



global environmental solutions

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**353 PAGE STREET
SAN JOSE, CALIFORNIA**

Prepared for:

Charities Housing

Prepared by:

SLR International Corporation

January 2017

SLR Project #: 102.01738.00001

SIGNATURE PAGE

This document has been prepared by SLR International Corporation. The material and data in this report were prepared under the supervision and direction of Mohammad Bazargani, Principal.

DEFINITION

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional*, as defined in §312.10 of 40 CFR 312.

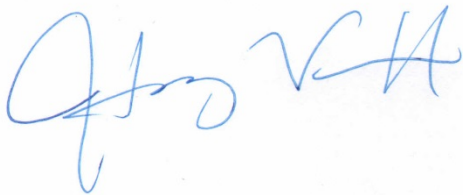
and

QUALIFICATIONS

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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The field inspection was completed by Hugo Vazquez and the report completed by Hugo Vazquez.

Environmental Professional:



Hugo Vazquez
Project Engineer

EXECUTIVE SUMMARY

SLR International Corporation (SLR) performed a Phase I Environmental Site Assessment (Phase I ESA) of an approximately 0.2 acre property located at 353 Page Street, San Jose (Subject Property).

SUBJECT PROPERTY DESCRIPTION/OPERATIONS

The Subject Property consists of an approximately 0.20 acres of land, developed a single family home, a secondary residential unit and a garages/storage unit. The single family home located on the east part of the property was divided into three separate small units or apartments that are currently rented. The secondary residential unit located on the west part of the property serves as a single family home occupied by tenants. In between these two buildings there is a garage that has been divided in to two separate storage units. The property is located in a predominately commercial and residential area in midtown in the City of San Jose, California (see Figure 1).

The Subject Property is partially fenced-in on the south boundary by a wooden fence, on the north and west property boundaries it is fenced-in by wooden fences. The Subject Property is relatively flat with no discernible sloping (See Figure 2). There is a long drive way and asphalt pavement connecting all building structures. There is a yard located at the west end of the Subject Property. A small pile of common household refuse and trash was observed near the southwest corner of the backyard.

At the time of our Subject Property visit, a small amount of house hold hazardous materials were observed ranging from small cans of paint to small containers of oil. No apparent signs of former use and storage of hazardous materials were observed on the Subject Property.

HISTORICAL USE

The earliest sources researched show that the Subject Property was predominantly developed for agricultural purposes from at least 1900's through possibly the 1920's. Based on aerial photographs and historical Sanborn maps it appears that the Subject Property was once part of a bigger lot that also encompassed the neighboring property to the north (341 Page Street). It appears that between 1915 and 1950 the lot was divided in two lots. The south lot (now 353 Page Street) was developed and the existing building structures currently present at the Subject Property were built. Due to the old age of the buildings lead-based paint is likely present. However, the Subject Property is currently paved with asphalt paving and some patches of concrete paving. During the Subject Property visit SLR observed that some areas of the asphalt and concrete pavement present cracks and holes.

Based on the sources researched it appears that previous owners of the property engaged in activities that likely required the use of hazardous materials, such as agricultural application of pesticides The Subject Property and surrounding areas were used for agricultural purposes for several decades indicated on the historic Sanborn and topographic maps. During the course of agricultural use, pesticides, such as DDT, likely were applied to crops in the normal course of farming operations. There is no indication of any uncontrolled release of pesticides to the Subject Property. Given the history of the Subject Property, the age of the building structures, and if a higher degree of comfort is desired, consideration should be given to collect soil

samples from underneath the Subject Property to evaluate if potential historic impacts to the Subject Property has occurred.

REGULATORY REVIEW

The Subject Property was not listed on the available environmental databases.

CONCLUSIONS

SLR has performed a Phase I ESA of the Subject Property located at 353 Page Street, San Jose, California. The Phase I ESA was performed in general conformance with the scope and limitations of ASTM Practice E 1527-13. Exceptions to, or deletions from, this practice are described in Section 5.0 of this report.

Recognized Environmental Conditions

The past uses of the Subject Property have been identified as RECs. These past uses may have been associated with hazardous materials that may have impacted the Subject Property. Past uses of the Subject Property include:

- *Former Agricultural Use* - The potential presence of chemical pesticides and/or insecticides may be present in the soil at the Subject Property and is considered a REC. SLR recommends testing soil for potential pesticide and insecticide contamination. Soil sampling and analyses should be performed to evaluate potential residual pesticide and insecticide concentrations, if any, prior to Subject Property redevelopment.
- *Lead-Based Paint* – Due to the age of the buildings, lead-based paint is likely present. If lead-based paint on building materials is peeling, flaking or blistered, it should be removed from the structures prior to demolition. Any lead-based paint not securely adhered to the structures must be managed and appropriately disposed as a separate waste stream. The Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations (CCR) 1532.1 requirements must be followed during demolition activities. Soil sampling and analyses should be performed to evaluate potential existence of lead concentrations around building structures, if any, prior to Subject Property redevelopment.

Given the history of the Subject Property, the age of the building structures, the unknown date of payment and if a higher degree of comfort is desired, consideration should be given to collect soil samples from underneath the Subject Property to evaluate if potential historic impacts to the Subject Property have occurred.

Historical Recognized Environmental Conditions

This assessment has revealed no evidence of *historical recognized environmental conditions* (HRECs).

Controlled Recognized Environmental Conditions

This assessment has revealed no evidence of *controlled recognized environmental conditions* (CRECs).

Significant Data Gaps

During the performance of this assessment, no significant data gaps were identified.

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1. INTRODUCTION

1.1 PROJECT INFORMATION

Client (User) Information:

Charities Housing Development Corporation
1400 Parkmoor Ave, Ste 190
San Jose, CA 95126

Consultant Information:

SLR International Corporation
110 – 11th Street, 2nd Floor
Oakland, CA 94607

Client Contact:

Name: Kathy Robinson
Phone: 408-550-8300
Email: krobinson@charitieshousing.org

Project Manager:

Name: Mohammad Bazargani
Phone: 510-384-2680
Email: mbazargani@slrconsulting.com

Site Information:

353 Page Street
San Jose, CA

Inspection Date: 01/17/2017**Interview Date:** 01/17/2017**Records Date:** Presented within Appendix C**County:** Santa Clara County**Lat/Long:** 37.192100/121.545739**Assessor:** Hugo Vazquez**Environmental Professional:** Hugo Vazquez

1.2 OBJECTIVE

The objective of this Phase I ESA is to identify, to the extent feasible pursuant to the processes outlined in the scope of work, *recognized environmental conditions* (RECs), *historical environmental conditions* (HRECs), or *controlled recognized environmental conditions* (CRECs) as defined by the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13 (ASTM E1527) for the Subject Property.

The ASTM Practice defines a REC as:

“...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release. De minimis conditions are not recognized environmental conditions.”

De minimis conditions are defined as “conditions that generally do not present a threat to human health or the environment and that generally would not be subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

The ASTM Practice defines a HREC as:

“...a past release of any hazardous substances or petroleum products that have occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls...”

The ASTM Practice defines a CREC as:

“...a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls...)”

1.3 PURPOSE

Typically the purpose of a Phase I ESA is to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability.

This assessment is intended to constitute all appropriate inquiries into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice, as defined in 42 U.S.C. §9601(35) (B) of CERCLA.

1.4 SCOPE OF WORK, SIGNIFICANT ASSUMPTIONS, TERMS AND CONDITIONS

The scope of work, significant assumptions, and terms and conditions applicable to this Phase I ESA are identified in the following documents:

- ✓ SLR’s Professional Service Agreement dated January 05, 2017

1.5 RELIANCE

This report was prepared for the exclusive use of the following:

- Charities Housing Development

No other entity may rely on the information presented in the report without the express written consent of SLR International Corporation. Any use of this Phase I ESA report constitutes acceptance of the terms and conditions under which it was prepared. SLR International Corporation’s liability extends only to the above named and not to any other parties who may obtain the Phase I ESA report.

1.6 USER PROVIDED INFORMATION

Prior to initiating the Subject Property reconnaissance SLR requested the following information from the User of this ESA report:

User-Provided Information	Findings
Information on environmental liens on the Subject Property:	Not provided.
Information on Subject Property activity and use limitations (AULs):	Not provided.

User-Provided Information	Findings
Specialized knowledge or experience of the User that is material to RECs in connection with the Subject Property:	Not provided.
Knowledge that Subject Property purchase/sale price is significantly lower than market value:	Not provided.
Commonly known or reasonably ascertainable information about the Subject Property material to RECs:	Not provided.
Reason why the User wants to have the Phase I ESA performed:	To evaluate the property for the presence of RECs in association with potential business transaction.

1.7 PRIOR REPORTS

No previous Phase I ESA or other relevant investigative reports pertinent to the Subject Property were provided to SLR.

2. SUBJECT PROPERTY AND SURROUNDING AREA RECONNAISSANCE

Mr. Hugo Vazquez of SLR International performed Subject Property reconnaissance activities on January 17, 2017. Access to the Subject Property was provided by Ms. Kathy Robinson, Director of Housing Development, Charities Housing. The weather-related conditions at the time of the Subject Property visit were slightly overcast and approximately 50 degrees Fahrenheit.

2.1 METHODOLOGY

SLR utilized the following methodology to observe the Subject Property:

- Traverse the outer Subject Property boundary.
- Traverse transects across the Subject Property.
- Traverse the periphery of all structures on the Subject Property.
- Visually observe accessible interior areas expected to be used by occupants or the public, maintenance and repair areas, utility areas, and a representative sample of occupied spaces.

2.2 RESTRICTIONS

Restriction Type	Comments
Weather-related restrictions:	None
Facility access restrictions:	None
Client-related restrictions:	None

2.3 GENERAL DESCRIPTION

2.3.1 SUBJECT PROPERTY AND AREA DESCRIPTION

The Subject Property consists of an approximately 0.20 acres of land, developed a single family home, a secondary residential unit and a garages/storage unit. The single family home located on the east part of the property was divided into three separate small units or apartments that are currently rented. The secondary residential unit located on the west part of the property serves as a single family home occupied by tenants. In between these two buildings there is a garage that has been divided in to two separate storage units. The property is located in a predominately commercial and residential area in midtown in the City of San Jose, California (see Figure 1).

The Subject Property is partially fenced-in on the south boundary by a wooden fence, on the north and west property boundaries it is fenced-in by wooden fences. The Subject Property is relatively flat with no discernible sloping (See Figure 2). There is a long drive way and asphalt pavement connecting all building structures. There is a yard located at the west end of the Subject Property. A small pile of common household refuse and trash was observed near the southwest corner of the backyard.

At the time of our Subject Property visit, a small amount of house hold hazardous materials were observed ranging from small cans of paint to small containers of oil. No apparent signs of former use and storage of hazardous materials were observed on the Subject Property.

Estimated % of Subject Property covered by Buildings and/or pavement:	85%
Observed evidence of past Subject Property use(s):	Property appears to have always had the same use.
Sewage disposal method:	Municipal sanitary sewer provided by City of San Jose
Electric utility:	Pacific Gas and Electric
Natural Gas:	Pacific Gas and Electric
Potable Water:	Santa Clara Valley Water District
Solid Waste	Waste Management

2.4 SUBJECT PROPERTY RECONNAISSANCE OBSERVATIONS

SLR made the following observations during the reconnaissance as described in Section 2.1:

Observation	Description
Roads or paths with no apparent outlet observed on the Subject Property or adjacent roadways, alleyways, or easements:	Most of the property is paved (asphalt), consisting of a long driveway and asphalt paving connecting all structures.
Standing water:	None observed.
On-site pits, ponds, or lagoons:	None observed
Stained soil or pavement:	Small oil stain located near the garage structure.
Stressed vegetation:	None observed
Cuts or markings in pavement areas or parking areas that could indicate the former or current presence of USTs or other buried structures:	None observed
Concrete structures that could indicate the location of former UST dispensers:	None observed
On Subject Property solid waste disposal including land filling, dumping, disturbed soils, or direct burial activities:	None observed
Wastewater:	None observed
Stormwater drains and conveyance:	Stormwater flows via roof gutters and pavement sheet flow to the east part of the property where street storm drain is located.
Water wells including monitoring	None observed

Observation	Description
wells:	
Septic systems:	None observed or reported
Drum rings, i.e. circular depressions in asphalt or soil that indicated the former storage or presence of drums:	None observed
Onsite railroad tracks or spurs:	None observed.
Emergency generators:	None observed or reported
Heating/cooling method:	Gas/electrical
Stains or corrosion:	None observed
Floor drains and sumps:	None observed
Basements and/or subsurface vaults:	None observed
Paint booths or spray rigs:	Not applicable

2.5 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS, & OTHER WASTE MATERIALS

At the time of the Subject Property visit a small amount of house hold hazardous materials were observed ranging from small cans of paint to small containers of oil. A small pile of common household refuse and trash was observed near the southwestern corner of the property

2.6 UNDERGROUND STORAGE TANKS/ ABOVEGROUND STORAGE TANKS

Reportedly the Subject Property currently contains no above-ground nor underground storage tanks.

2.7 WASTE STREAMS

The waste generated at the property is common residential house hold waste, waste pick up is provided by Waste Management.

2.8 POLYCHLORINATED BIPHENOLS (PCBS)

All electrical power appears to be underground; no aboveground, pole-mounted transformers were observed.

2.9 ADJOINING PROPERTIES

2.9.1 CURRENT USES OF ADJOINING PROPERTIES

North:	Residential
South:	Residential

East:	Residential
West:	Residential

2.9.2 OBSERVED EVIDENCE OF PAST USES OF ADJOINING PROPERTIES

There was no obvious evidence that the past uses of adjoining properties were significantly different than current operations and uses.

2.9.3 PITS, PONDS, OR LAGOONS ON ADJOINING PROPERTIES

No pits, ponds, or lagoons were observed on adjoining properties.

2.9.4 OBSERVED PHYSICAL SETTING

Topography of the Subject Property and surrounding area:	The topography of the Subject Property is relatively flat with a gentle slope to the east.
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3. RECORDS REVIEW

3.1 FEDERAL/STATE ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from a third-party environmental database search firm, Environmental Data Resources, Inc (EDR). A complete copy of the database report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix C. The following is a summary of the results of the environmental database search. A list of acronyms used in the following table is provided in Appendix C.

Standard Records

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (miles)</u>	<u><1/8</u>	<u>1/8-1/4</u>	<u>1/4-1/2</u>	<u>1/2-1</u>	<u>>1</u>	<u>Total</u>
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		0.001	0	0	NR	NR	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FEDERAL FACILITY		0.500	0	0	0	NR	NR	0
SEMS		0.500	0	0	0	NR	NR	0
SEMS-ARCHIVE		0.500	0	0	0	NR	NR	0
CORRACTS		0.500	0	0	0	NR	NR	0
RCRA-TSDF		0.500	0	0	0	NR	NR	0
RCRA-LQG		0.250	1	0	NR	NR	NR	1
RCRA-SQG		0.250	3	3	NR	NR	NR	3
RCRA-CESQG		0.250	0	1	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
ERNS RESPONSE	TP		NR	NR	NR	NR	NR	0
ENVIROSTOR		1.000	1	0	0	0	NR	1
ENVIROSTOR		1.000	2	1	1	8	NR	12
SWF/LF		0.500	0	0	0	NR	NR	0
LUST		0.500	1	3	11	NR	NR	15
INDIAN LUST		0.500	0	0	0	NR	NR	0
SLIC		0.500	2	0	2	NR	NR	4
FEMA UST		0.250	0	0	NR	NR	NR	0
UST		0.250	0	0	NR	NR	NR	6
AST		0.250	0	0	NR	NR	NR	0

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (miles)</u>	<u><1/8</u>	<u>1/8-1/4</u>	<u>1/4-1/2</u>	<u>1/2-1</u>	<u>>1</u>	<u>Total</u>
INDIAN UST		0.250	0	0	NR	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	1	NR	1
BROWNFIELDS		0.500	0	0	0	NR	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
HAULERS		0.001	0	0	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
IHS OPEN DUMPS		0.500	0	0	0	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
CDL		0.001	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
US CDL		0.001	0	0	NR	NR	NR	0

Notes: TP = Target Property, NR = Not Requested at this Search Distance. Sites may be listed in more than one database.

3.1.1 LISTINGS FOR SUBJECT PROPERTY

The Subject Property was not identified in any of the listings available for research.

3.1.2 LISTINGS FOR NEARBY SITES WITH POTENTIAL TO IMPACT THE SUBJECT PROPERTY

Listed Facility Name/Address	Database Listing	Distance/Direction from Subject Property	REC? (Yes or No)
Piazza, Joseph & Charlott 1464 W San Carlos Street San Jose, CA	HIST CORTESE	171 ft to the north west.	No
Perfection Transmission 1470 W San Carlos Street San Jose, CA	EDR HIST Auto Stations, CUPA Santa Clara	204 ft to the north west.	No
Perfection Transmission	EDR HIST Auto	256 ft to the north	No

Listed Facility Name/Address	Database Listing	Distance/Direction from Subject Property	REC? (Yes or No)
1478 W San Carlos Street San Jose, CA	Stations	west.	

3.2 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

SLR contacted the following sources to request information pertaining to the Subject Property use and/or indicative of RECs in connection with the Subject Property or adjoining properties. The files requested and/or the sources contacted were used in this evaluation and where applicable to document the validity of information found in the regulatory agency database search summarized above as it relates to the Subject Property and adjoining properties.

Agency Name	Finding
Santa Clara Department of Public Health	
Santa Clara County Department of Public Health (SCCDPH) 976 Lenzen Avenue San Jose, California 95126	SLR submitted a written Freedom of Information Act (FOIA) request to the Santa Clara County Department of Public Health. The SCCDPH responded that no records were found and available pertinent to the Subject Property.
San Jose Fire Department	
San Jose Fire Department 1661 Senter Road San Jose, CA 95112	SLR submitted a written Freedom of Information Act (FOIA) request to the City of San Jose Fire Department. The SJFD responded that no records were found and available pertinent to the Subject Property
City of San Jose Building Department (SJBD)	
City of San Jose Building Department (SJBD) 200 E Santa Clara Street San Jose, CA 95113	SLR submitted a written Freedom of Information Act (FOIA) request to the City of San Jose Building Department on January 10, 2017. The SJBD responded that no records were found and available pertinent to the Subject Property.

3.3 HISTORICAL RECORDS

SLR obtained and reviewed historical information from a 3rd party database firm (EDR). Documentation for this Section is provided in Appendix C.

3.3.1 SUBJECT PROPERTY BACKGROUND AND OPERATING HISTORY

The earliest sources researched show that the Subject Property was predominantly developed for agricultural purposes from at least 1900's through possibly the 1920's. Based on aerial photographs and historical Sanborn maps it appears that the Subject Property was once part of a bigger lot that also encompassed the neighboring property to the north (341 Page Street). It appears that between 1915 and 1950 the lot was divided in two lots. The south lot (now 353 Page Street) was developed and the existing building structures currently present at the Subject Property were built. Due to the old age of the buildings lead-based paint is likely present. However, the Subject Property is currently paved with asphalt paving and some patches of

concrete paving. During the Subject Property visit SLR observed that some areas of the asphalt and concrete pavement present cracks and holes.

Based on the sources researched it appears that previous owners of the property engaged in activities that likely required the use of hazardous materials, such as agricultural application of pesticides. The Subject Property and surrounding areas were used for agricultural purposes for several decades indicated on the historic Sanborn and topographic maps. During the course of agricultural use, pesticides, such as DDT, likely were applied to crops in the normal course of farming operations. There is no indication of any uncontrolled release of pesticides to the Subject Property. Given the history of the Subject Property, the age of the building structures, and if a higher degree of comfort is desired, consideration should be given to collect soil samples from underneath the Subject Property to evaluate if potential historic impacts to the Subject Property has occurred.

3.3.2 RECORDED LAND TITLE RECORDS

Land title records and deeds were not provided by the User.

3.3.3 AERIAL PHOTOGRAPHS

Year	Observations: Subject Property and Adjoining Properties
1939 1948	Subject Property appears to be developed with same existing building structures as of today. Surrounding areas mostly developed as residential areas and farmland to the south.
1950 1956	No visible change in Subject Property can be observed. Surrounding areas appears to increased developed as of developed land to the north and southwest of Subject Property.
1963 1968	No visible change in Subject Property can be observed. Surrounding areas appears to increased developed as of developed land to the south of Subject Property.
1974 1982	No visible change in Subject Property can be observed. Surrounding areas, mostly all areas appear developed and highway 280 can be seen to the south of Subject Property
1993 1998	The Subject Property and surrounding area appears in its current configuration.
2005 2006	The Subject Property and surrounding area appears in its current configuration.
2009 2010	The Subject Property and surrounding area appears in its current configuration.
2012	The Subject Property and surrounding area appears in its current configuration.

Aerial photographs were provided by the EDR-Aerial Photo Decade Package, EDR Inquiry No. 4823302.9, dated January 09, 2017.

3.3.4 CITY DIRECTORIES

Property	Listed Sites
Subject Property:	353 Page Street – Kleven H O (1945), Del Conte JL (1950), Sampson Margaret (1955), Tribulato Angelo P (1960), Van Fossen David (1966), Martinez Manuel (1970), Chateau J (1975-1980), Mc Cones James (1985), Boger Leo (2000-

Property	Listed Sites
	2006)
Adjoining or Nearby Properties:	1464 W San Carlos Street. –Newskool Tarroo Studios (2010). 1470 W San Carlos Street – Wergin Bros Body & Fender Works (1957), A1 Body & Paint Shop (1963), Perfection Transmissions(1975), Dean Lee Auto (1985–1991), Robles Auto (2006–2013)

City directories were provided by the EDR-City Directory Abstract, EDR Inquiry No. 4823302.5, dated January 09, 2017.

3.3.5 HISTORICAL FIRE INSURANCE MAPS

Historical fire insurance maps were provided by the EDR-Certified Sanborn Map Report, EDR Inquiry No. 4823302.4 dated January 09, 2017.

3.3.6 HISTORICAL TOPOGRAPHIC MAPS

Year	Observations, Subject Property and Adjoining Properties
1889, 1897, 1899	Subject Property appears to be undeveloped surrounded by sparsely developed, rural areas.
1955	Subject Property appears to be developed as well as surrounding areas.
1961, 1968	Subject Property appears as in 1955 topographic map, 880 high way is visible to the west and north west of Subject Property.
1973 2012	The Subject Property and surrounding area appears in its current configuration.

Historical topographic maps were provided by the EDR-Historical Topographic Map report, EDR Inquiry No. 4823302.5, dated January 09, 2017..

3.3.7 OTHER HISTORICAL SOURCES

No other historical sources were consulted during the course of this investigation.

3.4 PHYSICAL SETTING

Topography:	The Subject Property is located near the center of the City of San Jose at an elevation ranging from approximately 110 to 120 feet above mean sea level. Topography of the Subject Property slopes gently to the east.
Soil/Bedrock Data:	According to the U.S. Geological Survey data, the Subject Property is underlain by soils classified as BOTELLA consisting of near-surface clayey loam, underlain by silty and sandy loamy soils with moderate hydraulic infiltration rates. Depth to bedrock is in excess of 1,300 feet below surface. The water table is reported at a depth of approximately 47 feet below ground surface.
Estimated Depth to Groundwater/ Direction of Gradient:	Based on regional topography, groundwater gradient beneath the Subject Property is expected to generally flow northeast, toward the San Francisco Bay. Based on Federal and State well information, the water table is reported at a depth of approximately 47 feet below ground surface.

4. INTERVIEWS

4.1 FINDINGS FROM INTERVIEWS

Name, Title:	Agent for owner (Subject Property Manager)
Current Use of Subject Property:	Residential
Past Use(s) of Subject Property:	No Knowledge
Current Use of Surrounding Properties:	Residential
Past Use(s) of Surrounding Properties:	No Knowledge
Current or Past Hazardous/Petroleum Material Use, Storage, Disposal:	No Knowledge
Current or Past Regulatory Action(s):	No Knowledge
Past Releases of Hazardous/Petroleum Materials on the Property:	No Knowledge
Other Environmental Information (Permits, etc.):	Permits are not required for the property.

4.2 REQUIRED QUESTIONS

Interview Questions	User	Owner/Operator Response
Litigation Relevant to Hazardous Substances or Petroleum Products in, on, or from the Subject Property.	No Knowledge	No Knowledge
Administrative Proceedings Relevant to Hazardous Substances or Petroleum Products in, on, or from Subject Property.	No Knowledge	No Knowledge
Notices From Any Governmental Entity Regarding Possible Violations of Environmental Laws or Possible Liability Relating to Hazardous Substances.	No Knowledge	No Knowledge

5. SIGNIFICANT DATA GAPS

Data gaps are a lack of or inability to obtain information required by the ASTM E1527 Practice despite good faith efforts by the *environmental professional* to gather such information. Data gaps may result from incompleteness in any of the activities required in the Practice, including, but not limited to, the Subject Property reconnaissance, records review, or interviews. The presence of a data gap may or may not present a REC due to the possibility that a REC could be discovered if the missing information is obtained.

During the performance of this assessment, no significant data gaps were identified.

6. CONCLUSIONS

SLR has performed a Phase I ESA of the Subject Property located at 353 Page Street located in San Jose, California. The Phase I ESA was performed in general conformance with the scope and limitations of ASTM Practice E 1527-13. Exceptions to, or deletions from, this practice are described in Section 5.0 of this report.

Recognized Environmental Conditions

SLR's assessment revealed the following evidence that can be classified as a REC or a HREC associated with the Subject Property:

- The past uses of the Subject Property have been identified as RECs. These past uses may have been associated with hazardous materials that may have impacted the Subject Property. Past uses of the Subject Property include:
 - *Former Agricultural Use* - The potential presence of chemical pesticides and/or insecticides may be present in the soil at the Subject Property and is considered a REC. SLR recommends testing soil for potential pesticide and insecticide contamination. Soil sampling and analyses should be performed to evaluate potential residual pesticide and insecticide concentrations, if any, prior to Subject Property redevelopment.
 - *Lead-Based Paint* – Due to the age of the buildings, lead-based paint is likely present. If lead-based paint on building materials is peeling, flaking or blistered, it should be removed from the structures prior to demolition. Any lead-based paint not securely adhered to the structures must be managed and appropriately disposed as a separate waste stream. The Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations (CCR) 1532.1 requirements must be followed during demolition activities. Soil sampling and analyses should be performed to evaluate potential existence of lead concentrations around building structures, if any, prior to Subject Property redevelopment.

Given the history of the Subject Property, the age of the building structures, unknown date of payment and if a higher degree of comfort is desired, consideration should be given to collect soil samples from underneath the Subject Property to evaluate if potential historic impacts to the Subject Property have occurred.

Historical Recognized Environmental Conditions

This assessment has revealed no evidence of *historical recognized environmental conditions* (HRECs).

Controlled Recognized Environmental Conditions

This assessment has revealed no evidence of *controlled recognized environmental conditions* (CRECs).

Significant Data Gaps

During the performance of this assessment, no significant data gaps were identified.

APPENDIX A

FIGURES

APPENDIX B
SITE PHOTOGRAPHS

APPENDIX C

DATABASE INFORMATION

APPENDIX D

LIMITATIONS

APPENDIX D STATEMENT OF LIMITATIONS

The conclusions presented in this report are professional opinions based on data described in this report. These opinions have been arrived at in accordance with currently accepted environmental industry standards and practices applicable to the work described in this report. The opinions presented are subject to the following inherent limitations:

1. This report was prepared for the exclusive use of the entity referenced in Section 1.6. SLR has no liability for this report and its contents to any other entity.
2. This Phase I ESA report is subject to the terms and conditions in the SLR proposal referenced in Section 1.4 and in the contract between SLR and its client under which the work was performed. Any use of the Phase I report constitutes acceptance of the limits of SLR's liability specified in the contract. SLR's liability extends only to its client and not to any other parties who may obtain the Phase I report.
3. SLR derived the data in this report primarily from visual inspections, examination of records in the public domain, and interviews with individuals having information about the *Subject Property*. The passage of time, manifestation of latent conditions, or occurrence of future events may require further study at the *Subject Property*, analysis of the data, and reevaluation of the findings, observations, and conclusions in the report.
4. The data reported and the findings, observations, and conclusions expressed in the report are limited by the scope of work. The scope of work is presented in Section 1.4 and was agreed to by the client.
5. SLR's Phase I ESA reports present professional opinions and findings of a scientific and technical nature. The report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of federal, state, or local governmental agencies.
6. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, *Subject Property* location, and project indicated. This report is not a definitive study of contamination at the *Subject Property* and should not be interpreted as such. An evaluation of subsurface soil and groundwater conditions was not performed as part of this investigation, unless indicated in Section 1.4. No sampling or chemical analyses of structural materials or other media was completed as part of this study unless explicitly stated in Section 1.4.
7. This report is based, in part, on unverified information supplied to SLR by third-party sources. While efforts have been made to substantiate this third-party information, SLR cannot guarantee its completeness or accuracy.

APPENDIX E
QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL