



AEI Consultants

Environmental & Engineering Services

August 23, 2013

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Identification:

6640 Holsclaw Road
Gilroy, Santa Clara County, California 95020

AEI Project No. 321706

Prepared for:

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PROJECT SUMMARY

6640 Holsclaw Road, Gilroy, Santa Clara County, California

Report Section		No Further Action	REC	HREC	BER	Recommended Action
2.1	Current use of subject property	X			X	
2.2	Adjoining property information	X				
3.1	Historical Summary	X			X	
4.0	Regulatory Agency Records Review	X				
5.0	Regulatory Database Records Review	X				
6.3	Previous Reports	X			X	
7.0	Site Inspection and Reconnaissance				X	Utilization of secondary containment for all on-site hazardous materials
7.2.1	Asbestos-Containing Materials	X			X	
7.2.2	Lead-Based Paint	X			X	
7.2.3	Radon	X				
7.2.4	Lead in Drinking Water	X				
7.2.5	Mold	X				

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Harris Moran Seed Company to conduct a Phase I Environmental Site Assessment (ESA), in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 6640 Holsclaw Road in the City of Gilroy, Santa Clara County, California. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

PROPERTY DESCRIPTION

The subject property, which consists of agricultural land used for seed production, is located on the north side of Holsclaw Road in a mixed residential and agricultural area of Gilroy, California. The property totals approximately 22.45 acres and is improved with a single-story, slab-on-grade barn totaling approximately 2,850 square feet. The subject property is currently occupied by Shamrock Seed Company. On-site operations include agricultural production, seed research, and office uses. In addition to the subject property building, the property is improved with a trailer, a canopy area to the northeast of the barn, several greenhouses, gravel parking areas, and associated landscaping. The remainder of the property is developed with conventional agricultural row crop fields of lettuce and various melons.

During the site reconnaissance, hazardous materials consisting of various herbicides and pesticides, oil/fuel drums, diesel fuel, and hydraulic oil were observed in connection with the agricultural operations on the subject property. No environmental concerns associated with the storage and/or use of these materials were noted during the site reconnaissance or during the review of regulatory records. Please refer to Section 7.1 for additional information.

The subject property has been developed with the current improvements since at least 2006. The subject property has been used for agricultural and residential purposes from at least 1917 to 2000, and has been used for agricultural production and seed research since 2000.

The subject property was not identified in the regulatory database.

The immediately surrounding properties consist of the following:

Direction from Site	Address-Tenant/Use
North	Agricultural land (APN 841-49-017)
Northeast	Residence and agricultural land (6659 Furlong Avenue) Agricultural land (APN 841-49-015)
Southeast	Residence and agricultural land (6600 Holsclaw Road) Residences and agricultural land (1845 Pacheco Pass Highway) Residences and agricultural land (1855 Pacheco Pass Highway)
Southwest	Holsclaw Road, followed by a residence (6655 Holsclaw Road)
Northwest	Residence and agricultural land (6650 Holsclaw Road)

The adjacent sites were not identified in the regulatory database.

Based upon groundwater data obtained for the release site at 1351 Pacheco Pass Highway, approximately 0.22 mile west of the subject property (obtained from the Regional Water Quality

Control Board's online Geotracker database), the direction of groundwater flow beneath the subject property is inferred to be to the southeast and presumed to be present at an estimated depth of 22 feet below ground surface (bgs).

FINDINGS

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. AEI's assessment has revealed the following RECs associated with the subject property or nearby properties:

- No on-site RECs were identified during the course of this assessment.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's assessment has revealed the following HRECs associated with the subject property or nearby properties:

- No on-site HRECs were identified during the course of this assessment.

De Minimis Environmental Conditions include environmental concerns identified by AEI that warrant discussion but do not qualify as RECs, as defined by the ASTM Standard Practice E1527-05. AEI's assessment has revealed the following de minimis environmental conditions associated with the subject property or nearby properties:

- No on-site de minimis environmental conditions were identified during the course of this assessment.

Business Environmental Risks (BERs) include risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the subject property, not necessarily limited to those environmental issues required to be investigated in the standard ASTM scope. BERs may affect the liabilities and financial obligations of the client, the health & safety of site occupants, and the value and marketability of the subject property. AEI's assessment has revealed the following BERs associated with the subject property or nearby properties:

- The subject property is currently and has historically been used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, used onsite have impacted the subject property.

At the request of the Client, AEI performed a concurrent Limited Phase II Investigation. Three soil samples were collected, which were then composited into one soil sample, to assess the soils due to the historical and current agricultural use of the subject property. Additionally, one water sample was collected from each of the two subject property irrigation wells. AEI's investigation detected the pesticide dieldrin and the metal arsenic in the soil sample above Environmental Screening Levels (ESLs); and detected dissolved

copper in one water sample above the Drinking Water Final ESL (yet below the Drinking Water Toxicity ESL).

Based on the planned continued use of the subject property for agricultural production, no further investigation is likely warranted at this time. Comprehensive soil sampling would be recommended prior to any redevelopment of the subject property.

- Due to the age of the subject property barn, there is a potential that asbestos-containing materials (ACMs) are present. All observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to Asbestos Hazard Emergency Response Act (AHERA) sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs.
- Due to the age of the subject property barn, there is a potential that lead-based paint (LBP) is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to lead-based paint in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing *any amount* of lead may be subject to certain requirements of the Occupational Safety and Health Administration (OSHA) lead standard contained in 29 CFR 1910.1025 and 1926.62.
- During AEI's site reconnaissance, AEI observed several containers ranging from one liter to five gallons of liquid herbicides and pesticides, and several 50 pound sacks of various herbicides and pesticides. The liquid herbicides and pesticides were stored within a flammable materials cabinet under the canopy area of the subject property. The 50 pound sacks of herbicides and pesticides were also stored within the canopy area of the subject property, however no secondary containment was provided. No drains or other subsurface conduits were observed in the vicinity of these materials. Based on these observations, the presence of these materials is not expected to represent a significant environmental concern; however, as a best management practice, secondary containment should be utilized for all on-site hazardous materials.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment for the property located at 6640 Holsclaw Road in the City of Gilroy, Santa Clara County, California, in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of RECs in connection with the property. AEI recommends no further investigations for the subject property at this time.

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1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) performed in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 6640 Holsclaw Road in the City of Gilroy, Santa Clara County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

1.1 SCOPE OF WORK

The purpose of the Phase I Environmental Site Assessment is to assist the client in identifying potential environmental liabilities associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the Phase I Environmental Site Assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

1.2 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI Consultants in this report. AEI Consultants relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI Consultants has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey topographic maps. AEI Consultants assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.3 LIMITATIONS

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI Consultants makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-05.

If requested by the client, these non-scope issues are discussed in Section 7.2. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). ASTM Standard Practice E1527-05 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

- 1) 42 U.S.C § 9601(35)(B), referenced in the ASTM Standard Practice E1527-05.
- 2) Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
- 3) 42 U.S.C. 9601(40) and 42 U.S.C. 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted

procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

1.4 LIMITING CONDITIONS

The performance of this Phase I Environmental Site Assessment was limited by the following conditions:

- Due to the size of the subject property, AEI performed a site reconnaissance of the property utilizing a field technique of traversing the site in an attempt to provide an overlapping field of view. Due to the size of the property and the vegetation present onsite, isolated areas of the site may have not been accessible for direct observation during AEI's site reconnaissance.
- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this investigation.

1.5 DATA GAPS AND DATA FAILURE

According to ASTM E1527-05, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information.

Data failure is one type of data gap. According to ASTM E1527-05 "data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier.

The following data gap was identified during the course of this assessment:

Data Gap:	The earliest historical resource obtained during this investigation was a topographic map from 1917 which depicted two structures on the subject property. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure.			
Does this data gap affect the EP's ability to identify RECs?		Yes	No	X
Rationale	The structures depicted in the 1917 topographic map are presumably for agricultural or residential purposes. Thus, it is assumed that prior to 1917 the subject property would have been used for agricultural and/or residential purposes, if not undeveloped. Therefore, this data gap is not expected to significantly alter the findings of this assessment.			
Information/ sources consulted	Historical topographic map			

1.6 RELIANCE

All reports, both verbal and written, are for the benefit of Harris Moran Seed Company. This report has no other purpose and may not be relied upon by any other person or entity without

the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's Proposal and Standard Terms & Conditions executed by Harris Moran Seed Company on July 17, 2013. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

The subject property, which consists of agricultural land used for seed production, is located on the north side of Holsclaw Road in a mixed residential and agricultural area of Gilroy, California. The property totals approximately 22.45 acres and is improved with a single-story, slab-on-grade barn totaling approximately 2,850 square feet. The subject property is currently occupied by Shamrock Seed Company. On-site operations include agricultural production, seed research, and office uses. In addition to the subject property building, the property is improved with a trailer, a canopy area to the northeast of the barn, several greenhouses, gravel parking areas, and associated landscaping. The remainder of the property is developed with conventional agricultural row crop fields of lettuce and various melons.

The subject property was not identified in the regulatory database.

The Assessor's Parcel Number (APN) for the subject property is 841-49-002. According to Mr. David Griffin, part owner of the subject property, heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas & Electric (PG&E). Two on-site wells are used only for agricultural purposes. Bottled water is provided for the subject property workers. There are no known current on-site septic systems; sewage disposal is provided by municipal services. The former residence on the subject property was believed to have operated a septic tank; however, the tank is no longer in use and the location of the tank is unknown.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

2.2 SITE AND VICINITY CHARACTERISTICS

The immediately surrounding properties consist of the following:

Direction from Site	Address-Tenant/Use
North	Agricultural land (APN 841-49-017)
Northeast	Residence and agricultural land (6659 Furlong Avenue) Agricultural land (APN 841-49-015)
Southeast	Residence and agricultural land (6600 Holsclaw Road) Residences and agricultural land (1845 Pacheco Pass Highway) Residences and agricultural land (1855 Pacheco Pass Highway)
Southwest	Holsclaw Road, followed by a residence (6655 Holsclaw Road)
Northwest	Residence and agricultural land (6650 Holsclaw Road)

The adjacent sites were not identified in the regulatory database.

2.3 PHYSICAL SETTING

Geology: According to information obtained from the United States Geological Survey (USGS), the area surrounding the subject property is underlain by basin deposits of the Holocene-era. Based on a review of the United States Department of Agriculture (USDA) Soil Survey for the area of the subject property, the soils in the vicinity of the subject property are characterized as very fine silty clay.

USGS Topographic Map:	Gilroy, California Quadrangle
Nearest surface water to subject property :	Llagas Creek/0.16 Mile West
Gradient Direction/Source:	Southeast/Groundwater data for 1351 Pacheco Pass Highway*
Estimated Depth to Groundwater/Source:	22 feet bgs/ Groundwater data for 1351 Pacheco Pass Highway*

*Obtained from the RWQCB's online Geotracker database

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

3.1 HISTORICAL SUMMARY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-05 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historic city directories, Sanborn fire insurance maps and agency records is as follows:

Date Range	Subject Property Description/Use	Source(s)
1917-2006	Residential dwelling, agricultural land, and associated structures	Aerial photographs, Building Records, Interviews
2006-present	Agricultural land and associated structures	Aerial photographs, Building Records, Interviews

According to historical sources, the subject property has been developed with the current improvements since 2006. The subject property has been used for agricultural and residential purposes from at least 1917 to 2000, and has been used for agricultural production and seed research since 2000.

The subject property is currently and has historically been used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, used onsite have impacted the subject property. At the request of the property owner, AEI conducted a concurrent limited subsurface investigation. Refer to Section 6.3 for further discussion. Based on the planned continued use of the subject property for agricultural production, no further investigation is likely warranted at this time. Comprehensive soil sampling would be recommended prior to any redevelopment of the subject property.

If available, copies of historical sources are provided in the report appendices.

3.2 AERIAL PHOTOGRAPH REVIEW

AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date(s)	Scale	Subject Property Description	Surrounding Area Descriptions
1939	1"=500'	Developed for agricultural use; the current barn is present. A residence is present on the southwest portion of the property, and a garage is present to the southwest of the barn.	North: Agricultural land Northeast: Residence and agricultural land Southeast: Residences and agricultural land Southwest: Holsclaw Road, followed by agricultural land Northwest: Residence and agricultural land
1956 1968	1"=500'	No significant changes	No significant changes

1974	1"=500'	No significant changes Detailed observation of site improvements was not possible due to poor image quality.	North: No significant changes Northeast: No significant changes Southeast: No significant changes Southwest: Holsclaw Road, followed by vacant land Northwest: No significant changes Detailed observation of site improvements was not possible due to poor image quality.
1982	1"=500'	No significant changes	North: No significant changes Northeast: No significant changes Southeast: No significant changes Southwest: Holsclaw Road, followed by a residence Northwest: No significant changes
1993 1999 2005	1"=500'	No significant changes	No significant changes
2010	1"=500'	Subject property appears with current improvements	No significant changes
2012	1"=500'	No significant changes	No significant changes

3.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of Environmental Data Resources' collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

3.4 CITY DIRECTORIES

A search of historic city directories was conducted for the subject property utilizing AEI's collection of Haines & Company Criss-Cross City Directories. Directories were available and reviewed for the years 1971, 1975, 1980, 1985, 1990-1991, 1995-1996, 2000-2001, and 2006. The following table summarizes the results of the city directory search.

City Directory Search Results

Date(s)	Occupant Listed
1971, 1975	6640 Holsclaw Road- Matteucci, James
1980, 1985	6640 Holsclaw Road- XXXX
1990-1991	6640 Holsclaw Road- Shamrock Seed Company
1995-1996	6640 Holsclaw Road- Shamrock Seed Company - Sicard, Troy
2000-2001, 2006	6640 Holsclaw Road- Shamrock Seed Company

XXXX=Address listed, with no tenant identified

Based on a review of historic city directories, the subject property has been owned or occupied by the current tenant since at least 1990; and occupied by a residential tenant from 1971 to 1975, and likely used for agricultural purposes.

3.5 HISTORICAL TOPOGRAPHIC MAPS

A search of the United States Geological Survey's online collection of historical topographic maps was conducted for the subject property. Topographic maps were reviewed for the following years:

Date(s)	Subject Property Description	Surrounding Area Descriptions
1917	Two structures are depicted on the subject property (presumably the former residence and a structure associated with agricultural uses).	North: No structures depicted, presumably undeveloped land Northeast: No structures depicted, presumably undeveloped land Southeast: One structure depicted Southwest: A road, followed by undeveloped land Northwest: One structure depicted, presumably associated with agricultural purposes

3.6 CHAIN OF TITLE

In accordance with our approved scope of services, a Chain of Title search was not performed as part of this assessment.

4.0 REGULATORY AGENCY RECORDS REVIEW

4.1 REGULATORY AGENCIES

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to Activity and Use Limitations (AULs), defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1.1 HEALTH DEPARTMENT

Hazardous Materials Division

On July 22, 2013, AEI contacted the Santa Clara County Department of Environmental Health (SCCDEH) for information on the subject property. Files at this agency may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the SCCDEH.

Local Oversight Program

On July 22, 2013, AEI accessed the Santa Clara County Environmental Health Department's (SCCEHD) online LUSTOP database for information on the subject property. Files at this agency may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

No information indicating a release of hazardous materials from the subject property was available for the subject property.

4.1.2 FIRE DEPARTMENT

On July 20, 2013, AEI contacted the Santa Clara County Fire Department (SCCFD) for information on the subject property to identify any evidence of previous or current hazardous material usage.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the SCCFD.

4.1.3 BUILDING DEPARTMENT

On July 30, 2013, AEI visited the Santa Clara County Building Inspection Office (SCCBIO) for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

Building Permits Reviewed

Year(s)	Owner/Applicant	Description of Permit/Building Use
N/A	N/A	Subject property developed with a residence prior to 1947
1993	Shamrock Seed	Mechanical permit to install, relocate, repair, or alter a furnace or burner
1993	Shamrock Seed	Mechanical and plumbing permit
1994	Shamrock Seed	Mechanical and plumbing permit
2006	Gilroy Research Farm, LLC	Permit to demolish the existing residence
2006	Gilroy Research Farm, LLC	Permit to demolish the existing garage
2006	Gilroy Research Farm, LLC	Permit to re-install gas meters for existing greenhouses
2006	Gilroy Research Farm, LLC	Permit to repair/replace existing galvanized gas lines to existing greenhouses to bring up to code
2010	Gilroy Research Farm, LLC	Electrical permit to upgrade 100 amp and 200 amp service

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the SCCBIO.

4.1.4 PLANNING DEPARTMENT

On July 30, 2013, AEI visited the Santa Clara County Department of Planning and Development (SCCDPD) for information on the subject property in order to identify AULs associated with the subject property.

No information indicating the existence of AULs was on file for the subject property with the SCCDPD.

4.1.5 COUNTY ASSESSOR OFFICE

On August 1, 2013, AEI contacted the Santa Clara County Assessor's Office (SCCAO) for information on the subject property in order to determine the earliest recorded date of development and use.

According to the SCCAO, the recorded property owner is listed as "Gilroy Research Farm, LLC." The SCCAO is unable to release additional property information to the general public. A copy of the assessor's parcel map is included in the appendices.

4.1.6 DEPARTMENT OF OIL AND GAS

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) maps concerning the subject property and nearby properties were reviewed. DOGGR maps contain information regarding oil and gas development.

According to the DOGGR map, there are no oil or gas wells within 500 feet of the subject property. No environmental concerns were noted during the DOGGR map review.

4.1.7 OTHER AGENCIES SEARCHED

State Water Resources Control Board

On July 24, 2013, AEI accessed the State Water Resources Control Board's (SWRCB) GeoTracker website for information on the subject property to identify any evidence of

unauthorized releases of hazardous materials to the groundwater. Cases typically handled by the SWRCB include releases from underground storage tanks (USTs).

The subject property was not listed on the GeoTracker website.

Department of Toxic Substance Control

Hazardous Waste Tracking System

On July 24, 2013, AEI accessed the Department of Toxic Substance Control's (DTSC) Hazardous Waste Tracking System (HWTS) website for files regarding documented hazardous wastes generated at the subject property.

The subject property was listed in the HWTS under the name Shamrock Seed Company- Gilroy Research Farm. The listing has been active since 2006; however, no manifest data was available.

Envirostor

On July 24, 2013, AEI accessed the DTSC's online Envirostor database for information on the subject property. Files at this agency may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

The subject property was not listed in the Envirostor database.

Santa Clara Valley Water District

Solvents & Fuel Leaks Database

On July 26, 2013, AEI accessed the Santa Clara Valley Water District's (SCVWD) online Solvents & Fuel Leaks database for information on the subject property. Files at this agency may contain information regarding hazardous materials storage, as well as information regarding releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

The subject property was not listed in the SCVWD database.

Well Division

On July 26, 2013, AEI contacted the Santa Clara Valley Water District's (SCVWD) Well Division to determine the presence of on-site wells.

According to the SCVWD, there are currently two active water supply wells on the subject property. These wells are further discussed in Section 7.1.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted Environmental Data Resources (EDR) to conduct a search of federal, state, tribal, and local databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-05 are summarized in the following table. A copy of the regulatory database report is included in Appendix B of this report.

The subject property was not identified in the databases reviewed.

In determining if a site is a potential environmental concern to the subject property in the records summary table below, AEI has applied the following criteria to classify the site(s) as low concern: 1) the site(s) only hold an operating permit (which does not imply a release), 2) the site(s) have been granted "No Further Action" by the appropriate regulatory agency, and/or 3) based upon AEI's review, the distance and/or topographic position relative to the subject property reduce the level of risk associated with the site(s).

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property (Yes/No)
NPL	1	No	0	
DELISTED NPL	0.5	No	0	
CERCLIS	0.5	No	0	
CERCLIS NFRAP	0.5	No	0	
RCRA CORRACTS	1	No	0	
RCRA-TSD	0.5	No	0	
RCRA LG-GEN, SM-GEN, CESQGs, VGN, NLR	TP/ADJ	No	0	
US ENG CONTROLS	TP	No	0	
US INST CONTROLS	TP	No	0	
ERNS	TP	No	0	
STATE/TRIBAL HWS	1	No	0	
STATE/TRIBAL SWLF	0.5	No	0	
STATE/TRIBAL REGISTERED STORAGE TANKS	TP/ADJ	No	0	
STATE/TRIBAL LUST	0.5	No	4	No

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property (Yes/No)
STATE/TRIBAL ENG-INST CONTROLS	TP	No	0	
STATE/TRIBAL VCP	0.5	No	0	
STATE/TRIBAL BROWNFIELD	0.5	No	0	
ORPHAN	N/A	No	7	None of the identified orphan sites are located in the immediate vicinity (500-feet) of the subject property, and therefore, these sites are not expected to represent a significant environmental concern.
NON-ASTM DATABASES	TP/ADJ	No	0	

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-05, the following interviews were performed during this investigation in order to obtain information indicating RECs in connection with the subject property.

6.1.1 INTERVIEW WITH OWNER

Mr. David Griffin, part owner of the subject property, was interviewed on July 26, 2013. Mr. Griffin has been associated with the subject property for 13 years. During AEI's site reconnaissance, Mr. Griffin informed AEI that the 55-gallon and 30-gallon drums of oil were left on the property from a previous owner. According to Mr. Griffin, the drums are currently in the process of being tested to confirm their contents and removed by Recology. The drums of oil are further discussed in Section 7.1.

Mr. Griffin also informed AEI that the current barn on the subject property was built in approximately 1905, and that Shamrock Seed Company has been actively involved in the on-site agricultural operations since 2000. Mr. Griffin informed AEI that prior to 2000, the subject property was used to grow prunes, and that prune drying was performed on the property. Mr. Griffin believes that the subject property has been used for agricultural purposes since the 1800's. Mr. Griffin was asked if he was aware of any of the following:

Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

6.1.2 INTERVIEW WITH KEY SITE MANAGER

The interview with the key site manager, Mr. David Griffin, was previously discussed above.

6.1.3 PAST OWNERS, OPERATORS AND OCCUPANTS

Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable. However, based on information obtained from other sources including interviews with the current owner and other historical sources, it is likely that the information provided by past owners and operators would have been duplicative.

6.1.4 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-05 and EPA's AAI Rule, certain items should be

researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the environmental professional. The responsibility for qualifying for Landowner Liability Protections (LLPs) by conducting the inquiries ultimately rests with the User, and providing the information to the environmental professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

At the request of the Client, AEI performed a limited Phase II Investigation at the subject property. AEI collected three shallow soil samples from throughout the site, which were then composited into one sample, to assess the soils due to the historical and current agricultural use of the subject property. Additionally, one water sample was collected from each of the two on-site subject property irrigation wells. The samples were compared to the San Francisco Bay Regional Water Quality Control Board's (SF Bay RWQCB) Environmental Screening Levels (ESLs) for commercial/industrial (C/I) land use.

Results from the sampling found the composite sample to contain the pesticide dieldrin and the metal arsenic above the ESLs. The arsenic level detected, although above the ESL, is within the expected background concentration for the South Bay. While dieldrin exceeded the ESL, the concentration was detected below the C/I direct exposure scenario.

The results of the water samples were compared to the RWQCB's ESLs for C/I land use for Total Petroleum Hydrocarbon (TPH), Volatile Organic Compound (VOC), perchlorate, and dissolved CAM-17 metals. With the exception of dissolved metal copper in sample Well-1, no impacts above the applicable levels were identified. The dissolved copper concentration exceeded the ESL for drinking water (DW) final, which uses the lowest of various pathway scenarios. However, the dissolved copper concentration was below the drinking water ESL for estuarine and marine habitats. As the subject property water wells are not used as a source of potable water, the detection of dissolved copper is not expected to represent a significant environmental concern. AEI indicated that the requested sampling scope was limited in nature and would not be adequate to fully assess potentially impacted areas due to agricultural uses.

A copy of this report is included in Appendix E.

7.0 SITE INSPECTION AND RECONNAISSANCE

On July 26, 2013, a site reconnaissance of the subject property and adjacent properties was conducted by Mr. Clinton Look of AEI in order to obtain information indicating the likelihood of RECs at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-05 §8.4.2, 8.4.3 and 8.4.4. During the onsite reconnaissance, AEI was accompanied by Mr. David Griffin, part owner of the subject property.

Due to the size of the subject property, AEI performed a site reconnaissance of the property utilizing a field technique of traversing the site in an attempt to provide an overlapping field of view. Due to the size of the property and the vegetation present onsite, isolated areas of the site may have not been accessible for direct observation during AEI's site reconnaissance.

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
X		Hazardous Substances and/or Petroleum Products in Connection with Property Use
X		Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
	X	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
	X	Unidentified Substance Containers
X		Electrical or Mechanical Equipment Likely to Contain Fluids
	X	Interior Stains or Corrosion
	X	Strong, Pungent or Noxious Odors
	X	Pools of Liquid
	X	Drains, Sumps and Clarifiers
	X	Pits, Ponds and Lagoons
	X	Stained Soil or Pavement
	X	Stressed Vegetation
	X	Solid Waste Disposal or Evidence of Fill Materials
	X	Waste Water Discharges
X		Wells
X		Septic Systems
	X	Other

The subject property is currently occupied by Shamrock Seed Company. On-site operations include agricultural production, seed research, and office uses. The above identified observed items are further discussed below.

HAZARDOUS SUBSTANCES AND/OR PETROLEUM PRODUCTS IN CONNECTION WITH PROPERTY USE

Hazardous Material (size/quantity)	Location	Secondary Containment	Staining/Spills
Oil/Fuel	Hazardous materials	None	None

Hazardous Material (size/quantity)	Location	Secondary Containment	Staining/Spills
Six 55-gallon drums	storage area		
Oil/Fuel Four 30-gallon drums	Hazardous materials storage area	None	None
Hydraulic Oil Approximately 15 5- gallon buckets	Hazardous materials storage area and barn	None	None
Diesel 150-gallon aboveground storage tank (AST)	Vehicle fueling area	None	None
Fertilizer 250-gallon AST	Hazardous materials storage area	None	None
Propane Two 500-gallon AST	Vehicle fueling area	None	None

During AEI's site reconnaissance, AEI also observed several containers ranging from one liter to five gallons of liquid herbicides and pesticides, and several 50 pound sacks of various herbicides and pesticides. The liquid herbicides and pesticides were stored within a flammable materials cabinet under the canopy area of the subject property. The 50 pound sacks of herbicides and pesticides were also stored within the canopy area of the subject property, however no secondary containment was provided. No drains or other subsurface conduits were observed in the vicinity of these materials and no evidence of staining or a release of materials was noted. Based on these observations, the presence of these materials is not expected to represent a significant environmental concern; however, as a best management practice, secondary containment should be utilized for all on-site hazardous materials. A list of the herbicides and pesticides used on the subject property is included in Appendix F.

Additionally, AEI was informed by Mr. David Griffin that the six 55-gallon drums of oil/fuel and the four 30-gallon drums of oil/fuel were left on the subject property from a previous tenant. Mr. Griffin informed AEI that Recology had been contracted to remove the drums from the subject property on August 23, 2013; however, prior to their removal, the contents of the drums needed to be tested in order to ensure that only oil and fuel were stored in these drums. According to Mr. Griffin, as of the writing of this report, no issues have been noted in regards to the contents of the drums.

ABOVEGROUND & UNDERGROUND HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE TANKS (ASTs / USTs)

In addition to the ASTs discussed above, AEI observed one approximately 2,000-gallon AST which stores water. Based on the contents of the AST, the presence of this AST is not expected to represent a significant environmental concern.

During AEI's site reconnaissance, AEI observed one empty 150-gallon AST in the vehicle fueling area, and one empty 500-gallon AST in the hazardous materials storage area. The ASTs were observed to be in good condition, however no secondary containment was provided. No staining, drains, or obvious leaks were observed in the vicinity of the ASTs. According to Mr. David Griffin, these tanks previously stored fuel for vehicles. Recology has been contracted to

remove these tanks on August 23, 2013; however, prior to their removal, the contents of the tanks needed to be tested in order to ensure that only fuel was stored in these tanks. According to Mr. Griffin, as of the writing of this report, no issues have been noted in regards to the contents of the ASTs.

ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic polychlorinated biphenyls (PCBs) were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR, Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Transformers

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Two pole-mounted transformers were observed on the subject property during the site inspection. The transformer are owned and operated by Pacific Gas & Electric (PG&E), and based on the presumed date of installation, may be PCB containing. Federal Regulations (40 CFR 761. Subpart G) require any release of material containing greater than 50 ppm PCB and occurring after May 4, 1987, be cleaned up by the Owner (PG&E) following the United States Environmental Protection Agency's (USEPA) PCB spill cleanup policy. No spills, staining or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

WELLS

The subject property obtains irrigation water from two water wells. The dates of installation of the wells were not provided to AEI. According to Mr. David Griffin, the wells are approximately 270 feet deep, and the water quality is not tested. Mr. Griffin informed AEI that the water is used strictly for irrigation purposes, and the workers on the subject property are provided potable water from an off-site source. Based on the nature of use of the wells, the presence of the wells is not expected to represent a significant environmental concern. Refer to Section 6.3 for further discussion.

SEPTIC SYSTEMS

According to Mr. David Griffin, the subject property is equipped with a septic tank and leach field which serviced the former residence on the subject property. The location of the septic tank and leach field are unknown. Based on the residential nature of occupancy, any on-site septic systems are not expected to represent a significant environmental concern. However, if any septic systems are encountered upon future redevelopment, they should be should be addressed under local regulatory guidelines.

7.2 NON-ASTM SERVICES

7.2.1 ASBESTOS-CONTAINING BUILDING MATERIALS

OSHA

For buildings constructed prior to 1981, the Code of Federal Regulations (29 CFR 1926.1101 and 29 CFR 1910.1001) define presumed asbestos-containing material (PACM) as 1. Thermal System Insulation (TSI), e.g., boiler insulation, pipe lagging, fireproofing; and 2. Surfacing Materials, e.g., acoustical ceilings. Building owners/employers are responsible for locating the presence and quantity of PACM. Building Owners/employers can rebut installed material as PACM by either having an inspection in accordance with Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763, Subpart E) or hiring an accredited inspector to take bulk samples of the suspect material.

Typical materials not covered by the presumptive rule include but are not limited to: floor tiles and adhesives, wallboard systems, siding and roofing. Building materials such as wallboard systems may contain asbestos but unless a building owner/employer has specific knowledge or should have known through the exercise of due diligence that these other materials contain asbestos, the standard does not compel the building owner to sample these materials.

NESHAP

The applicability of the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Chapter 61, Subpart M) apply to the owner or operator of a facility where an inspection for the presence of asbestos-containing materials (ACM), including Category I (asbestos containing packings, gaskets, resilient floor coverings and asphalt roofing products), and Category II (all remaining types of non-friable asbestos containing material not included in Category I that when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure), non-friable ACM must occur prior to the commencement of demolition or renovation activities. NESHAP defines ACM as any material or product that contains *greater than* 1% asbestos. It should be noted that the NESHAP regulation applies to all facilities regardless of construction date, including: 1. Any institutional, commercial, public, industrial, or residential structure, installation, or building; 2. Any ship; and 3. Any active or inactive waste disposal site. This requirement is typically enforced by the EPA or by local air pollution control/air quality management districts.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Due to the age of the subject property barn, there is a potential that ACMs are present. The condition and friability of the identified suspect ACMs is noted in the following table:

Suspect Asbestos Containing Materials (ACMs)

Material	Location	Friable	Condition
Roofing Systems	Roof	Not Inspected	Not Inspected

All observed suspect ACMs were in good condition and are not expected to pose a health and

safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to AHERA sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs.

7.2.2 LEAD-BASED PAINT

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has $\geq 1 \text{ mg/cm}^2$ (5,000 $\mu\text{g/g}$ or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm^2 to 2.0 mg/cm^2 . Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition and monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, federally owned or subsidized housing are affected by this rule.

Lead-containing paint (LCP) is defined as any paint with any detectable amount of lead present in it. It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state or local regulations in regards to lead-containing paints.

In buildings constructed after 1978, it is unlikely that LBP is present. Structures built prior to 1978 and especially prior to the 1960's should be expected to contain LBP.

Due to the age of the subject property barn, there is a potential that LBP is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing *any amount* of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

7.2.3 RADON

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the US EPA, the radon zone level for the area is Zone 2, which has a predicted average indoor screening level between 2.0 pCi/L and 4.0 pCi/L, equal to or below the action level of 4.0 pCi/L set forth by the EPA.

7.2.4 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER

Two private water wells supply irrigation water to the subject property. According to Mr. David Griffin, the water quality in the wells is not tested. Mr. Griffin informed AEI that the water is used strictly for irrigation purposes, and the workers on the subject property are provided bottled water from an off-site source.

7.2.5 MOLD/INDOOR AIR QUALITY ISSUES

Molds are simple, microscopic organisms, which can often be seen in the form of discoloration, frequently green, gray, white, brown or black. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or is not addressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Mold spores primarily cause health problems through the inhalation of mold spores or the toxins they emit when they are present in large numbers. This can occur primarily when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

AEI observed interior areas of the subject property buildings in order to identify the significant presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to mold appears to be warranted at this time.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, heating, ventilation and air conditioning (HVAC) systems and behind enclosed walls and ceilings, may be present on the subject property.

7.3 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
	X	Hazardous Substances and/or Petroleum Products in Connection with Property Use
	X	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
	X	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
	X	Unidentified Substance Containers
X		Electrical or Mechanical Equipment Likely to Contain Fluids
	X	Strong, Pungent or Noxious Odors
	X	Pools of Liquid
	X	Drains, Sumps and Clarifiers
	X	Pits, Ponds and Lagoons
	X	Stained Soil or Pavement
	X	Stressed Vegetation
	X	Solid Waste Disposal or Evidence of Fill Materials
	X	Waste Water Discharges
	X	Wells
	X	Septic Systems
	X	Other

The above identified observed item is further discussed below.

ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Several pole-mounted or pad-mounted transformers were observed on the adjacent sites during the site inspection. No spills, staining or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

By signing this report, the senior author declares that, to the best of his or her professional knowledge and belief, he or she meets the definition of *Environmental Professional* as defined in §312.10 of 40 CFR Part 312.

The senior author has the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. The senior author has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40CFR Part 312.

Prepared By:



Clinton Look
Project Manager

Reviewed By:

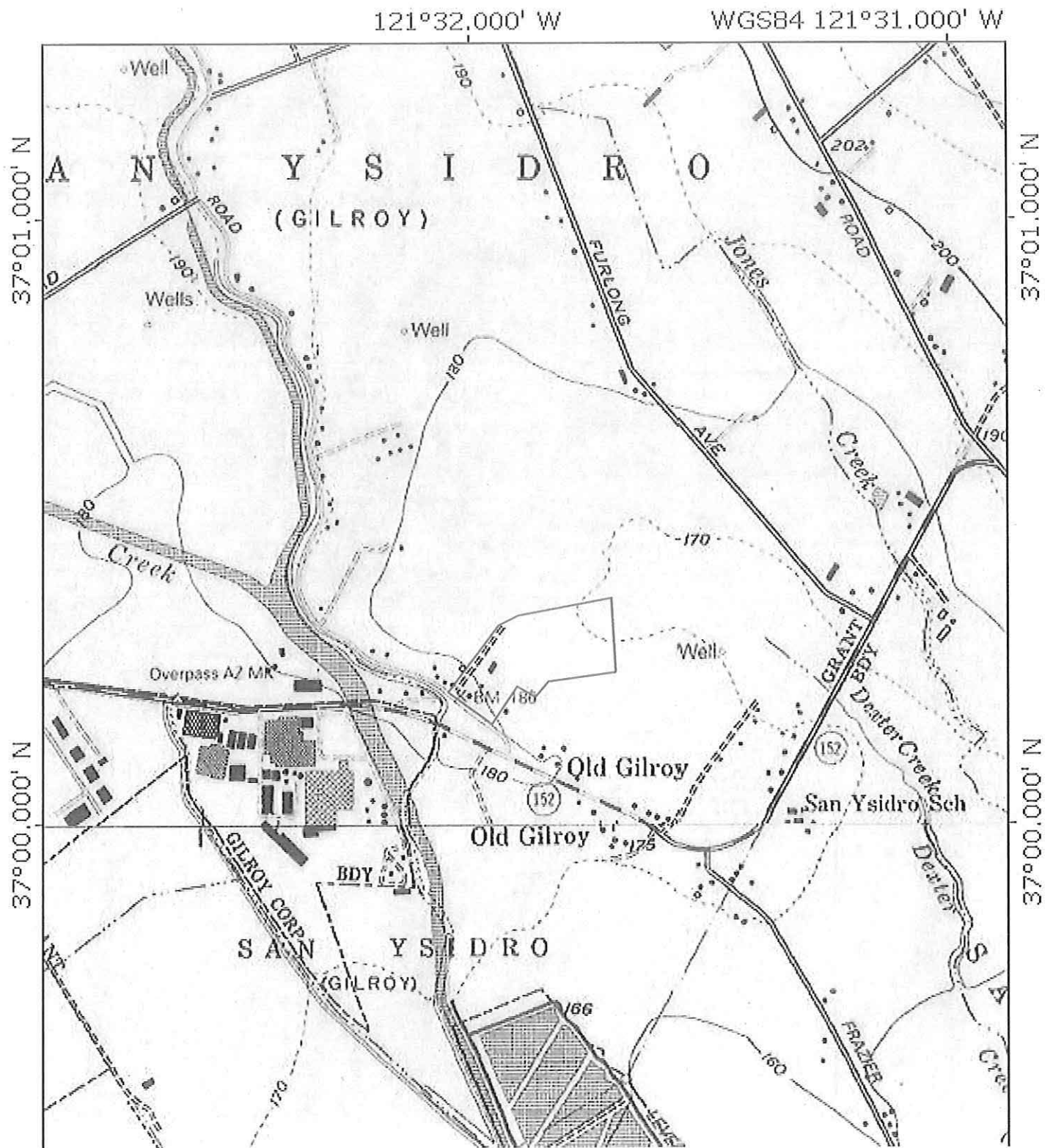


Katie Hindt, REPA
Senior Author

9.0 REFERENCES

Item	Date(s)	Source
Topographic Map	1993	United States Geological Survey
Regulatory Database	July 22, 2013	Environmental Data Resources
Aerial Photographs	1939, 1956, 1968, 1974, 1982, 1993, 1999, 2005, 2010, 2012	Environmental Data Resources
Sanborn Maps	July 22, 2013	Environmental Data Resources
City Directories	1971, 1975, 1980, 1985, 1990-1991, 1995-1996, 2000- 2001, 2006	Haines & Company Criss-Cross City Directories (AEI's Collection)
Historical Topographic Map	1917	United States Geological Survey
Environmental Health Records	July 22, 2013	Santa Clara Department of Environmental Health Via fax and http://lustop.sccgov.org/
Building Records	July 30, 2013	Santa Clara County Building Inspection Office
Planning Department	July 30, 2013	Santa Clara County Department of Planning and Development
Assessor's Information	August 1, 2013	Santa Clara County Assessor's Office http://www.sccgov.org/arcgis/SCCPubInteractiveMap/
Oil and Gas Well Information	August 1, 2013	California Department of Conservation, Division of Oil, Gas, and Geothermal Resources http://maps.conservation.ca.gov/doms/doms- app.html
Water Well Information	July 26, 2013	Santa Clara Valley Water District
Groundwater Information	July 24, 2013	State Water Resources Control Board's GeoTracker website: http://geotracker.waterboards.ca.gov/
Hazardous Waste Information	July 24, 2013	Department of Toxic Substance Control's Hazardous Waste Tracking System: http://hwts.dtsc.ca.gov/report_list.cfm http://www.envirostor.dtsc.ca.gov/public/search.asp
Geologic/Soils Data	July 25, 2013	United States Geological Survey
Radon Information	1993	United States Environmental Protection Agency http://www.epa.gov/radon/zonemap.html

FIGURES



SITE LOCATION MAP

6640 Holsclaw Road, Gilroy, California 95020



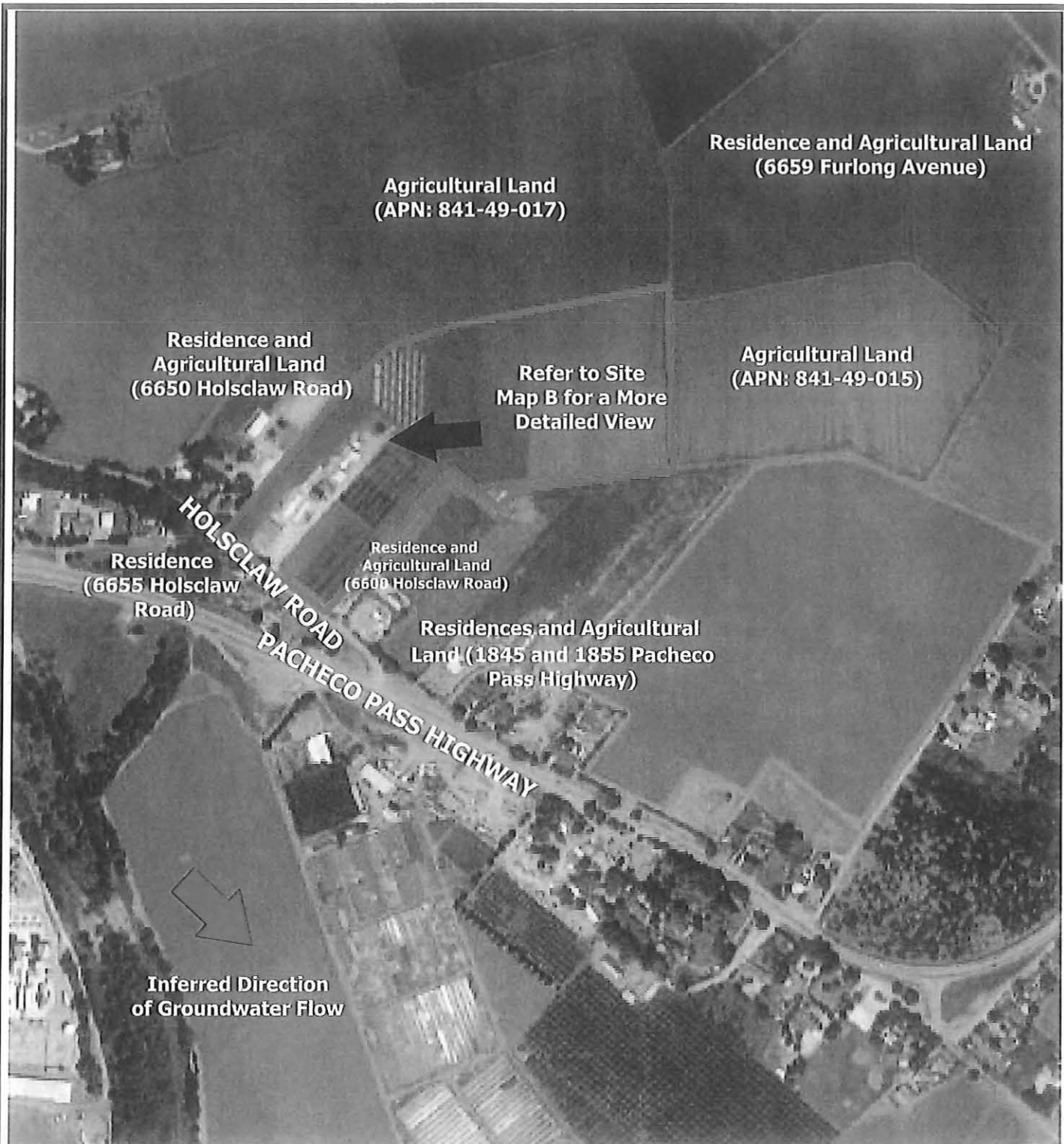
Approximate Property Boundary ———

Source: USGS Topographic Map, *Gilroy, California* (1993)

FIGURE 1

Project Number: 321706

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SITE MAP A

6640 Holsclaw Road, Gilroy, California 95020



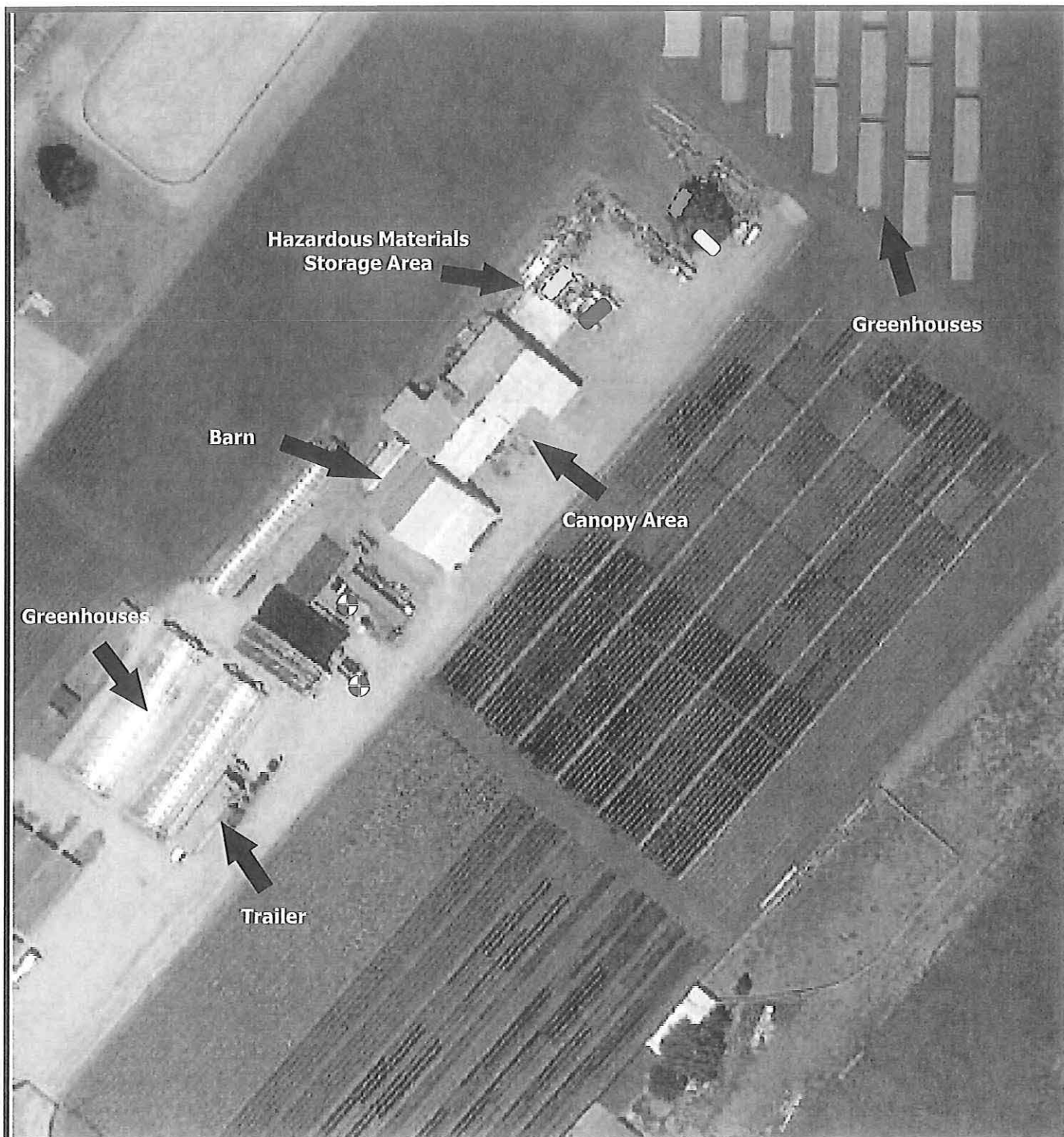
Legend

Approximate Property Boundary ———

FIGURE 2

Project Number: 321706

AEI
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SITE MAP B

6640 Holsclaw Road, Gilroy, California 95020



Legend

150-Gallon Diesel AST



Empty 150-gallon AST



250-Gallon Fertilizer AST



Water Well



Empty 500-Gallon AST



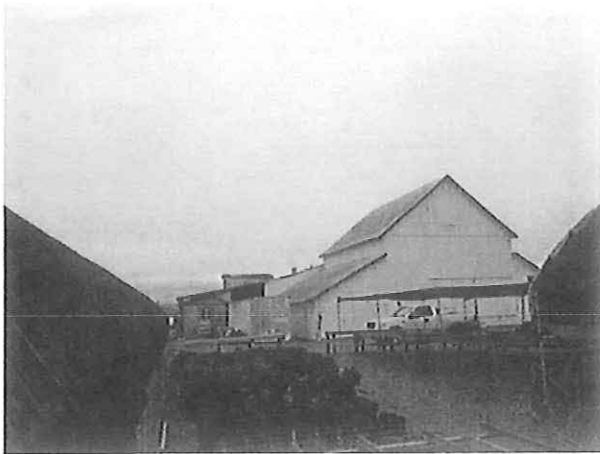
FIGURE 3

Project Number: 321706

AEI
Consultants

APPENDIX A

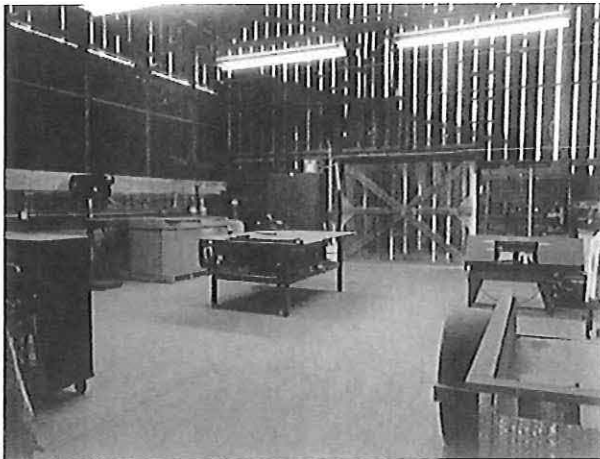
PROPERTY PHOTOGRAPHS



1. View of the subject property barn from the southwest



2. View of the subject property barn and canopy area from the northeast



3. Interior of the subject property barn



4. View of the hazardous materials stored within the barn



5. View of the hazardous materials storage area



6. View of the empty 500-gallon AST in the hazardous materials storage area



7. View of the current 150-gallon diesel AST and a 500-gallon propane AST in the vehicle fueling area



8. View of the empty 150-gallon AST



9. View of the 250-gallon
fertilizer AST



10. View of the 50-pound sacks
of pesticides/herbicides in the
canopy area



11. View of the liquid pesticides
and herbicides in the canopy
area



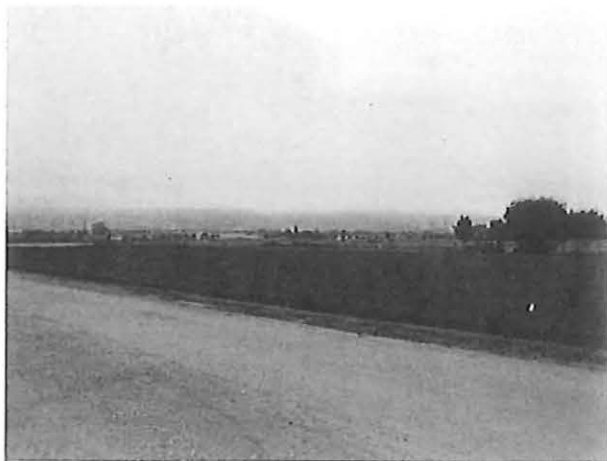
12. View of one of the water
wells on the subject property



13. View of the interior of the trailer used for office purposes



14. Example of the agricultural land of the subject property



15. Another example of the agricultural land of the subject property



16. View of the northeast adjacent residence at 6659 Furlong Avenue



17. View of the northwest adjacent residence at 6640 Holsclaw Road



18. View of the adjacent residence to the southwest at 6655 Holsclaw Road



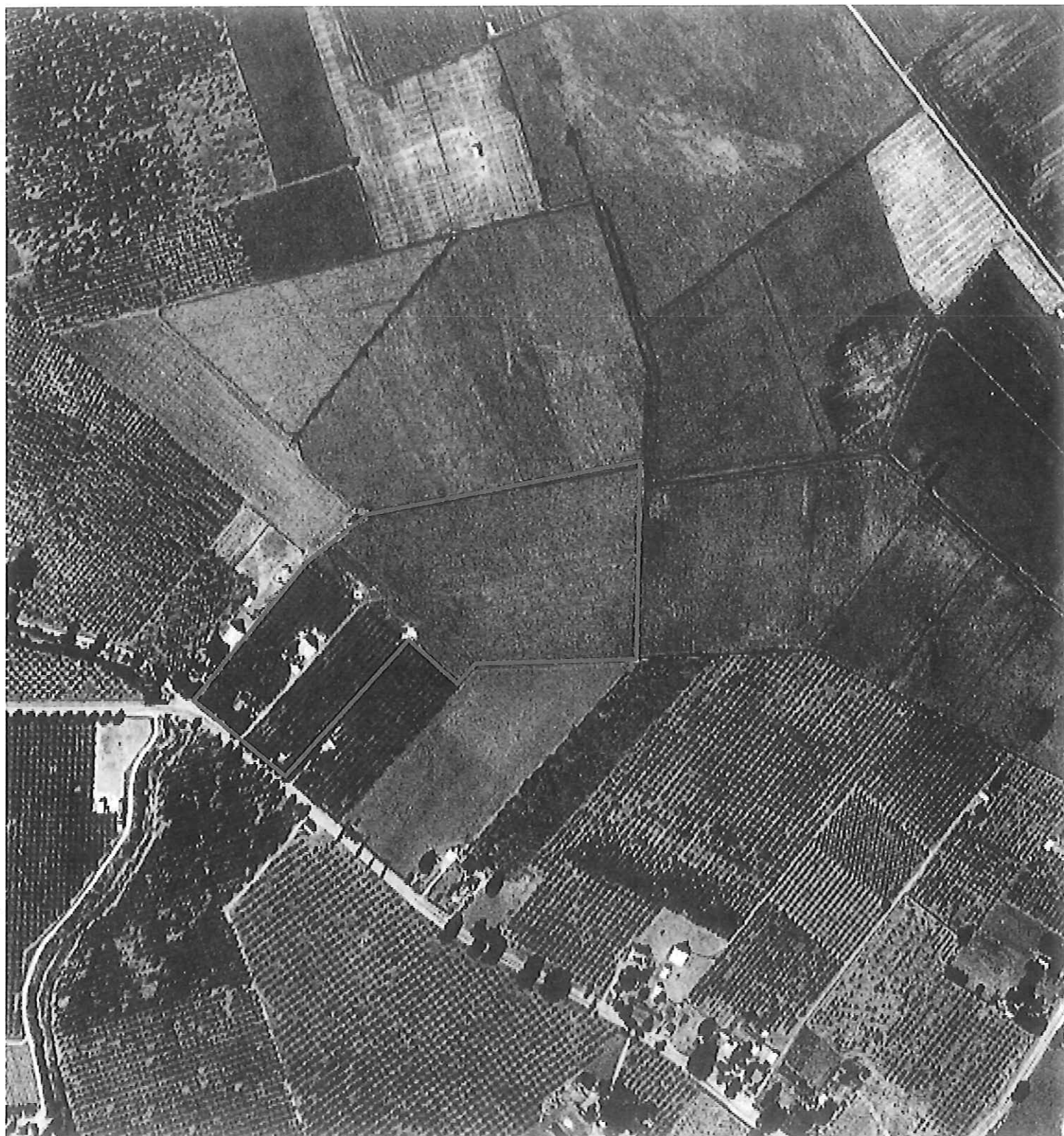
19. View of the adjacent residence to the southeast at 6600 Holsclaw Road



20. View of the adjacent residences to the southeast at 1845 and 1855 Pacheco Pass Highway

APPENDIX B

REGULATORY DATABASE



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020

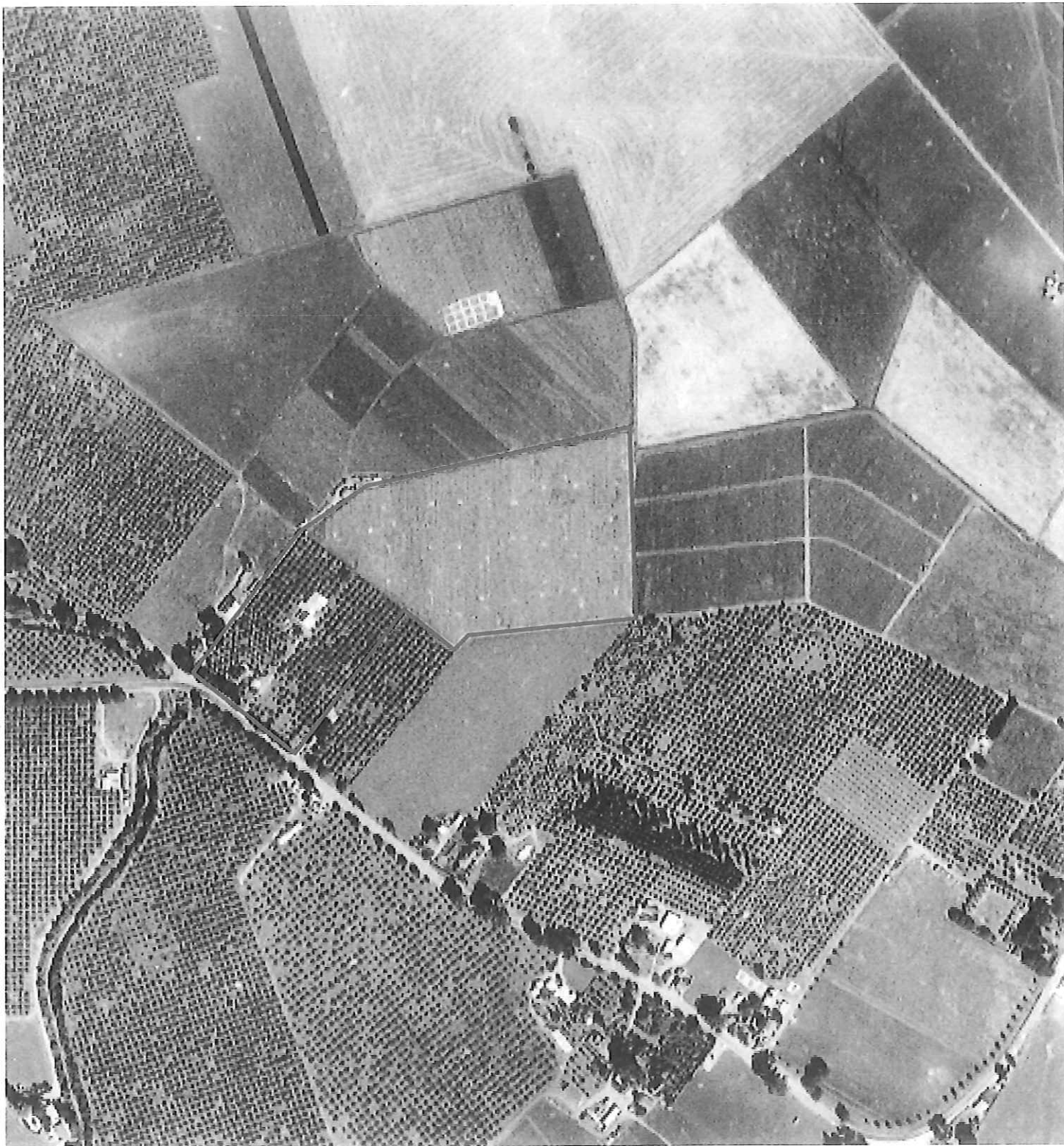


Approximate Property Boundary —

Year: 1939

Project Number: 321706

AEI
Consultants



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020



Approximate Property Boundary —

Year: 1956

Project Number: 321706

AEI
Consultants



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020



Approximate Property Boundary —

Year: 1968

Project Number: 321706

AEI
Consultants



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020



Approximate Property Boundary —

Year: 1974

Project Number: 321706

AEI
Consultants



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020

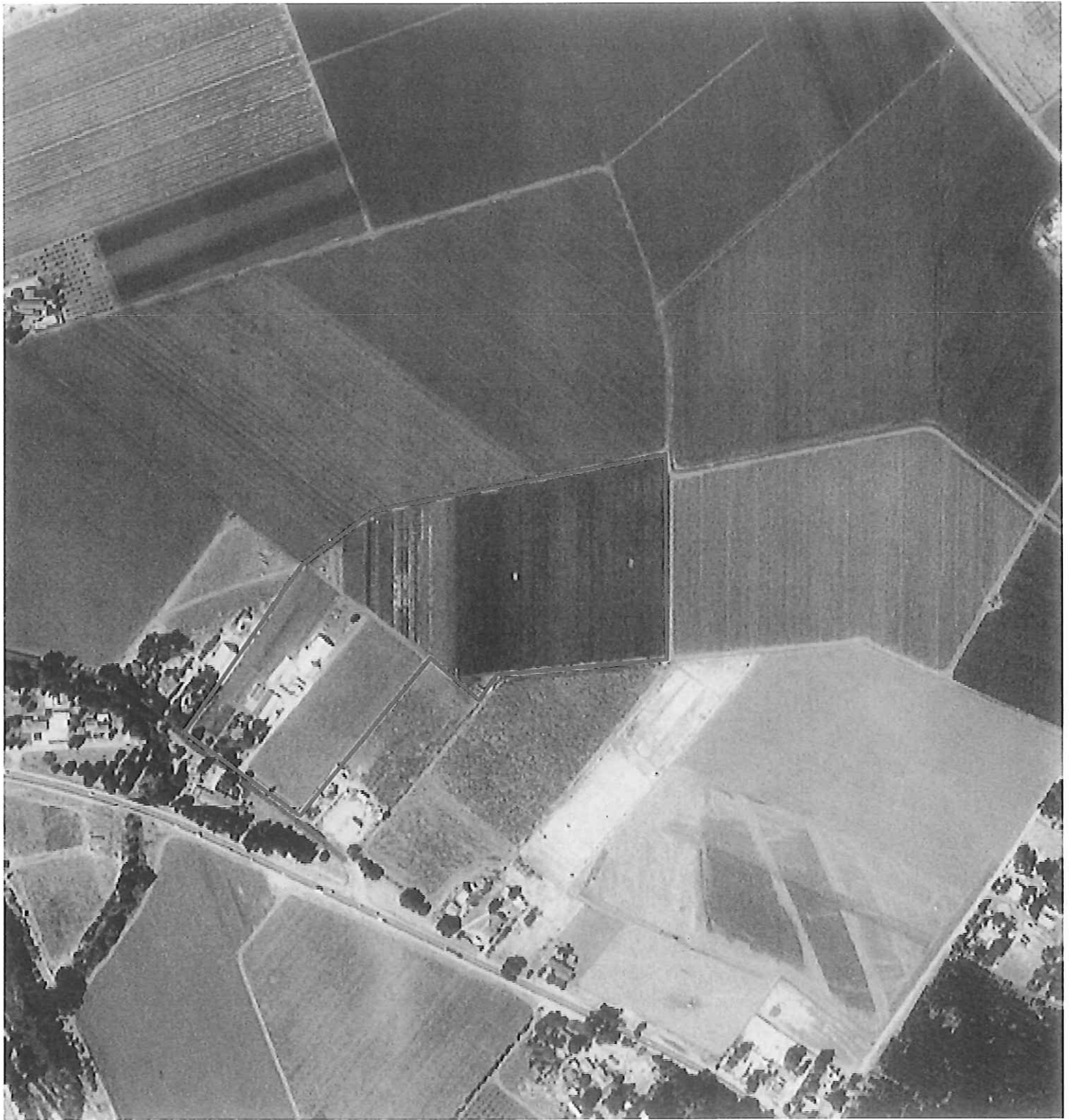


Approximate Property Boundary —

Year: 1982

Project Number: 321706

AEI
Consultants



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020



Approximate Property Boundary —

Year: 1993

Project Number: 321706

AEI
Consultants



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020



Approximate Property Boundary ———

Year: 1999

Project Number: 321706

AEI
Consultants



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020

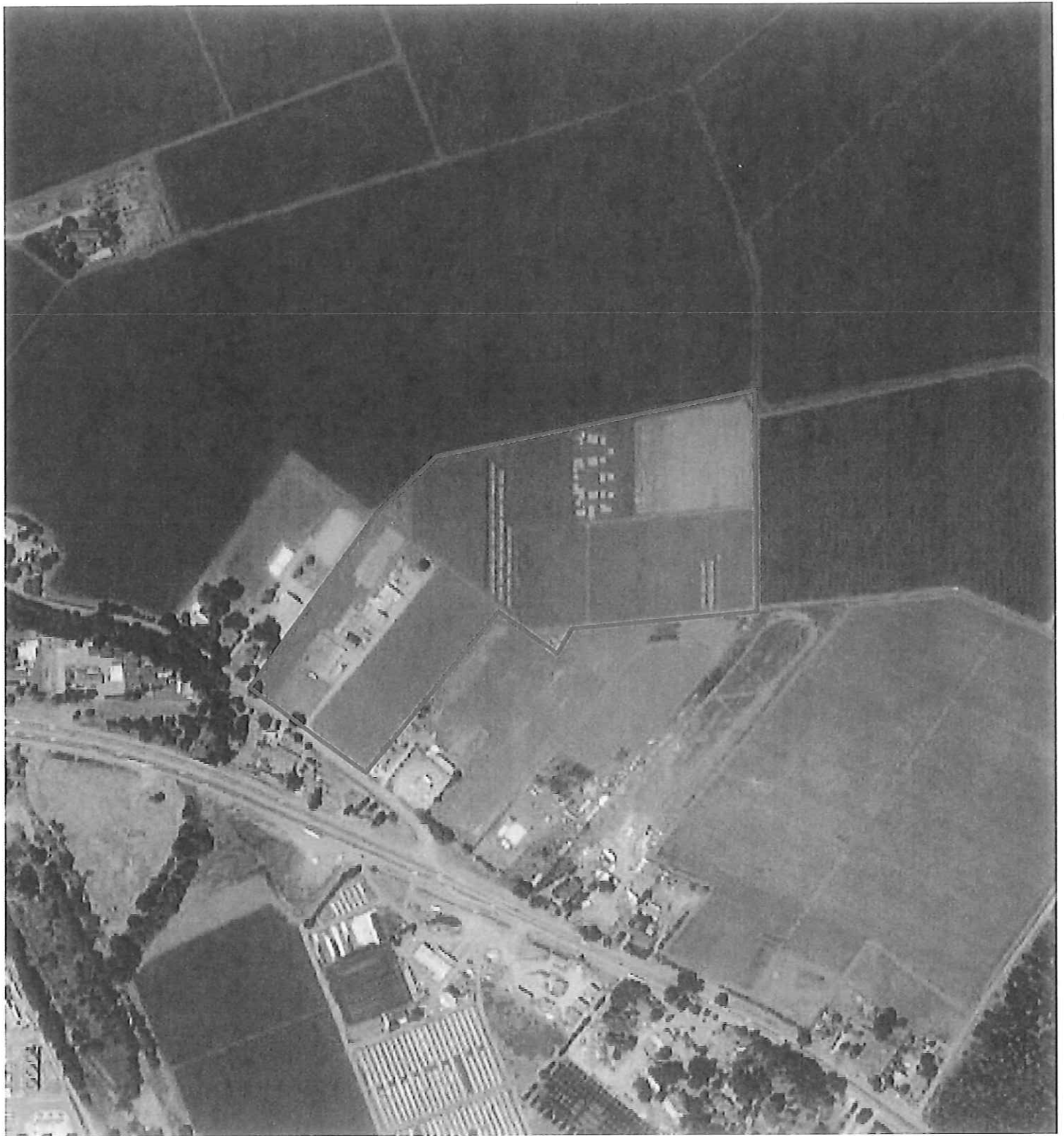


Approximate Property Boundary —

Year: 2005

Project Number: 321706

AEI
Consultants



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020



Approximate Property Boundary —

Year: 2010

Project Number: 321706

AEI
Consultants



AERIAL PHOTOGRAPH

6640 Holsclaw Road, Gilroy, California 95020



Approximate Property Boundary —

Year: 2012

Project Number: 321706

AEI
Consultants

321706

6640 Holsclaw Road

Gilroy, CA 95020

Inquiry Number: 3672853.3

July 22, 2013

Certified Sanborn® Map Report



Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

7/22/13

Site Name:

321706
6640 Holsclaw Road
Gilroy, CA 95020

Client Name:

AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597



Environmental Data Resources Inc

EDR Inquiry # 3672853.3

Contact: Karina

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by AEI Consultants were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 321706
Address: 6640 Holsclaw Road
City, State, Zip: Gilroy, CA 95020
Cross Street:
P.O. # 40627
Project: 321706
Certification # 48E3-4AC4-B467



Sanborn® Library search results
Certification # 48E3-4AC4-B467

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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HISTORICAL TOPOGRAPHIC MAP

6640 Holsclaw Road, Gilroy, California 95020



Approximate Property Boundary —

Source: USGS Topographic Map, *Morgan Hill, California* (1917)

Project Number: 321706

AEI
Consultants

APPENDIX D

REGULATORY AGENCY RECORDS

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110



Phone:	Administration (408) 299-6740	Development Services (408) 299-5700	Fire Marshal (408) 299-5760	Planning (408) 299-5770
Fax:	(408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

August 5, 2013

Clinton Look
AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597

Subject: Building Permit Record Search (10335)

Site Address: 6640 Holsclaw Road, Gilroy

Assessor Parcel No.: 841-49-002

Present Owner: Don Mandel & Dave Griffin

Present Jurisdiction: County

<u>Bldg. Permit #</u>	<u>Date</u>	<u>Description</u>	<u>Status</u>
		Residence	Prior to 1947
30172	01/27/93	Mechanical	Incomplete
33282	12/15/93	Mechanical & Plumbing	Incomplete
44130	11/28/94	Plumbing & Mechanical	Completed
35854	09/01/06	Demolish Residence	Completed
35855	09/01/06	Demolish Garage	Completed
36316	10/24/06	Replace Gas Meter	Completed
36349	10/27/06	Replace Gas Line to Greenhouse	Completed

Clinton Look
August 5, 2013
Page 2

45014

07/14/10

Upgrade Service
100 Amps & 200 Amps

Completed

Respectively,

A handwritten signature in dark ink, appearing to read "Michael L. Harrison". The signature is written in a cursive, flowing style.

Michael L. Harrison
Building Official

Attachment

Please see other side

ELECTRICAL PERMIT FEE		
ITEM	NO	FEE/\$
ISSUANCE FEE		5.00
SURVEY FEE		
PERMIT FEE Complete Electrical System for new single and multiple family structures		
Temporary pole or meter set		
Light outlets	1 - 10 mm (Maximum fee) *	
Receptacles		
Switches	Over 10, each additional	
Light fixtures 1 - 10 (Maximum fee) Over 10, each additional		
Heater (Per kw)		
Fluorescent dryer/water heater		
Panel/panel board/circuitboard	100 amp or less 200 amp to 600 amp 600 amp or more	
Service entrance, rodent, or wall		
Mixed building		
Water	1/2 hp or less (Maximum - 1/2 hp or less)	
3/4 to 2 hp	3/4 to 2 kw	
2 to 3 hp	2 to 5 kw	
3 to 5 hp	5 to 15 kw	
5 to 10 hp	15 to 30 kw	
10 to 25 hp	25 to 50 kw	
25 to 50 hp	50 to 100 kw	
50 to 100 hp	Over 100 kw	
Over 100 hp		
Scour system		
Swimming pool / Spa		
Public		
Sign transformers		
Fordon lighting 101 to 500 lamps Over 200 lamps		
Special Circuits		
Trailer splices		
Electric welder (per kw)		
Warranty vapor lamp		
SUB TOTAL		
PERMIT EXPIRATION		

PERMIT EXPIRES IF WORK
IS NOT STARTED WITHIN
180 DAYS OF PERMIT ISSU
ANCE OR 180 DAYS FROM
LAST SIGNED INSPECTION

[illegible]

PERMIT NO.	ISSUED BY	DATE
35855	CW	9-1-06
BUILDING PERMITS APPLICATION - CONSTRUCTION OF NEW BUILDING		
JOB ADDRESS	COUNTY OF SANTA CLARA BUILDING INSPECTION OFFICE 70 W. HEDDING ST., SAN JOSE, CA 95110	
1640 HOLDS CLOUD RD		
CITY	ZIP	
SAN JOSE	CA 95020	
PROJECT ADDRESS		
PACHECO PASS HWY		
GILROY RESEARCH FARM LLC 831 320 8358		
MAILING ADDRESS		
34 KINGS AVE		
CITY	STATE	ZIP
SAN JOSE	CA	95126
ARCHITECT/ENGINEER		
MAILING ADDRESS		
CITY	STATE	ZIP
SAN JOSE	CA	95126
CLASSIFICATION NO.		
CONTRACTOR		
RANDALL ENT INC.		
MAILING ADDRESS		
13550 BARKER RD		
CITY	STATE	ZIP
CASTROVILLE	CA	95012
CLASSIFICATION NO.		
471936		
PHONE		
831 633 4420		
LOT/VOLUNTARY		
PLAN CHECK NO.		
27168		
TYPE OF IMPROVEMENT:		
ADDITION ALTERATION REPAIR MOVE DEMOLISH		
STORIES	CONVERT	DENOLISH
PERMIT NO. 35855	OCCUPANCY	TYPE OF CONSTRUCTION
JOB DESCRIPTION		
DEMOLITION GARAGE		
Baron and other are ssu structures NT		
13550 BARKER RD		
CASTROVILLE		
INCLUDED IN PERMIT		
COUNTRY FILE NO.		
VALUATION		
FEE SCALE MAP NO.		
FEES		
PLANNING 103-		
FINE MARSHAL		
SEPTIC		
GEOLOGICAL		
EXPEDIENT		
INT. REC		
PERMIT 120-		
<input type="checkbox"/> CLEANED FOR ISSUANCE BY _____ DATE _____ <input type="checkbox"/> INSPECTION REQUIRED PRIOR TO FINAL INSPECTION. PLANNING <input type="checkbox"/> SET BACKSHEET FRONT _____ SIDE _____ REAR _____ ZONE: R-1.5(1) AS A BY: _____ <input type="checkbox"/> CLEANED FOR ISSUANCE BY: Debra Creek Spdls <input type="checkbox"/> INSPECTION REQUIRED PRIOR TO FINAL INSPECTION. LAND DEVELOPMENT ENGINEERING & SURVEYING <input type="checkbox"/> CLEANED FOR ISSUANCE BY: _____ DATE _____ <input type="checkbox"/> ROAD IMPROVEMENTS <input type="checkbox"/> DRY APRN <input type="checkbox"/> OTHERS <input type="checkbox"/> INSPECTION REQUIRED PRIOR TO FINAL INSPECTION. ROADS & ALIQUOTS <input type="checkbox"/> CLEANED FOR ISSUANCE BY: _____ DATE _____ <input type="checkbox"/> RID IMPROVEMENT <input type="checkbox"/> DRY APRN <input type="checkbox"/> INSPECTION REQUIRED PRIOR TO FINAL INSPECTION. ENVIRONMENTAL HEALTH <input type="checkbox"/> CLEANED FOR ISSUANCE BY: _____ DATE 7/10/06 <input type="checkbox"/> HAZARDOUS MATERIALS <input type="checkbox"/> WATER SYSTEM PERMIT # _____ <input type="checkbox"/> SEPTIC SYSTEM PERMIT # _____ <input type="checkbox"/> INSPECTION REQUIRED PRIOR TO FINAL INSPECTION. FINE MARSHAL <input type="checkbox"/> CLEANED FOR OCCUPANCY BY: _____ DATE _____ <input type="checkbox"/> INSPECTION REQUIRED PRIOR TO FINAL INSPECTION. SPECIAL INSTRUCTIONS BARON AND OTHER ARE SSU STRUCTURES NT CASTROVILLE 95012		
OWNER/OWNER DECLARATION I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7041.5, Business and Professions Code, Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to provisions of the Contractors License Law (Chapter 9, commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from the application fee of the highest bidder. Any violation of this section shall constitute a misdemeanor offense punishable by a fine not exceeding \$1000 and/or imprisonment in the county jail not exceeding six months, or both, at the discretion of the court. If the applicant is a civil penalty of no more than five hundred dollars (\$500). <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not included or offered for sale (Sec. 7044, Business and Professions Code). The Contractor License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself, his family members, or friends or employees, provided that the total cost of the project does not exceed \$5000, and provided that the building or improvement is sold within one year of completion. Any owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale. <input type="checkbox"/> I, as owner of the property, am exclusively contracting with a licensed contractor to construct the project (Sec. 7044, Business and Professions Code). The Contractor License Law does not apply to a person who contracts for the construction of improvements on real property owned by him or her, or who contracts for the construction of improvements on real property owned by another person, with a contractor (Sec. 7044, Business and Professions Code). The Contractor License Law applies to the contractor's license law. <input type="checkbox"/> I am exempt under Sec. _____ for this reason: _____ Owner: _____ Date: _____		
WORKERS COMPENSATION DECLARATION I hereby affirm under penalty of perjury one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to adhere to the Labor Code, compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input checked="" type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker(s) compensation policy number is: STATE FUND Policy Number: 0003749-2005 This section need not be completed if the permit is for one hundred dollars (\$100) or less. <input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.		
LICENSEE/CONTINUATION DECLARATION I hereby affirm under penalty of perjury that I am licensed under Chapter 9, commencing with Section 7000 of the Business and Professions Code, and my license is in full force and effect. Licensee Class: _____ Lic. No.: _____ Date: _____ Contractor: _____ CONSTRUCTION TRADING AGENCY I hereby affirm under penalty of perjury that there is a construction trading agency for the performance of the work for which this permit is issued (Sec. 3707, Civ. C.). Lender's Name: _____ Lender's Address: _____ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes. Signature of Applicant or Agent: _____ Date: 5-24-06 (FOR NON-RESIDENTIAL ONLY) Indicate if the intended occupancy will be hazardous material, initiating Yes acknowledges that it is S Code Sections 25505, 25523, and 25534 as well as filling directions were made available to you. <input type="checkbox"/> Yes <input type="checkbox"/> No CASHER'S VALIDATION 9-25504 00127641 CPO I-FREE MEL EX-3-100		

ELECTRICAL PERMIT FEE		
ITEM	NO.	FEE
ISSUANCE FEE (GSSEL)		
SERVICE HOURLY RATE (GSPEL)		
EXPRESS PLAN CHECK FEE (EE)		
PERMIT FEE (PIELO) GRAV/MAN/SESE (PIELW)		
(Complete Electrical System for new single, multiple family structures and additional ≥ 500 sq. ft.)		
Temporary pole or meter set (TPM)		
Light poles	1-10 min. (mm. fee) (L3)	
Receptacles		
Switches	Over 10, ea. Addtl. (L4)	
Light fixtures		
1-10 (minimum fee) (L1)		
Over 10, each additional (L2)		
Heater (per kw) (HEATER)		
Radiator/boiler/water heater (RBDW)		
Panel/board/breakerboard (PBBS) /		
Service: change, repair or well		
100 amp or less (SEIN1)		
200 amp (SEIN2)		
400 amp to ≤ 1000 amp (SEIN3)		
1000 amp or more (SEIN4)		
Moved buildings (MOVECL)		
Motors - 1/2 hp or less (M41)	Transformers - 1/2 \times (T11)	
1/2 to ≤ 5 hp (M42/M43)	1/2 to ≤ 5 kw (T2)	
5 to ≤ 25 hp (M43/M45)	5 to ≤ 25 kw (T3)	
25 to ≤ 100 hp (M45/M47)	25 to ≤ 100 kw (T4)	
Over 100 hp (M48)	Over 100 kw (T5)	
Solar system (SOLUEL)		
Swimming pools/Spa:		
Private (SWELPR)		
Public (SWELPR)		
Signs (SIGNEL)		
Sign system (SIGNEL)		
Sign transformers (TTC)		
Fasten lighting /		
200 lamps or less (L6)		
Over 200 lamps (L7)		
Special Circuits (CINIC)		
Electric welder (per kw) (EW)		
Electric welder lamp (LB)		
In category above, or piece of equipment not listed in category above, or for which no other fee is listed (See fee Schedule) (EAPP)		
SUBTOTAL		
CASHIER'S VALIDATIONS		

ELECTRICAL PERMIT FEE		NO.	FEE
ITEM			
ISSUANCE FEE (FISLL)			
SERVICE HOURS/DATE (SISRL)			
EXPRESS PLAN CHECK FEE (EE)			
PERMIT FEE (PELFD)	CAN/VAN/REUSE (PELWV)		
(Complete Electrical System for new single, multiple family structures and additions \geq 500 sq. ft.)			
Temporary pole or meter set (TRM)			
Light outlets	1-10 mb. (rtn. leg) (L3)		
Receptacles			
Switches	Over 10, ea. Addit. (L4)		
Light fixtures:			
1-10 (minimum) (ee) (L1)			
Over 10, each additional (L2)			
Range/dryer/dryer/water heater (RDDWH)			
Panel/frame board/switchboard (PRSB)			
Service: change, repair or well			
100 amp or less (SERV1)			
200 amp (SERV2)			
400 amp to \leq 1000 amp (SERV3)			
1000 amp or more (SERV4)			
Moved building (MOVE)			
Motors - 1/2 hp or less (M1)	Transformers - 1/2 \leq (T1)		
1/2 to \leq 5 hp (M2)(M3)	1/2 to \leq 5 kva (T2)		
5 to \leq 25 hp (M4)(M5)	5 to \leq 25 kva (T3)		
25 to \leq 100 hp (M6)(M7)	25 to \leq 100 kva (T4)		
Over 100 hp (M8)	Over 100 kva (T5)		
Solar system (SOLWEL)			
Swimming pool/Spa:			
Private (SWELPR)			
Public (SWELPR)			
Signs (SIGWEL)			
Sign transformers (TIV)			
Recreation lighting:			
200 lamps or less (LG)			
Over 200 lamps (L7)			
Special Circuits (CIRC)			
Electric Welder (per kva) (EW)			
Electric vapor lamp (LUV)			
Electrical Appliances or piece of equipment not listed in categories above, or for which no other fee is listed (See Fee Schedule) (DAPV)			
CASHIER'S VALIDATIONS		SUBTOTAL	

ReceiveDate 7/14/2010

Permit Number 45014	Issued By MGM	Date 7/14/2010	BUILDING PERMIT APPLICATION SANTA CLARA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT BUILDING INSPECTION OFFICE 70 W. Hedding St., San Jose, CA 95110 408-299-5700	
Job Address 6640 HOLSCLOW RD	A/PN 84149002	Unit 95020	Zone 7	Nearest Cross Street Pacheco Pass Hwy
Owner GILROY RESEARCH FARM LLC	Phone 831.771.1500	Address 3 HARRIS PL	City CA 95001	State CA
Architect Or Engineer GILROY RESEARCH FARM LLC	Phone 831.771.1500	Address 3 HARRIS PL	City CA 95001	State CA
Contractor DAVID PERRY WIEGEL ELECTRICAL CONTRACTING	Phone (831) 588-4917	Address 145 PALMETTA STREET	City SANTA CRUZ	State CA 95060
Applicant <input type="checkbox"/> mailing address <input type="checkbox"/> email	License No. 539440	Address 145 PALMETTA STREET	City SANTA CRUZ	State CA 95060
Build <input type="checkbox"/> Alteration <input type="checkbox"/> Move <input type="checkbox"/> Demolish <input type="checkbox"/> Remodel Addition <input type="checkbox"/> Repair <input type="checkbox"/> Convert <input type="checkbox"/> Reroof Plan Ck # 0 Ckd By Stories Unit Size (sq ft) Item # 1000 Occup. Const. Type	Job Description UPGRADE SERVICE -100 AMP & 200 AMP MOVE TO SAME LOCATION	Job Notes 	Valuation 	County File Number
GEOLGY CLEANED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION PLANNING SET BACK/FIELD: FRONT _____ SIDE _____ REAR _____ ZONING: _____ DATE: _____ CLEANED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION LAND DEVELOPMENT CLEANED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> ROAD IMPROVEMENTS <input type="checkbox"/> DRIVEWAY APPROACH <input type="checkbox"/> OTHER <input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION ROADS & AIRPORTS CLEANED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> ROAD IMPROVEMENTS <input type="checkbox"/> DRIVEWAY APPROACH <input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION ENVIRONMENTAL HEALTH CLEANED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> HAZARDOUS MATERIALS <input type="checkbox"/> WASTEWATER PERMIT # _____ <input type="checkbox"/> SEPTIC SYSTEM PERMIT # _____ <input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION FIRE MARSHAL CLEANED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION OTHER REQUIRED ITEMS <input type="checkbox"/> YES <input type="checkbox"/> NO DEVELOPER IMPACT (SCHOOL DISTRICT) <input type="checkbox"/> YES <input type="checkbox"/> NO DEVELOPER IMPACT (SOUTH SIDE FIRM) <input type="checkbox"/> YES <input type="checkbox"/> NO FEMA FLOOD CERTIFICATE <input type="checkbox"/> YES <input type="checkbox"/> NO WILD-LAND URBAN INTERFACE SPECIAL INSTRUCTIONS 				
WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COLLARS, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES. I hereby affirm under penalty of perjury one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____ <input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy Number _____ Expiration Date _____ Phone # _____ Name of Agent _____ <input checked="" type="checkbox"/> I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Signature of Applicant _____ Date 7-14-10				
LICENSED CONTRACTOR DECLARATION I hereby affirm under penalty of perjury that I am a licensed under provisions of Chapter 23 commencing with Section 7000 of Division 2 of the Business and Professions Code, and my license is in full force and effect. License Class C16 Lic. No. 1539440 Contractor David Perry Wiegel Signature _____ Date 7-14-10 CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Spec. 3007, Civ. Code) Lender's Name: _____ Lender's Address: _____ By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction, and I authorize representatives of this city or county to enter the above identified property for inspection purposes. Signature of Property Owner or Authorized Agent _____ Date 7-14-10 Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property FEES: PLANNING _____ C.P.F. _____ BLDG. PLAN CHECK _____ EXPRESS PC _____ FIRE MARSHAL _____ FIREARMARSHAL LD _____ INVESTIGATION _____ BLDG. PERMIT _____ ELECTRICAL 136.00 _____ MECHANICAL _____ PLUMBING _____ S.M.I.P. _____ C.B.C. _____ SCAN _____ SEPTIC _____ GEOLOGY _____ EXPUNGEMENT _____				

[illegible]



Matthew Rodriguez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Deborah O. Raphael, Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

ID Number: CAL000308008 Name : SHAMROCK SEED CO- GILROY RESEARCH FARM
Status: ACTIVE Inactive Date: Record Entered: 06/16/2006 Last Updated: 06/16/2006
County: SANTA CLARA NAICS: 111219 SIC: 0161

	Name	Address	City	State	Zip Code	Phone
Location	SHAMROCK SEED CO- GILROY RESEARCH FARM	6640 HOLSCLOW RD	GILROY	CA	950209528	
Mailing		3 HARRIS PL	SALINAS	CA	939014593	
Owner	SHAMROCK SEED CO	3 HARRIS PL	SALINAS	CA	939014593	8317711500
Operator/ Contact	DAVID GRIFFIN/VICE PRESIDENT	3 HARRIS PLACE	SALINAS	CA	939010000	8317711500

Based ONLY upon ID Number CAL000308008

Calif. Manifests ?	Non Calif. Manifests ?	Transporter Registration ?
NO	NO	NO

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available)
are on the next page

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Santa Clara Valley Water District

5750 AUBURN LA. HIGHWAY
SAN JOSE, CA 95128-1000



APN 841-49-002



APN 84149002

Hofslaw Rd

Pacheco Pass Hwy

Well Annotations- 2 Wells Selected

APN: 84149002

6640 HOFSLAW RD

No	Well_nbr	Permit	Consultnum	Status	Easting	Northing
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AEI

Consultants

Environmental & Engineering Services

2500 Camino Diablo, Walnut Creek, CA 94597

Tel: 925.746.6000 Fax: 925.746.6099

July 22, 2013

Attn: Rina Banks/ 408.918.3428
Santa Clara County Environmental Health Department
1555 Berger Drive, Suite 300
San Jose, CA 95128
(408) 918-3400 general phone
(408) 280-6479 FAX
rina.banks@deh.sccgov.org

Subject: File Review Request
AEI Project No. 321706

To Whom It May Concern:

AEI has been contracted to perform a Phase I Environmental Site Assessment. Please indicate if you have any current or archived records pertaining to aboveground storage tanks (ASTs), underground storage tanks (USTs), hazardous materials storage/disposal, industrial waste discharges and/or spills/releases for the following site(s):

- 6640 Holsclaw Road, Gilroy, CA

If you do not have any records, please indicate in the space below and fax back this sheet to (925) 746-6099, or contact me at (925) 746-6016 or at cllook@aeiconsultants.com if you have any questions.

Sincerely,

Clinton Look
Project Manager

☐ No Files for address(es) listed above

Name: _____

Title: _____

Phone: _____

X _____

Signature

Date



FIRE DEPARTMENT SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA. 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org



Internationally Accredited
Agency

APPLICATION FOR COPIES OF PUBLIC RECORDS

Read Instructions For Review Carefully

COMPANY OR SITE FOR WHICH RECORDS ARE REQUESTED

Please Type or Print Legibly

BUSINESS NAME: _____

STREET ADDRESS: 6640 Holsclaw Road

CITY/ZIP: Gilroy, 95020

INFORMATION REQUESTED BY:

NAME: CLINTON LOOK

BUSINESS NAME: AET CONSULTANTS

STREET: 2500 CAMINO DIABLO

CITY/ZIP: WALNUT CREEK 94597

PHONE: 925-746-6016 FAX: 925-746-6099

INFORMATION REQUESTED

Hazardous materials, above/underground tanks,
unauthorized releases of hazardous materials

Organized as the Santa Clara County Central Fire Protection District

*Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos,
Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga*

APPENDIX E

LABORATORY ANALYTICAL RESULTS