr. Mitch Hajiaghai, visited the Site on October 18, 2001. At the time of his Site visit, the weather was sunny and mild. The Site consisted of approximately 2 acres of vacant and undeveloped land. The Site condition remains the same as August 2000.

4.0 SITE BACKGROUND/OPERATION HISTORY

4.1 Current Ownership

The current Site owner is Ms. Pushpa Sahni.

4.2 Prior Ownership

See section 4.2 of the enclosed August 22, 2000, ESA report.

4.3 Aerial Photograph Review

See section 4.3 of the enclosed August 22, 2000, ESA report.

4.4 Historical Fire Insurance Maps

See section 4.4 of the enclosed August 22, 2000, ESA report.

5.0 ENVIRONMENTAL SETTING

5.1 Surface Water Characteristics

Little Llagas Creek runs adjacent and west of the Site. Coyote Lake is located approximately 10 miles east of the Site. Chesbro Reservoir is located approximately 5 miles west of the Site. The Site is approximately 100 feet above mean sea level (San Jose Quadrangle map, 1978).

5.2 Subsurface Geological and Soil Characteristics

The Site is located in the southern part of Santa Clara Valley along the eastern margin of Little Llagas Creek. It is located on the northern portion of the Llagas Basin, south of Santa Clara and Coyote Valley Basin. The Llagas basin is filled with alluvial materials derived from Diablo Range to the east and Santa Cruz Mountains to the West. This alluvial material overlies the Santa Clara Formation that overlies bedrock. Subsurface investigations for a property near the Site, World Oil Station, has shown clay from 5 to 8 feet below ground surface (bgs). The clay is underlain by a mixture of clay-and silt-rich sand and gravel to depths ranging approximately 30 to 50 feet bgs.

5.3 Groundwater Characteristics

First groundwater beneath the World Oil Property, northeast of the Site, was encountered ranging 15 to 31 feet bgs with an easterly flow direction.

5.4 Drinking Water Quality

No drinking water supply is presently connected to the Site, City of Morgan Hill, however, provides drinking water to the properties in the general area.

6.0 SITE INSPECTION

6.1 Site Observations and Inquiries

Sierra's representative, Mr. Mitch Hajiaghahi, interviewed Mr. Ed Mattos of Prudential Real Estate, Site's owner representative, on October 17, 2001, to obtain information regarding the present Site's ownership, and whether there has been any changes in the land use practices at the Site. Mr. Mattos indicated that the Site has remained vacant since August 2000. According to Mr. Mattos, the Site is planned to be developed with a two-story administrative building, with approximately 42,000 square feet of space.

During its Site visit, Sierra's representative observed no sign of UST or release of hazardous substances or petroleum hydrocarbon products at the Site. The site

condition remained the same as August 2000 (see section 6.1 of the enclosed August 22, 2000, ESA report)

6.2 AST/UST System and Pipelines

Sierra's representative did not observe any sign of existence of above ground or underground storage tanks (AST/UST) or pipelines at the Site.

6.3 Transformers and PCB Equipment

Fluorescent light ballast's which contain polychlorinated biphenyls (PCBs) are considered hazardous waste if discarded. Ballast manufactured after January 1, 1978, do not contain PCBs and should be labeled as such on the ballast. Ballast without non-PCB labels, therefore, shall be assumed to contain PCBs. The California Department of Toxic Substances Control (DTSC) does not have the authority to regulate the use of PCBs. Therefore, there are no DTSC regulations that would require removal of an item that contains PCBs such as transformers and fluorescent light ballast. DTSC hazardous waste regulations apply only when and if materials that contain PCBs becomes a waste. Fluorescent light fixtures were used in the buildings at the Site.

Transformers containing more than 50 parts per million (ppm) PCB are considered PCB transformers. Pacific Gas & Electric Company (PG&E) is responsible for overseeing operation and maintenance of transformers. Through a conversation with one of PG&E representatives, Sierra was told that presently more than 90 percent of transformers are non-PCB transformers in California. If a property owner wishes to determine whether the transformer at his property is a PCB transformer, he shall contact PG&E for inspection, sampling, and analysis. If the transformer is a PCB transformer, PG&E will replace PCB with mineral oil at no cost. But if the transformer is non-PCB transformer, the owner has to pay for the inspection and chemical analysis. No transformers or ballasts were observed at the Site.

6.4 On-Site Regulated Substance Identification/Inventory

Sierra's representative observed no chemicals at the Site.

6.5 Area Reconnaissance

Sierra's representative surveyed the properties within 1 mile radius of the Site. The Site was situated in an area developed with residential and light commercial buildings, and it was bounded by Monterey Road to the east, A vacant farmland to the north, Cosmo Avenue to the South, and Residential Development (Villa Avante Apartments) and a creek to the west.

6.6 Site Plan Drawing(s)

See section 6.6 of the enclosed August 22, 2000, ESA report.

6.7 Asbestos Containing Material

The Department of Toxic Substances Control (DTSC) has classified friable, finely divided, and powdered wastes containing greater than one percent (1.0%) asbestos as hazardous waste. Asbestos includes all mineralogical forms of chrysotile, amosite, crocidolite, tremolite, antophyllite, and actinolite. A friable material is one that can be reduced to powder or dust under hand pressure when dry.

The federal government has banned production of friable asbestos-containing materials (ACMs) since 1979. Asbestos generally becomes a health hazard when the individual fibers become airborne and inhaled by the public. ACMs, therefore, are not considered health hazard if they are properly maintained, and not disturbed. No regulation requires property owners to remove ACMs as long as they are maintained properly. ACMs must be removed prior to demolition or renovations where its disturbance becomes imminent.

Section 25915, Division 20 of the California Health and Safety Code dated 1988 indicated that owners of public and commercial buildings constructed prior to 1979 must disclose the presence of asbestos to their tenants and workers doing business or work in areas where they could be exposed to asbestos. Additionally, section 25915 also requires that knowledge of ACMs be disclosed during real estate transactions.

No structure exists at the Site, therefore, there is no asbestos concern at the Site.

6.8 Lead-Based Paint

Lead-based paint (LBP) or other surface coatings are considered material that contain an amount of lead equal to, or in excess of, one milligram per square centimeter (1.0 mg/cm²), more than 5,000 parts per million (ppm), or more than half of one percent (0.5%) by weight. Engineering controls and air monitoring shall be implemented during disturbance of chipping or deteriorated LBP to eliminate the risk of public and workers exposure.

Abatement projects producing hazardous lead waste must meet land disposal restrictions under Resource Conservation and Recovery Act (RCRA).

Cal-OSHA requires that worker's safety protection shall be implemented to prevent lead exposure above Permissible Exposure Level (PEL) during construction activities. PEL for lead is 50 µg/m³.

No structure exists at the Site, therefore, there is no lead-based paint concern at the Site. No debris was observed at the Site.

6.9 Radon Issues

Radon is a colorless, odorless, radioactive gas. It is generated from the natural decay of uranium that is found in almost all soils. It typically moves through the ground to the air above and into buildings through cracks and openings in the foundation.

The United States Environmental Protection Agency (EPA) considers 4 picocuries per liter (pCi/l) Radon as the threshold of concern. A document, EPA's Map of Radon Zones for California dated September 1993, identified Santa Clara County as Zone 2. Zone 2 areas are predicted to have an average indoor radon screening potential between 2 pCi/l and 4 pCi/l. Table 1 of the same document shows 1.4 pCi/l as a mean radon level surveyed in Santa Clara County during 1989 to 1990.

A California Statewide Radon Survey Screening Results prepared by Department of Health Services in 1990 show survey screening results of <1.0 pCi/l for the area with the same zip code as for the Site.

7.0 ENVIRONMENTAL REGULATORY AGENCY INQUIRIES

On October 16, 2001 Sierra reviewed the following federal and state lists of properties known for soil or groundwater contamination within a mile radius of the Site, through an automated database search, VISTA Environmental Information, Inc. (VISTA). VISTA (Appendix C of the enclosed August 22, 2000, ESA report) presents this information in a report. A map produced by VISTA (VISTA map) shows the identified properties in relation to the Site. Please note that some of the lists are extended to a mile while the others cover listed properties located within 1/2-mile radius of the Site.

DATABASE	TYPE OF RECORDS	AGENCY
CERCLIS/ NFRAP	Contaminated Sites Under CERCLA	US EPA
NPL	National Priority List	US EPA
TSD	Facilities that treat, store and/or dispose	

	of hazardous waste	US EPA
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SPL	Sites prioritized by the State for cleanup	State
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SWLF	Sites permitted as solid waste landfills Incinerators, or transfer stations	State
LUST	Leaking Underground Storage Tanks	State
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ERNS	Emergency Response Notification System of Spills	US EPA
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DEED RSTR	Sites with Deed Restrictions	State
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TOXIC PITS	Toxic Pits Cleanup Facilities	State
RCRA VIOL	RCRA Violations/Enforcement Actions	US EPA
TRIS	Toxic Release Inventory Database	US EPA

The Site and its neighboring properties were not identified in the above list.

Several properties with soil and groundwater contamination were identified within 1-mile radius of the Site. These properties were identical to those discussed in the August 22, 2000, ESA report. Case closures have been issued to several of these properties indicating that they have completed necessary investigation and cleanup. Other active properties were sighted which are still performing investigation and cleanup activities.

Appendix D of the enclosed August 22, 2000, contains relevant documents for the noteworthy sighted properties.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 Conclusion

Sierra performed a Phase I ESA update to determine whether environmental conditions has remained the same at the Site and its neighboring properties since August 2000.

Sierra interviewed the Site/agent to obtain the most updated information about land use practices and ownership of the Site, visited the Site to observe its present condition, reviewed VISTA report for State and Federal listed properties within 1-mile radius of the Site, and performed a Site vicinity drive-by and reconnaissance of the neighborhood within a 1-mile radius of the Site to identify any potential off-site sources of contamination based on the nature of activities in the area.

The Site has remained a vault and undeveloped land. No suspect condition that may have adversely impacted soil or groundwater was observed at the Site. Environmental conditions at the Site have remained the same as August 2000.

No new off-site sources of soil and groundwater contamination were identified in the updated VISTA report, therefore, off-site environmental conditions remain the same or has improved since August 2000.

Based on the above information, in our professional opinion, the risk of environmental impact to soil and/or groundwater of the Site from the identified off-site sources of hazardous substances and petroleum products remain to be low.

8.2 Recommendations

Sierra recommends no further environmental investigation for the Site.



USER QUESTIONNAIRE

IMPORTANT: *In order to qualify for the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), any additional user of this report should complete a copy of this questionnaire in order to document their own knowledge of the property. This blank questionnaire is provided for your use. See Section 2.5 of this report for additional information.*

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

For each "Yes" answer, please attach a description or supporting documentation as appropriate, for your files.

Completed by (please print): _____

Signed _____

Date _____

H. Phase II Soil Sampling

Soil Sample Points

Legend

- Sample point
- ▭ Subject Property





CALIFORNIA LABORATORY SERVICES

Committed. Responsive. Flexible.

August 03, 2018

CLS Work Order #: 18G1536

COC #:

Neil O'Hara
RNC Environmental
151 Nursery St
Ashland, OR 97520

Project Name: Voices Charter School

Enclosed are the results of analyses for samples received by the laboratory on 07/27/18 14:00. Samples were analyzed pursuant to client request utilizing EPA or other ELAP approved methodologies. I certify that the results are in compliance both technically and for completeness.

Analytical results are attached to this letter. Please call if we can provide additional assistance.

Sincerely,

James Liang, Ph.D.
Laboratory Director

CA SWRCB ELAP Accreditation/Registration number 1233

1861536

CLS - Labs

CHAIN OF CUSTODY

REPORT TO:

RNC Environmental, LLC
151 Nursery St
Ashland OR 97520

Neil O'Hara (888)485-3330
Voices Charter School
Neil O'Hara

CLIENT JOB NUMBER

1811A

CLS (916) 638-7301
3400 FORT WALDEN RD
SAN JOSE, CALIFORNIA 95134

OTHER

ANALYSIS REQUESTED

GEOTRACKER.

EDF REPORT YES NO

GLOBAL ID:

COMPONENT:

FIELD CONDITIONS:

CLS ID No.

LOG NO. WEB FORM

IDENTIFICATION

DATE	TIME	SAMPLE IDENTIFICATION
7/26/18		1811A 1
7/26/18		1811A 2
7/26/18		1811A 3
7/26/18		1811A 4

TURN AROUND TIME

TURN AROUND TIME	SPECIAL INSTRUCTIONS
3-5 business days	ON ALL ID
X X X X	
X X X X	
X X X X	
X X X X	

PRESERVATIVES

CONSERVATIVE	TYPE
X X X X	OCPS - 8081
X X X X	Arctic

RELINQUISHED BY (SIGN)

Neil O'Hara

PRINT NAME COMPANY

Neil O'Hara RNC Environmental, LLC

DATE - TIME

7/26/18 noon

RECEIVED BY (SIGN)

PRINT NAME COMPANY

RECEIVED BY (SIGN)

RECEIVED BY (SIGN)

PRINT NAME COMPANY

SHIPPED BY FIELD

DATE TIME

7/27/18 14:00

OTHER

ARTICLE #

375

CLS LABS
SAMPLE RECEIVING EXCEPTION REPORTS

CLS Labs Job # 18G1536

Problem discovered by: MT

Date: 7/27/14

Nature of problem

NO SAMPLE TIME DOCUMENTED

Client contacted? Yes No Spoke With: _____

By whom: _____ Date: ___/___/___ Time: _____ HRS

Client instructions:

Resolution of problem:

LOGGED IN REGRANDLESS @ 00:00



RNC Environmental 151 Nursery St Ashland, OR 97520	Project: Voices Charter School Project Number: 1811A Project Manager: Neil O'Hara	CLS Work Order #: 18G1536 COC #:
--	---	-------------------------------------

Metals by EPA 6000/7000 Series Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1811A 1 (18G1536-01) Soil Sampled: 07/26/18 00:00 Received: 07/27/18 14:00									
Arsenic	4.2	2.0	mg/kg	10	1806286	07/31/18	08/02/18	EPA 6020	
1811A 2 (18G1536-02) Soil Sampled: 07/26/18 00:00 Received: 07/27/18 14:00									
Arsenic	4.4	2.0	mg/kg	10	1806286	07/31/18	08/02/18	EPA 6020	
1811A 3 (18G1536-03) Soil Sampled: 07/26/18 00:00 Received: 07/27/18 14:00									
Arsenic	5.0	2.0	mg/kg	10	1806286	07/31/18	08/02/18	EPA 6020	
1811A 4 (18G1536-04) Soil Sampled: 07/26/18 00:00 Received: 07/27/18 14:00									
Arsenic	5.0	2.0	mg/kg	10	1806286	07/31/18	08/02/18	EPA 6020	



RNC Environmental 151 Nursery St Ashland, OR 97520	Project: Voices Charter School Project Number: 1811A Project Manager: Neil O'Hara	CLS Work Order #: 18G1536 COC #:
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Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1811A 2 (18G1536-02) Soil Sampled: 07/26/18 00:00 Received: 07/27/18 14:00									
Chlordane-technical	ND	33	µg/kg	10	1806308	"	08/01/18	EPA 8081A	
delta-BHC	ND	17	"	"	"	"	"	"	
Dieldrin	ND	10	"	"	"	"	"	"	
Endosulfan I	ND	17	"	"	"	"	"	"	
Endosulfan II	ND	33	"	"	"	"	"	"	
Endosulfan sulfate	ND	33	"	"	"	"	"	"	
Endrin	ND	33	"	"	"	"	"	"	
Endrin aldehyde	ND	33	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	17	"	"	"	"	"	"	
Heptachlor	ND	17	"	"	"	"	"	"	
Heptachlor epoxide	ND	17	"	"	"	"	"	"	
Methoxychlor	ND	170	"	"	"	"	"	"	
Mirex	ND	33	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	

QRL-8

Surrogate: Decachlorobiphenyl 110 % 52-141 " " " "

Surrogate: Tetrachloro-meta-xylene 114 % 46-139 " " " "

1811A 3 (18G1536-03) Soil Sampled: 07/26/18 00:00 Received: 07/27/18 14:00									
4,4'-DDD	ND	33	µg/kg	10	1806308	07/31/18	08/01/18	EPA 8081A	
4,4'-DDE	ND	33	"	"	"	"	"	"	
4,4'-DDT	ND	33	"	"	"	"	"	"	
Aldrin	ND	10	"	"	"	"	"	"	
alpha-BHC	ND	17	"	"	"	"	"	"	
beta-BHC	ND	17	"	"	"	"	"	"	
Chlordane-technical	ND	33	"	"	"	"	"	"	
delta-BHC	ND	17	"	"	"	"	"	"	
Dieldrin	ND	10	"	"	"	"	"	"	
Endosulfan I	ND	17	"	"	"	"	"	"	
Endosulfan II	ND	33	"	"	"	"	"	"	
Endosulfan sulfate	ND	33	"	"	"	"	"	"	

QRL-8



RNC Environmental 151 Nursery St Ashland, OR 97520	Project: Voices Charter School Project Number: 1811A Project Manager: Neil O'Hara	CLS Work Order #: 18G1536 COC #:
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Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1811A 4 (18G1536-04) Soil Sampled: 07/26/18 00:00 Received: 07/27/18 14:00									
Mirex	ND	33	µg/kg	10	1806308	"	08/01/18	EPA 8081A	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		125 %	52-141		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		122 %	46-139		"	"	"	"	



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RNC Environmental 151 Nursery St Ashland, OR 97520	Project: Voices Charter School Project Number: 1811A Project Manager: Neil O'Hara	CLS Work Order #: 18G1536 COC #:
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Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1806286 - EPA 3050B										
Blank (1806286-BLK1)										
					Prepared: 07/31/18 Analyzed: 08/02/18					
Arsenic	ND	0.20	mg/kg							
LCS (1806286-BS1)										
					Prepared: 07/31/18 Analyzed: 08/02/18					
Arsenic	8.88	0.20	mg/kg	10.0	7.92	73	75-125			
Matrix Spike (1806286-MS1)										
					Source: 18G1543-03 Prepared: 07/31/18 Analyzed: 08/02/18					
Arsenic	15.2	2.0	mg/kg	10.0	7.92	73	75-125			QM-5
Matrix Spike Dup (1806286-MSD1)										
					Source: 18G1543-03 Prepared: 07/31/18 Analyzed: 08/02/18					
Arsenic	16.0	2.0	mg/kg	10.0	7.92	81	75-125	5	30	



RNC Environmental 151 Nursery St Ashland, OR 97520	Project: Voices Charter School Project Number: 1811A Project Manager: Neil O'Hara	CLS Work Order #: 18G1536 COC #:
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Organochlorine Pesticides by EPA Method 8081A - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 1806308 - LUFT-DHS GCNV

Blank (1806308-BLK1)

Prepared: 07/31/18 Analyzed: 08/01/18

Aldrin	ND	1.0	µg/kg							
alpha-BHC	ND	1.7	"							
beta-BHC	ND	1.7	"							
gamma-BHC (Lindane)	ND	1.7	"							
delta-BHC	ND	1.7	"							
Chlordane-technical	ND	3.3	"							
4,4'-DDD	ND	3.3	"							
4,4'-DDE	ND	3.3	"							
4,4'-DDT	ND	3.3	"							
Dieldrin	ND	1.0	"							
Endosulfan I	ND	1.7	"							
Endosulfan II	ND	3.3	"							
Endosulfan sulfate	ND	3.3	"							
Endrin	ND	3.3	"							
Endrin aldehyde	ND	3.3	"							
Heptachlor	ND	1.7	"							
Heptachlor epoxide	ND	1.7	"							
Methoxychlor	ND	17	"							
Mirex	ND	3.3	"							
Toxaphene	ND	20	"							
<i>Surrogate: Tetrachloro-meta-xylene</i>	7.55		"	8.33		91	46-139			
<i>Surrogate: Decachlorobiphenyl</i>	7.81		"	8.33		94	52-141			

LCS (1806308-BS1)

Prepared: 07/31/18 Analyzed: 08/01/18

Aldrin	16.3	1.0	µg/kg	16.7		98	47-132			
gamma-BHC (Lindane)	15.2	1.7	"	16.7		91	56-133			
4,4'-DDT	14.3	3.3	"	16.7		86	46-137			
Dieldrin	16.4	1.0	"	16.7		98	44-143			
Endrin	15.8	3.3	"	16.7		95	30-147			
Heptachlor	14.5	1.7	"	16.7		87	33-148			
<i>Surrogate: Tetrachloro-meta-xylene</i>	7.71		"	8.33		92	46-139			



RNC Environmental 151 Nursery St Ashland, OR 97520	Project: Voices Charter School Project Number: 1811A Project Manager: Neil O'Hara	CLS Work Order #: 18G1536 COC #:
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Organochlorine Pesticides by EPA Method 8081A - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 1806308 - LUFT-DHS GCNV

LCS (1806308-BS1)

Prepared: 07/31/18 Analyzed: 08/01/18

Surrogate: Decachlorobiphenyl	7.89		µg/kg	8.33		95	52-141			
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LCS Dup (1806308-BSD1)

Prepared: 07/31/18 Analyzed: 08/01/18

Aldrin	15.8	1.0	µg/kg	16.7		95	47-132	4	30	
gamma-BHC (Lindane)	14.6	1.7	"	16.7		88	56-133	4	30	
4,4'-DDT	13.0	3.3	"	16.7		78	46-137	9	30	
Dieldrin	15.7	1.0	"	16.7		94	44-143	4	30	
Endrin	14.8	3.3	"	16.7		89	30-147	6	30	
Heptachlor	13.9	1.7	"	16.7		84	33-148	4	30	
Surrogate: Tetrachloro-meta-xylene	7.61		"	8.33		91	46-139			
Surrogate: Decachlorobiphenyl	7.69		"	8.33		92	52-141			

Matrix Spike (1806308-MS1)

Source: 18G1536-01

Prepared: 07/31/18 Analyzed: 08/01/18

QRL-8

Aldrin	14.4	10	µg/kg	16.7	ND	87	47-138			
gamma-BHC (Lindane)	15.5	17	"	16.7	ND	93	38-144			
4,4'-DDT	14.3	33	"	16.7	ND	86	41-157			
Dieldrin	14.6	10	"	16.7	ND	88	46-155			
Endrin	14.2	33	"	16.7	ND	85	34-149			
Heptachlor	13.0	17	"	16.7	ND	78	36-155			
Surrogate: Tetrachloro-meta-xylene	19.8		"	20.8		95	46-139			
Surrogate: Decachlorobiphenyl	15.9		"	20.8		76	52-141			

Matrix Spike Dup (1806308-MSD1)

Source: 18G1536-01

Prepared: 07/31/18 Analyzed: 08/01/18

QRL-8

Aldrin	15.3	10	µg/kg	16.7	ND	92	47-138	6	35	
gamma-BHC (Lindane)	16.4	17	"	16.7	ND	98	38-144	5	35	
4,4'-DDT	13.4	33	"	16.7	ND	80	41-157	7	35	
Dieldrin	15.2	10	"	16.7	ND	91	46-155	4	35	
Endrin	14.3	33	"	16.7	ND	86	34-149	0.9	35	
Heptachlor	13.6	17	"	16.7	ND	81	36-155	4	35	
Surrogate: Tetrachloro-meta-xylene	20.7		"	20.8		99	46-139			
Surrogate: Decachlorobiphenyl	21.1		"	20.8		101	52-141			



RNC Environmental 151 Nursery St Ashland, OR 97520	Project: Voices Charter School Project Number: 1811A Project Manager: Neil O'Hara	CLS Work Order #: 18G1536 COC #:
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Notes and Definitions

- QRL-8 The extract of this sample was dark and/or oily. Therefore, the sample was analyzed with a dilution and the reporting limit was raised for all target compounds.
- QM-5 The spike recovery was outside acceptance limits for the MS and/or MSD due to matrix interference. The LCS and/or LCSD were within acceptance limits showing that the laboratory is in control and the data is acceptable.
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit (or method detection limit when specified)
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference