

APPENDIX D:
PHASE I ENVIRONMENTAL SITE
ASSESSMENT

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PARTNER

Engineering and Science, Inc.



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**1655 South De Anza Boulevard
and 7357 Prospect Road**
Cupertino, California 95014

Report Date: April 13, 2020
Partner Project No. 20-279581.1



Prepared for:

Ronsdale Management
14440 Big Basin Way, Suite 12
Saratoga, California 95070

April 13, 2020

Ran Lin
Ronsdale Management
14440 Big Basin Way, Suite 12
Saratoga, California 95070

Subject: Phase I Environmental Site Assessment
1655 South De Anza Boulevard and 7357 Prospect Road
Cupertino, California 95014
Partner Project No. 20-279581.1

Dear Ran Lin:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (801) 783-2734.

Sincerely,



Marshall Stanclift
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Ronsdale Management for the property located at 1655 South De Anza Boulevard and 7357 Prospect Road in Cupertino, Santa Clara County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Ronsdale Management with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the west side of South De Anza Boulevard and the north side of Prospect Road within a mixed commercial and residential area of the City of Cupertino. Please refer to the table below for further description of the subject property:

Subject Property Data

Addresses:	1655 South De Anza Boulevard & 7357 Prospect Road, Cupertino, California
Property Use:	Commercial
Land Acreage (Ac):	1.69 Ac
Number of Buildings:	One
Number of Floors:	One
Gross Building Area (SF):	11,648 SF (Total)
Net Rentable Area (SF):	11,648 SF (Total)
Date of Construction:	1962
Assessor's Parcel Number (APN):	366-10-126 and 366-10-061
Type of Construction:	Wood-Framed
Current Tenants:	See paragraph below
Site Assessment Performed By:	Megan Davey of Partner
Site Assessment Conducted On:	April 8, 2020

The subject property is currently occupied by Coach House Wine & Spirits, Kikusushi, Van's Nail Spa, Hair Perfection, and KML Pharmacy for commercial use. Onsite operations consist of various medical, salon, dining, and grocery businesses. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas and associated landscaping.

According to available historical sources, the subject property was formerly undeveloped as early as 1897; developed with orchards by 1939; developed with a residence by 1948 until circa 1974; and developed with the current commercial retail structure by 1962. Commercial tenants on the subject property have included various retail stores, offices, restaurants, and salons from at least 1962 to present.

The immediately surrounding properties consist of Cupertino Corporate Center to the north; Valero and Blue Hills Medical Offices to the south; residences and a multi-tenant commercial office building to the south across Prospect Road; Bank of America Financial Center and Shell Station to the east across South De Anza Boulevard; and residences to the west.

According to a previous subsurface investigation conducted on the south and east adjacent properties (RWQCB GeoTracker Case #T0608500352 and T0608501264), the depth of groundwater in the vicinity of the subject property is approximately 38 to 61 feet below ground surface (bgs) and groundwater flow is variable with an overall southern gradient.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any CRECs during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner did not identify any environmental issues during the course of this assessment.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1655 South De Anza Boulevard & 7357 Prospect Road in Cupertino, Santa Clara County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation at this time.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 1655 South De Anza Boulevard & 7357 Prospect Road in Cupertino, Santa Clara County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies.

As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Ronsdale Management engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Ronsdale Management.

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 Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.
- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 1655 South De Anza Boulevard and 7357 Prospect Road in Cupertino, California is located on the west side of South De Anza Boulevard and the north side of Prospect Road. According to the Santa Clara County Assessor, the subject property is identified as Assessor Parcel Numbers (APNs) 366-10-126 and 366-10-061. Ownership information was not readily available.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by Coach House Wine & Spirits, Kikusushi, Van's Nail Spa, Hair Perfection, and KML Pharmacy for commercial retail use. Onsite operations consist of various medical, salon, dining, and grocery businesses. The subject property consists of a one-story building located on the center of the property. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas and associated landscaping.

The subject property is designated for planned mixed use development by the City of Cupertino.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of the City of Cupertino. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North: Cupertino Corporate Center (1601 South De Anza Boulevard)

South: Valero (1699 South De Anza Boulevard), Blue Hills Medical Offices (20599 Prospect Road), Prospect Road, beyond which are residences (20570 Prospect Road and 12056 James Town Court) and a multi-tenant commercial office building (20520 Prospect Road)

East: South De Anza Boulevard, beyond which is Bank of America Financial Center (1660 South De Anza Boulevard) and Shell Station (1698 South De Anza Boulevard)

West: Residences (1634, 1646, 1658, 1670, 1682, 1694 Jamestown Drive)

The adjacent properties were identified as an Underground Storage Tank (UST), Leaking UST (LUST), Historical LUST (HIST LUST), Historical UST (HIST UST), Statewide Environmental Evaluation and Planning System UST Listing (SWEEPS UST), Historical Cortese (HIST CORTESE), Hazardous Waste Tracking System (HWTS), California Environmental Reporting System (CERS), CERS Tanks (CERS TANKS), CERS Hazardous Waste (CERS HAZ WASTE), Certified Unified Program Agency Listings (CUPA Listings), California Hazardous Material Incident Reporting System (CHMIRS), Facility and Manifest Data (HAZNET), Resource Conservation and Recovery Act – Non-Generator / No Longer Regulated (RCRA NONGEN/NLR), Emissions Inventory Data (EMI), Hazardous Material Facilities (HAZMAT), and Environmental Data Resources, Inc. (EDR) Exclusive Historical Auto Station (EDR HIST AUTO) in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Cupertino, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 305 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the east-northeast.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

The nearest surface water in the vicinity of the subject property is the Calabazas Creek located approximately 330 feet east of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Santa Clara Valley Water District serves the subject property vicinity. According to the website, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Cupertino are local groundwater aquifers and surface water from the Sacramento-San Joaquin River Delta.

According to a previous subsurface investigation conducted on the south and east adjacent properties (RWQCB GeoTracker Case #T0608500352 and T0608501264), the depth of groundwater in the vicinity of the subject property is approximately 38 to 61 feet below ground surface (bgs) and groundwater flow is variable with an overall southern gradient.

2.4.3 Geology/Soils

The subject property is situated within the Santa Clara Valley, which is an intermontane basin in the coastal region of the State of California. The rocks that underlie the basins and form the surrounding mountains are primarily marine sediments and metamorphic and igneous rocks, all of which are Mesozoic age but locally include rocks of the Cenozoic age. The Property is located at approximately 265 feet above mean sea level. The estimated depth to bedrock at the Property is approximately 1,200 to 1,300 feet below the ground surface.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Urban land – Stevenscreek complex and Flaskan complex. The Stevenscreek and Flaskan series consist of very deep, well drained soils that formed on alluvial fans. Slopes range from 0 to 2 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06085C0217H, dated May 18, 2009, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	Source	Description/Use
1897-1902	Topographic Maps	Undeveloped/Native land
1939-1947	Aerial Photographs, Topographic Maps	Orchards
1948-1961	Aerial Photographs, Topographic Maps, City Directories, Interviews	Orchards and Residential (1948-1974)
1962-Present	Aerial Photographs, Topographic Maps, Building Records, City Directories, Interviews	Commercial

Commercial tenants on the subject property have included various retail stores, offices, restaurants, and salons from at least 1962 to present. The subject property parcel was historically used for agricultural purposes, specifically for use as an orchard. There is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used and stored onsite. The subject property is either paved over or covered by building structures that minimize direct contact to any potential remaining concentrations in the soil. Additionally, during previous site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) were likely mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of the development activities. These additional variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Partner concludes that the possible former use of agricultural chemicals is not expected to represent a significant environmental concern at this time.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources. Inc. (EDR) on April 1, 2020. The following was observed on the subject property and adjacent properties during the aerial photograph review:

Date:	1939	Scale:	1"=500'
Subject Property:	Appears to be orchards		
North:	Appears to be orchards		
South:	Appears to be orchards across a road		
East:	Appears to be orchards across a road		
West:	Appears to be orchards		

Date:	1948, 1950	Scale:	1"=500'
Subject Property:	Appears to be developed with a residence; the remaining portion appear to remain an orchard		
North:	Appears to be developed with a residence and orchards		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

Date:	1956	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	Appears to be developed with residences across a road and orchards		
East:	Appears to be developed with residences across a road and orchards		
West:	No significant changes visible		

Date:	1963	Scale:	1"=500'
Subject Property:	Appears to be developed with the present-day commercial retail building and parking lot on the northern portion with the residence on the southern portion		
North:	No significant changes visible		
South:	Appears to be developed with a gasoline service station and commercial property; residences are visible across a road		
East:	Appears to be developed with a gasoline service station and commercial property across a road		
West:	Appears to be developed with a residence and orchards		

Date:	1968	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	Appears to be developed with additional residences		

Date:	1974	Scale:	1"=500'
Subject Property:	The residence appears to be redeveloped as a parking lot on the southern portion with the northern portion similar to 1968 aerial photograph		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

Date:	1991, 1998, 2006, 2009, 2012, 2016	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	Appears to be developed with the existing commercial property		
South:	Appears to be developed with additional residence and commercial property across a road		
East:	No significant changes visible		
West:	No significant changes visible		

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from EDR on April 1, 2020. Sanborn map coverage was not available for the subject property.

3.3 City Directories

Partner reviewed historical city directories obtained from EDR on April 3, 2020 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 1655 South De Anza Boulevard (Saratoga Sunnyvale Road) & 7357 Prospect Road (Subject Property)

Year(s)	Occupant Listed
1971-1985	Commercial listings, including retail stores, offices, restaurants, and salons (1655 Saratoga Sunnyvale Road)
1995-2014	Commercial listings, including retail stores, offices, restaurants, and salons (1655 South De Anza Boulevard and Saratoga Sunnyvale Road)

Based on the city directory review, no environmentally sensitive listings were identified for the subject property addresses.

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1971	Commercial listings (1601, 1660 South De Anza Boulevard); <i>Saratoga Shell (1698 South De Anza Boulevard); Kregers Chevron (1699 South De Anza Boulevard)</i>
1976-1981	Commercial listings (1601 South De Anza Boulevard)
1985	Commercial listings (1660 South De Anza Boulevard); <i>Saratoga Shell (1698 South De Anza Boulevard); Kregers Chevron (1699 South De Anza Boulevard)</i>
1995	Commercial listings (1601 South De Anza Boulevard); <i>Kregers Chevron (1699 South De Anza Boulevard)</i>
2000	<i>Saratoga Shell Bud Root, Shell Service Stations San Jose (1698 South De Anza Boulevard); Kregers Chevron Station (1699 South De Anza Boulevard)</i>
2005	<i>Saratoga Shell Service Station (1698 South De Anza Boulevard); A & A Smog, U Haul Co (1699 South De Anza Boulevard)</i>
2010	<i>Saratoga Shell Service Station (1698 South De Anza Boulevard); Valero (1699 South De Anza Boulevard)</i>
2014	Commercial listings (1660 South De Anza Boulevard); <i>Saratoga Shell Service Station (1698 South De Anza Boulevard); Valero (1699 South De Anza Boulevard)</i>

According to the city directory review, the adjacent properties have been occupied by gasoline service stations, discussed further in Section 4.2.3.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from EDR on April 1, 2020. The following was observed on the subject property and adjacent properties during the topographic map review:

Date: 1897, 1899, 1902

Subject Property:	Depicted as undeveloped land
North:	Depicted as developed with a building
South:	Depicted as developed with a road (Prospect Road)
East:	Depicted as developed with a building across a road
West:	Depicted as undeveloped land

Date: 1943, 1947

Subject Property: No significant changes depicted
North: No significant changes depicted
South: No significant changes depicted
East: Depicted as vacant land across a road
West: No significant changes depicted

Date: 1948

Subject Property: Depicted as developed with orchards and a building on the southern portion
North: Depicted as developed with orchards and a building
South: Depicted as developed with orchards across Prospect Road
East: Depicted as developed with orchards and a building across a road
West: Depicted as developed with orchards

Date: 1953

Subject Property: No significant changes depicted
North: No significant changes depicted
South: Depicted as developed with a building; orchards depicted
East: No significant changes depicted
West: No significant changes depicted

Date: 1961

Subject Property: No significant changes depicted
North: No significant changes depicted
South: Depicted as developed with additional buildings; orchards depicted
East: Depicted as developed with additional buildings across a road; orchards depicted
West: Depicted as developed with additional buildings; orchards depicted

Date: 1968, 1973

Subject Property: No significant changes depicted; depicted as urban developed
North: No significant changes depicted; depicted as urban developed
South: No significant changes depicted; depicted as urban developed
East: No significant changes depicted; depicted as urban developed
West: No significant changes depicted; depicted as urban developed

Date: 1980

Subject Property: Depicted as developed with the existing commercial building
North: No significant changes depicted
South: No significant changes depicted
East: No significant changes depicted
West: No significant changes depicted

Date: 1995, 2012

Subject Property: Site specific features not depicted
North: Site specific features not depicted
South: Site specific features not depicted
East: Site specific features not depicted
West: Site specific features not depicted

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data

Name of Agency:	Santa Clara County Environmental Health Department (SCCEHD)
Point of Contact:	https://cepascc-ca.nextrequest.com/requests/20-551
Agency Address:	1555 Berger Drive, Building 2, Suite 300, San Jose, California
Agency Phone Number:	(408) 918-3428
Date of Contact:	April 7, 2020
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the SCCHED.

4.1.2 Fire Department

Regulatory Agency Data

Name of Agency:	Santa Clara County Fire Department (SCCFD)
Point of Contact:	Front desk
Agency Address:	777 Benton St, Santa Clara, California
Agency Phone Number:	(408) 615-4900
Date of Contact:	April 7, 2020
Method of Communication:	Phone
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the SCCFD.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	Bay Area Air Quality Management District (BAAQMD)
Point of Contact:	Ms. Rochele Henderson
Agency Address:	939 Ellis Street, San Francisco, California
Agency Phone Number:	(415) 771-6000
Date of Contact:	April 7, 2020
Method of Communication:	Online
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the BAAQMD.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data

Name of Agency: San Francisco Bay Regional Water Quality Control Board (RWQCB)
Point of Contact: <https://geotracker.waterboards.ca.gov/>
Agency Address: 1515 Clay Street, Suite 1400, Oakland, California
Agency Phone Number: (510) 622-2300
Date of Contact: April 7, 2020
Method of Communication: Online
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency: California Department of Toxic Substances Control (DTSC)
Point of Contact: <https://www.envirostor.dtsc.ca.gov/public/>
<https://hwts.dtsc.ca.gov/>
Agency Address: 1001 I Street, Sacramento, California
Agency Phone Number: (916) 255-3687
Date of Contact: April 7, 2020
Method of Communication: Online
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.

4.1.6 Building Department

Regulatory Agency Data

Name of Agency: Cupertino Building Department (CBD)
Point of Contact: <https://www.cupertino.org/our-city/departments/city-clerk/city-records>
Agency Address: 10300 Torre Avenue, Cupertino, California
Agency Phone Number: (408) 777-3203
Date of Contact: April 7, 2020
Method of Communication: Online
Summary of Communication: Records were available for review, as further discussed in the following table.

Building Records Reviewed for 1655 South De Anza Boulevard and 7357 Prospect Road (Subject Property)

Year(s)	Owner/Applicant	Description
1998	Phil Labarbora	Termite work
2004	Philip Labarbera	Fire damage repair
2004	Coach House Liquors	Sign
2005	Lord India Cuisine	Replace hood
2007	Hung Nguyen	Tenant improvement – nail salon
2008	Philip & Barbara Trustee	Install light pole

4.1.7 Planning Department

Regulatory Agency Data

Name of Agency:	Cupertino Planning Department (CPD)
Point of Contact:	https://www.cupertino.org/our-city/departments/community-development/planning/zoning
Agency Address:	10300 Torre Avenue, Cupertino, California
Agency Phone Number:	(408) 777-3203
Date of Contact:	April 7, 2020
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned P for planned mixed use development by the City of Cupertino.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	https://maps.conservation.ca.gov/doggr/wellfinder/#openModal
Agency Address:	801 K Street, MS 20-22, Sacramento, California
Agency Phone Number:	(916) 322-1110
Date of Contact:	April 7, 2020
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data

Name of Agency:	Santa Clara County Assessor (SCCA)
Point of Contact:	https://ges.sccgov.org/discovergis/sccmap
Agency Address:	70 West Hedding Street, San Jose, California
Agency Phone Number:	(408) 299-5500
Date of Contact:	April 7, 2020
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 366-10-126 and 366-10-061. According to online sources (Property Shark), the current building was constructed in 1962 and totals approximately 11,648 square feet on 1.69 acres.

Copies of pertinent documents are included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG, NONGEN / NLR)	0.25	N	Y	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	Y	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	Y	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	Y	N
EDR US Hist Cleaners	Varies	N	N	N
HIST UST	0.25	N	Y	N
SWEEPS UST	0.25	N	Y	N
HIST CORTESE	0.50	N	Y	N
HWTS	Subject Property	N	Y	N
CERS	Subject Property	N	Y	N
CERS TANKS	0.25	N	Y	N
CERS HAZ WASTE	0.25	N	Y	N
CUPA LISTINGS	0.25	N	Y	N
CHMIRS	Subject Property	N	Y	N
HAZNET	Subject Property	N	Y	N
EMI	Subject Property	N	Y	N
HAZMAT	0.25	N	Y	N
FINDS	Subject Property	N	Y	N
ECHO	Subject Property	N	Y	N

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjacent Property Listings

The adjacent property to the north is identified as a CUPA LISTINGS site in the regulatory database report, as discussed below:

- The property, identified as County of Santa Clara Sheriff – West Valley Facility at 1601 South De Anza Boulevard Suite 148, is located adjacent to the north of the subject property. This property is reported as a HAZMAT storage facility with minimal storage. No violations were reported for the property. Based on the absence of violations of regulatory release listings, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment

The adjacent property to the east is identified as a Resource Conservation and Recovery Act – Non-Generator / No Longer Regulated (RCRA NONGEN / NLR) site in the regulatory database report, as discussed below:

- The property, identified as De Anza Auto LLC at 1686 South De Anza Boulevard, is located adjacent to the east of the subject property across South De Anza Boulevard. This property is reported as non-generator in 2017. No violations were reported for the property. Based on the absence of violations or regulatory release listings, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment

The adjacent property to the east is identified as an EDR Exclusive Historical Auto Station (EDR HIST AUTO), Underground Storage Tank (UST), Statewide Environmental Evaluation and Planning System UST Listing (SWEEPS UST), Leaking UST (LUST), Historical LUST (HIST LUST), Historical UST (HIST UST), California Environmental Reporting System (CERS), CERS Tanks (CERS TANKS), CERS Hazardous Waste (CERS HAZ WASTE), Facility and Manifest Data (HAZNET), Emissions Inventory Data (EMI), Hazardous Material Facilities (HAZMAT), RCRA NONGEN / NLR, and CUPA LISTINGS site in the regulatory database report, as discussed below:

- The property, identified as De Anza Auto LLC / Nakash Enterprises #7006 / Saratoga Shell Bud Root / C & S Shell Service / Shell Oil Products SAP 135984 at 1698 South Saratoga Boulevard – Sunnyvale Road, is located adjacent to the east of the subject property across South De Anza Boulevard. The property is reported as a gasoline service station from 1970 to 1992. According to the UST listings, seven tanks are associated with this property including three 5,000-gallon gasoline tanks, one 8,000-gallon gasoline tank, and three waste oil tanks of unknown capacities. Installation dates were not provided on the listings. This site reported a release of gasoline and other fuel oxygenates during the removal of a waste oil tank in 1987. The fuel leak investigation case was closed on October 13, 1994. At the time of closure, residual contamination remained in the soil. On November 7, 2000, the San Francisco RWQCB re-opened the case with further soil and groundwater sampling. Groundwater extraction and monitoring was conducted from 2002 to 2006. An additional 550-gallon waste oil UST was removed from the property in 2006, followed by removal of approximately 42 tons of contaminated pea gravel associated with the UST. Quarterly groundwater monitoring was conducted until 2011 and regulatory closure was granted on February 14, 2013.

Residual impacts in groundwater were noted which included 15 parts per billion (ppb) of methyl tert butyl ether (MTBE) and 620 ppb of tert-butyl alcohol (TBA).

Residual contamination was identified that could pose an unacceptable risk for certain site development activities (such as site grading, excavation, or the installation of water wells). The contamination was noted to be in the area of USTs, associated piping, and dispensers. A copy of the closure letter is provided in Appendix B. Based on the regulatory closure of the previous releases, inferred direction of groundwater flow, distance, and anticipated depth to groundwater, and a lack of any open releases reported, the historical releases and listings are not expected to represent a significant environmental concern at this time.

The adjacent property to the south is identified as a California Hazardous Material Incident Reporting System (CHMIRS), Historical Cortese (HIST CORTESE), Facility Index System / Facility Registry System (FINDS), Enforcement Compliance & History Online Information (ECHO), UST, HWTS, CERS, CERS TANKS, CERS HAZ WASTE, CUPA LISTINGS, HAZNET, RCRA NONGEN / NLR, EDR HIST AUTO, LUST, HIST LUST, and SWEEPS UST site in the regulatory database report, as discussed below:

- The property, identified as Vikhar Valero / Chevron Station No 94818 / Kregers Chevron Inc at 1699 South De Anza Boulevard, is located adjacent to the south of the subject property. The property is reported as a gasoline service station in the EDR HIST Auto database from at least 1996 to 2014; however, this site has operated as a gasoline station from as early as 1987 through the present-day. According to the UST listings, four tanks are currently associated with this property including three 12,000-gallon gasoline tanks and a 1,000-gallon waste oil tank. This site reported a release of gasoline in 1986 that impacted groundwater. According to the case closure summary on GeoTracker, one 550-gallon waste oil UST was closed in place in 1987 and three gasoline USTs (3,000-gallon, 5,000-gallon, and 6,000-gallon) were removed from the property in 1990. Approximately 230 cubic yards of soil were excavated from the property and four groundwater monitoring wells were installed. Groundwater monitoring was conducted until 2003 and regulatory closure was granted on July 26, 2004. The maximum contaminant levels in groundwater after the cleanup activities included less than 1.5 parts per billion (ppb) of total petroleum hydrocarbons (TPH) gas, less than 0.5 ppm for TPH diesel, no reported detections of benzene and toluene above the laboratory reporting level, and 3 ppb of methyl tert butyl ether (MTBE).

Residual contamination was identified that could pose an unacceptable risk for certain site development activities (such as site grading, excavation, or the installation of water wells). The contamination was noted to be in the area of USTs, associated piping, and dispensers. A copy of the closure letter is provided in Appendix B. Based on the regulatory closure of the previous releases, inferred direction of groundwater flow, and anticipated depth to groundwater, and a lack of any open releases reported, the historical releases and listings are not expected to represent a significant environmental concern at this time.

The adjacent property to the south is identified as a HWTS, CERS HAZ WASTE, CUPA LISTINGS, and RCRA NONGEN / NLR site in the regulatory database report, as discussed below:

- The property, identified as Blue Hills Medical Group / Sheldon Zitman MD/B Sofia Jalilie MD / Arnold R Henderson DDS at 20555 Prospect Road, is located adjacent to the south of the subject property. The property was reported as a non-generator in 2011 and 2016. The property is reported as a hazardous waste generator for a medical office and small pharmacy in 2017, with only generation of silver waste. Violations were not reported for the property. Based on the absence of violations and nature of the listing, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

No sites of concern are identified in the regulatory database report.

4.2.5 Orphan Listings

No orphan listings of concern are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Ronsdale Management (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire			X	
Title Records, Environmental Liens, and AULs			X	
Specialized Knowledge			X	
Actual Knowledge			X	
Valuation Reduction for Environmental Issues			X	
Identification of Key Site Manager	Section 5.1.3			
Reason for Performing Phase I ESA	Section 1.1			
Prior Environmental Reports		X		
Other		X		

5.1 Interviews

5.1.1 Interview with Owner

Please see Section 5.1.3 for information provided by the key site manager, representative for the subject property owner.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

Mr. Carlson Chan, key site manager, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Chan, the subject property was developed in the 1960s for commercial use. Prior to that, the subject property was developed with orchards and a residence. Mr. Chan further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data

Site Assessment Performed By: Megan Davey
Site Assessment Conducted On: April 8, 2020

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 1655 South De Anza Boulevard & 7357 Prospect Road (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Mr. Carlson Chan	Key Site Manager	(408) 836-6070	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the north side of the subject property. An independent solid waste disposal contractor, Recology, removes solid waste from the subject property. According to property personnel, only commercial trash and food waste is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Cupertino services the subject property vicinity. No wastewater treatment facilities or septic systems were observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right of way, and to on-site storm water drains. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by Pacific Gas & Electric Company. The mechanical system is comprised of rooftop-mounted packaged electric/natural gas split HVAC units. Hot water is provided by electric hot water heaters.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies and salon chemicals were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and, 3) Greater than 500 ppm – “PCB-Containing.” The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after July 2, 1979.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. Two pole-mounted transformers were observed on the subject property. The transformers are not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property building was constructed in 1962. A limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property was conducted. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good
Spray-Applied Acoustical Material	Throughout Building Interior	Yes	Good
Stucco	Throughout Building Exterior	Yes	Good

Based on this building's date of construction, prior to disturbance, Partner recommends a comprehensive asbestos survey of the property be completed to determine the presence, condition, friability and likely future condition of suspect or confirmed ACM. All suspect materials must be handled as ACM according to local, state and federal regulations until the results of sampling and analysis indicate the material is a non-ACM. According to the US EPA, ACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property building (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. 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, according to the table below:

EPA Radon Zones

EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US 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 conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Santa Clara Valley Water District serves the subject property vicinity. According to the website, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Cupertino are local groundwater aquifers and surface water from the Sacramento-San Joaquin River Delta. According to the Cupertino and the 2019 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property building for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

The following indications of water damage or mold growth were observed during Partner's visual assessment:

Mold Observations

Location of area affected	Condition
Ceiling of Liquor Store	Water staining/intrusion

The area of water damage was observed to impact an area less than 5 square feet and is not considered a significant environmental concern.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises.

6.4.1 ASTs/USTs for Hazardous Substances or Petroleum Products

Gasoline service stations were observed on the adjacent properties during the site reconnaissance, as further discussed in Section 4.2.3.

6.4.2 PCBs

Pole-mounted transformers were observed on the adjacent properties. No staining or leakage was observed in the vicinity of the transformers. Based on these observations, the presence of adjacent transformers is not expected to represent a significant environmental concern.

No other items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, evidence of releases, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any CRECs during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner did not identify any environmental issues during the course of this assessment.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1655 South De Anza Boulevard & 7357 Prospect Road in Cupertino, Santa Clara County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation at this time.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 1655 South De Anza Boulevard & 7357 Prospect Road in Cupertino, Santa Clara County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Megan Davey
Environmental Scientist

Reviewed By:



Eric Bloechle
Senior Author

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources (EDR), Radius Report, April 2020

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, April 2020

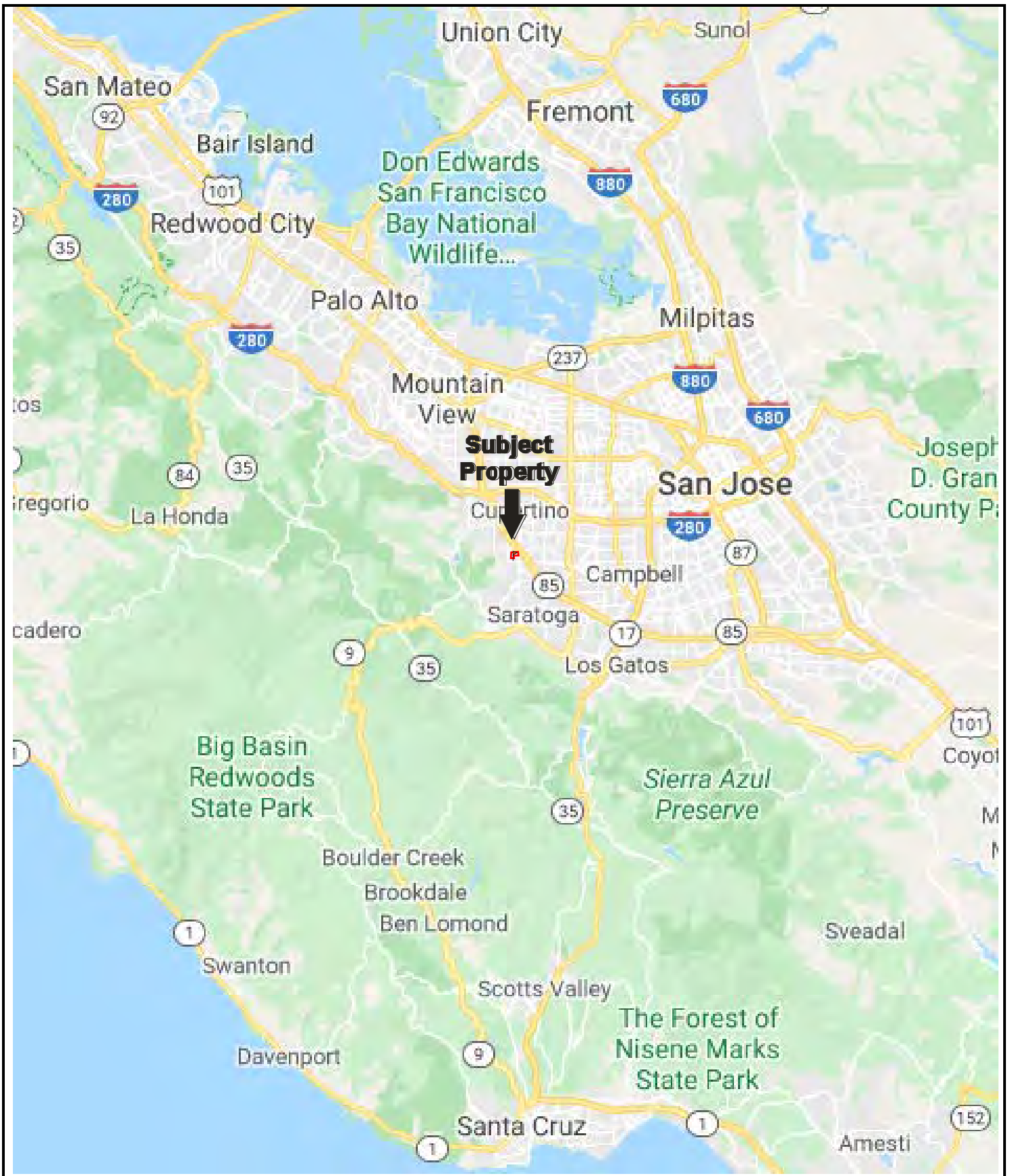
United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, April 2020

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, April 2020

United States Geological Survey Topographic Map 2012, 7.5 minute series, accessed via internet, April 2020

FIGURES

- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



Drawing Not To Scale

KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP

Project No. 20-279581.1



GROUNDWATER FLOW

KEY:
 Subject Property

FIGURE 2: SITE PLAN
 Project No. 20-279581.1



USGS 7.5 Minute *Cupertino, California* Quadrangle
 Created: 2012

KEY:
 Subject Property 

FIGURE 3: TOPOGRAPHIC MAP

Project No. 20-279581.1



APPENDIX A: SITE PHOTOGRAPHS



1. View of the north side of the subject property.



2. View of the east side of the subject property.



3. View of the south side of the subject property.



4. View of the south side of the subject property.



5. View of the west side of the subject property.



6. View of pole-mounted transformer.



7. View of dumpster area.



8. View of grease dumpster.



9. Interior view of the liquor store.



10. View of water intrusion.



11. Interior view of the liquor store.



12. Interior view of the pharmacy.



13. Interior view of the nail salon.



14. Interior view of the nail salon.



15. Interior view of the hair salon.



16. View of chemicals in hair salon.



17. Interior view of the restaurant.



18. Interior view of the restaurant kitchen.



19. Interior view of the restaurant kitchen.



20. View of adjacent property to the north.



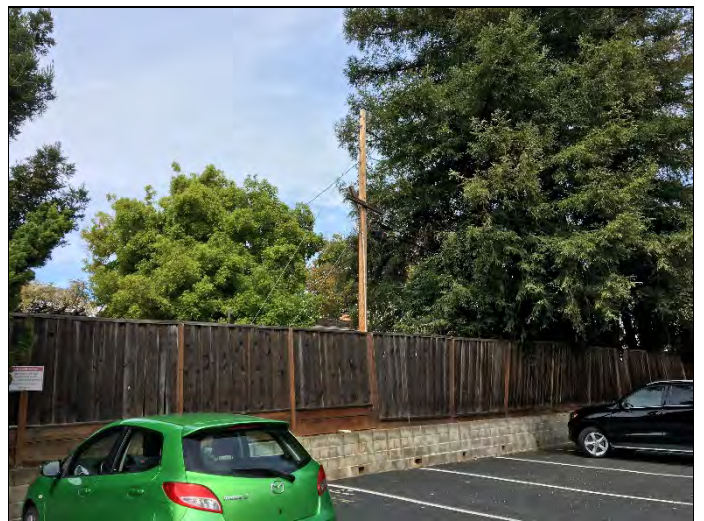
21. View of adjacent property to the east.



22. View of adjacent property to the south.



23. View of adjacent property to the south.



24. View of adjacent property to the west.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION



1655 S. De Anza Boulevard & 7357 Prospect Road

1655 S. De Anza Boulevard & 7357 Prospect Road

CUPERTINO, CA 95014

Inquiry Number: 6029600.8

April 01, 2020

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

04/01/20

Site Name:

1655 S. De Anza Boulevard &
1655 S. De Anza Boulevard &
CUPERTINO, CA 95014
EDR Inquiry # 6029600.8

Client Name:

Partner Engineering and Science, Inc.
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000
Contact: Aimee Tamayo



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1939	1"=500'	Flight Date: August 01, 1939	USDA
1948	1"=500'	Flight Date: September 26, 1948	USDA
1950	1"=500'	Flight Date: April 01, 1950	USDA
1956	1"=500'	Flight Date: June 09, 1956	USDA
1963	1"=500'	Flight Date: June 24, 1963	EDR Proprietary Aerial Viewpoint
1968	1"=500'	Flight Date: June 14, 1968	USGS
1974	1"=500'	Flight Date: June 26, 1974	USGS
1991	1"=500'	Acquisition Date: October 30, 1991	USGS/DOQQ
1998	1"=500'	Flight Date: August 27, 1998	USDA
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP

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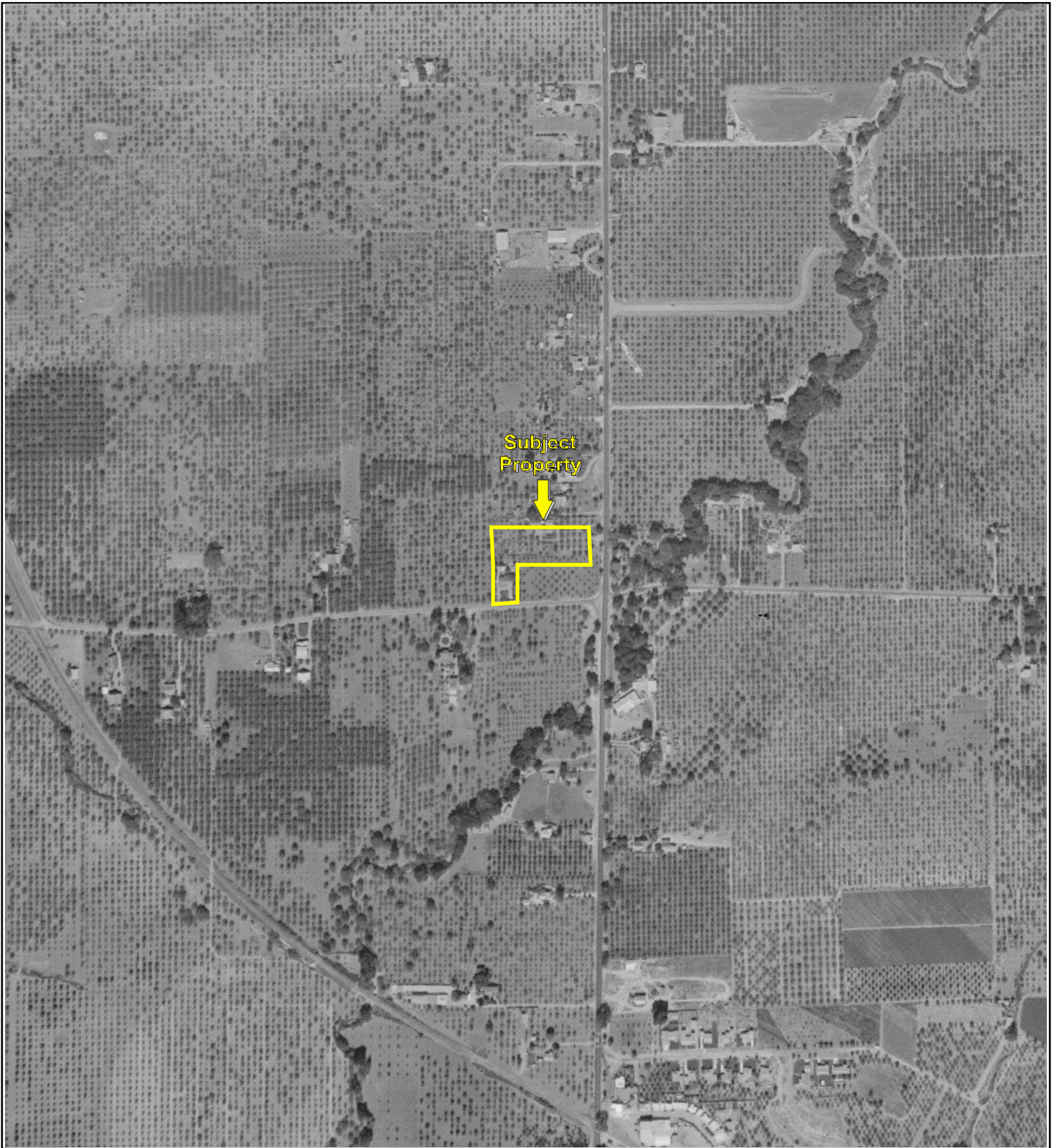
500

1000

2000



Key: Subject Property 

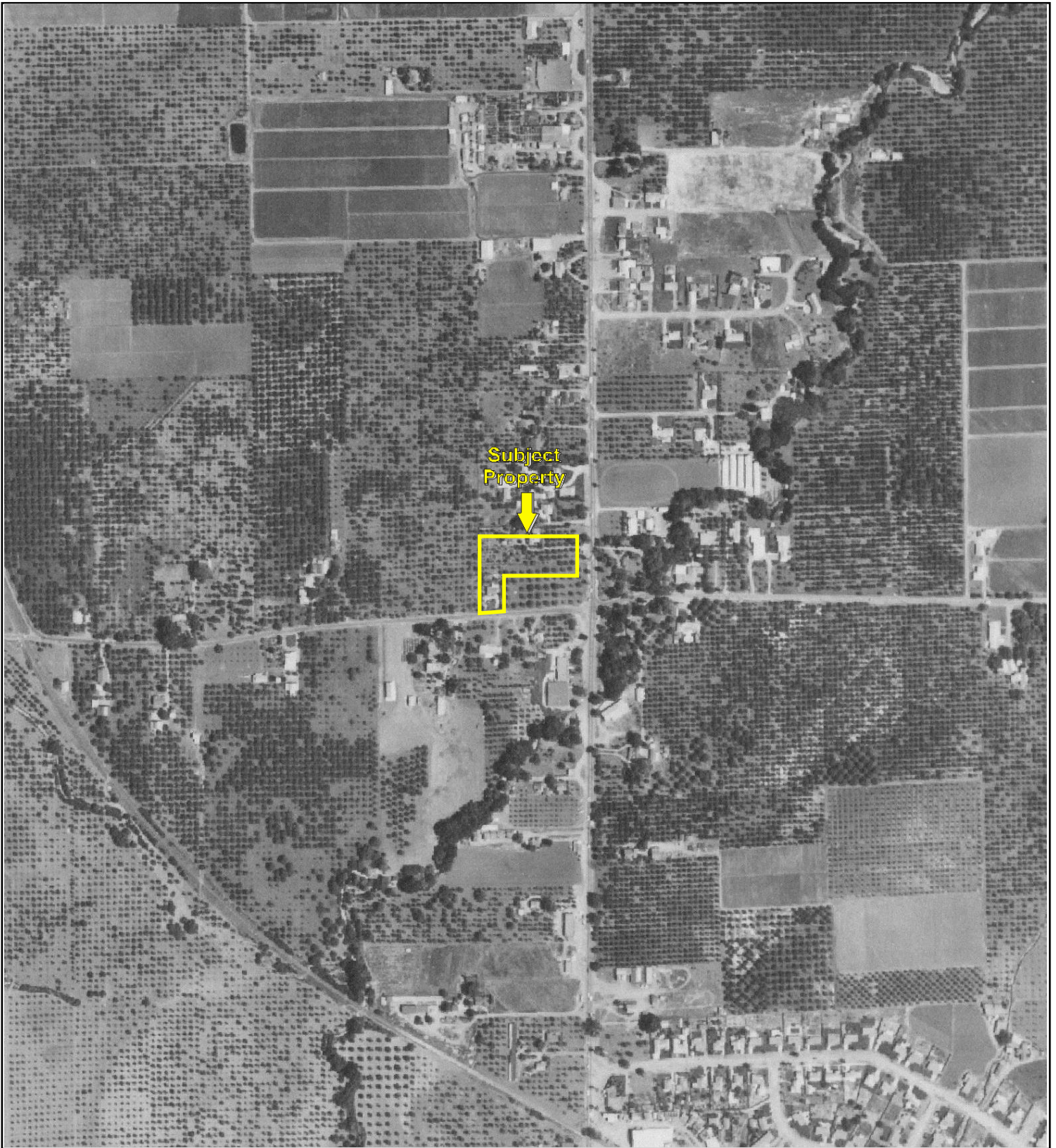


Key: Subject Property 



500 1000 2000

Key: Subject Property 



500

1000

2000



Key: Subject Property 

APPENDIX B: AERIAL PHOTOGRAPHS

Project No.





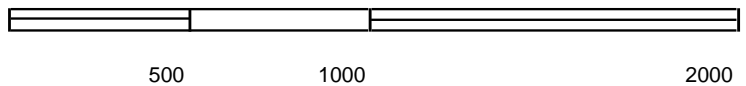
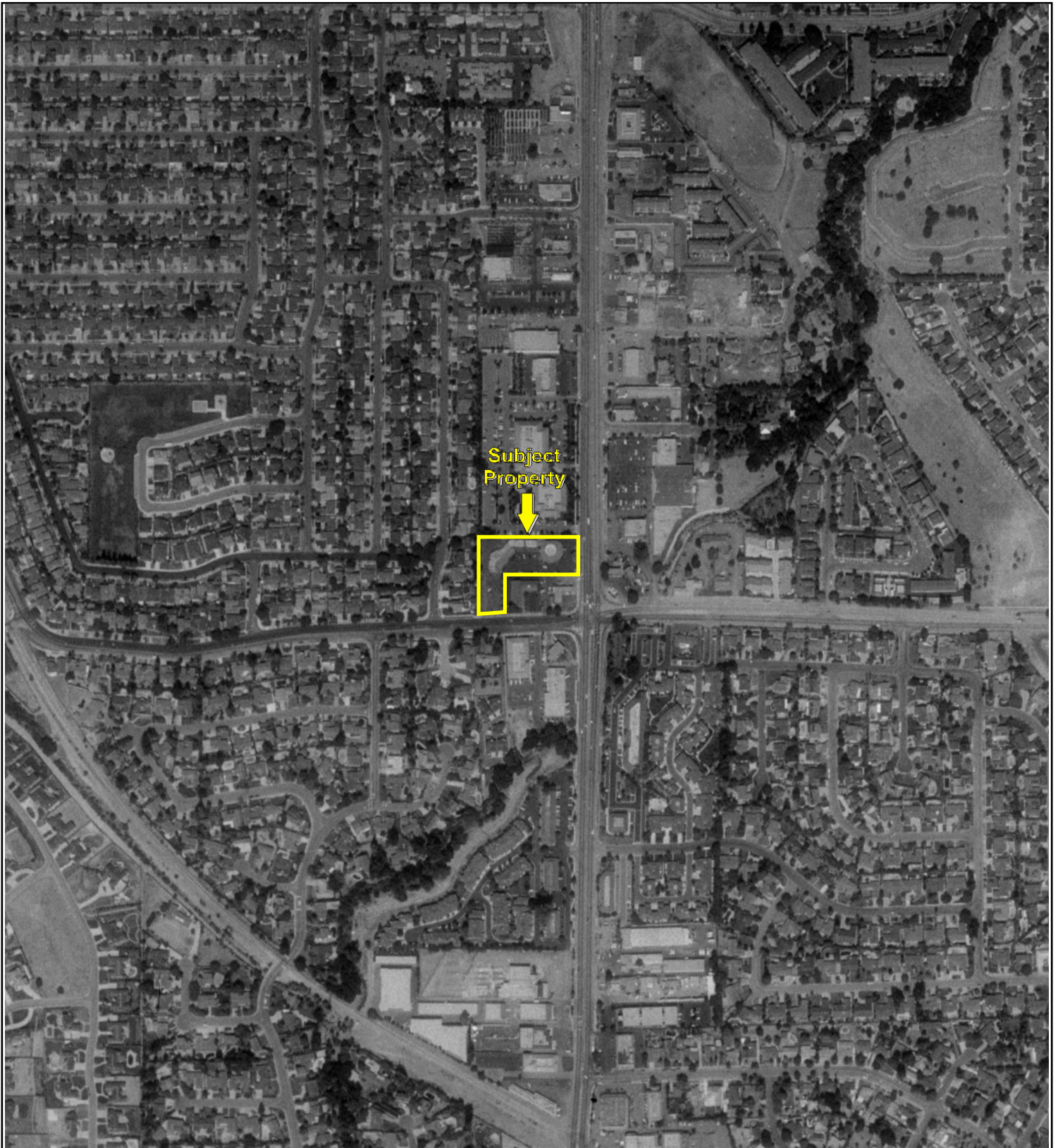
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Key: Subject Property 



Key: Subject Property 



Key: Subject Property 



500

1000

2000



Key: Subject Property 



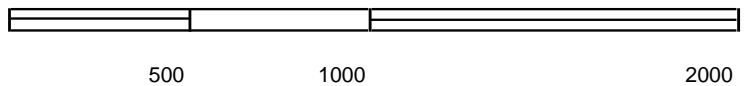
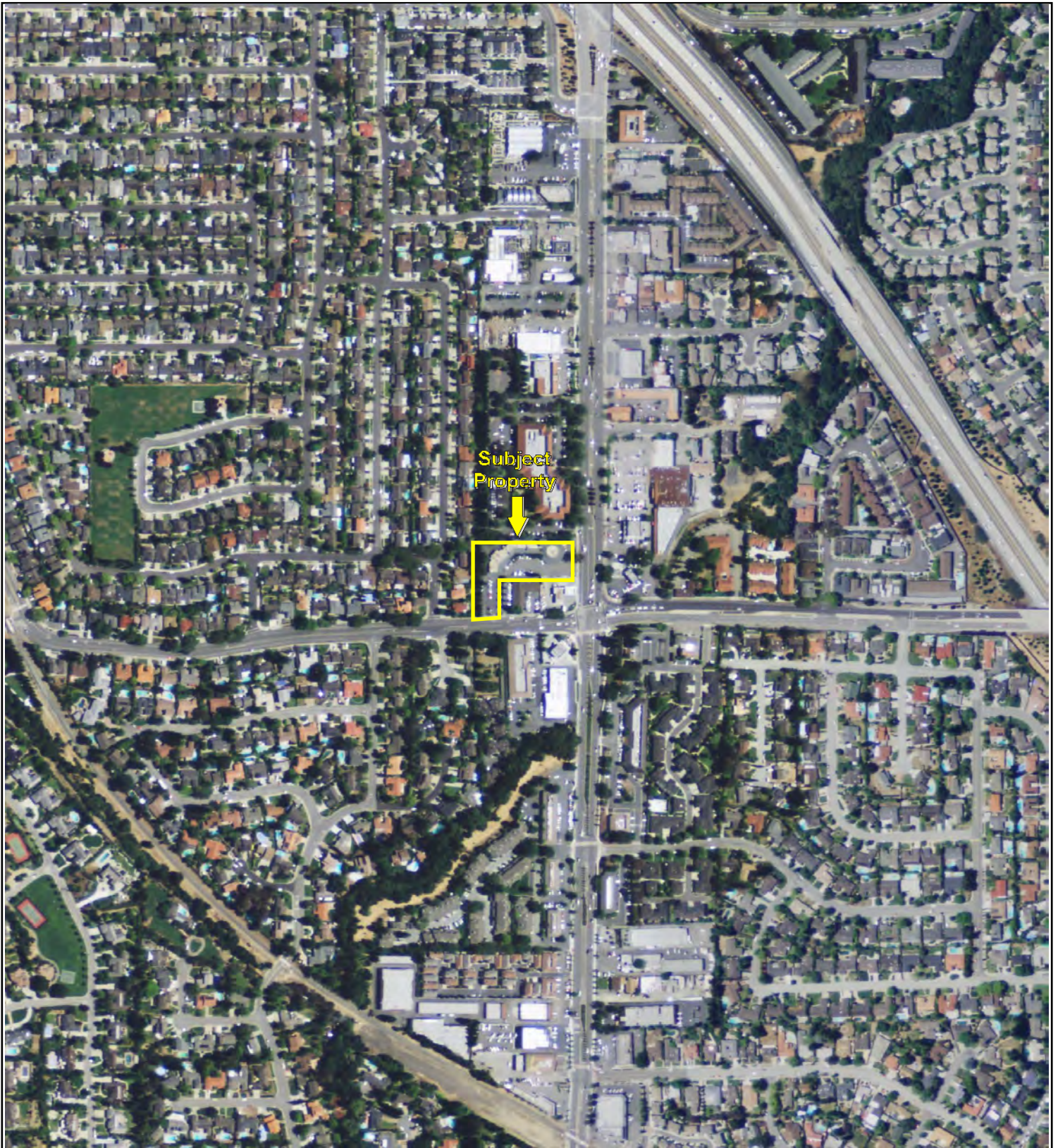
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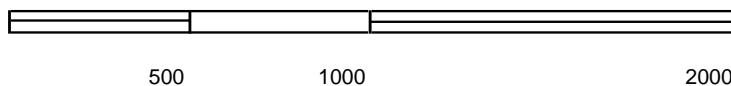
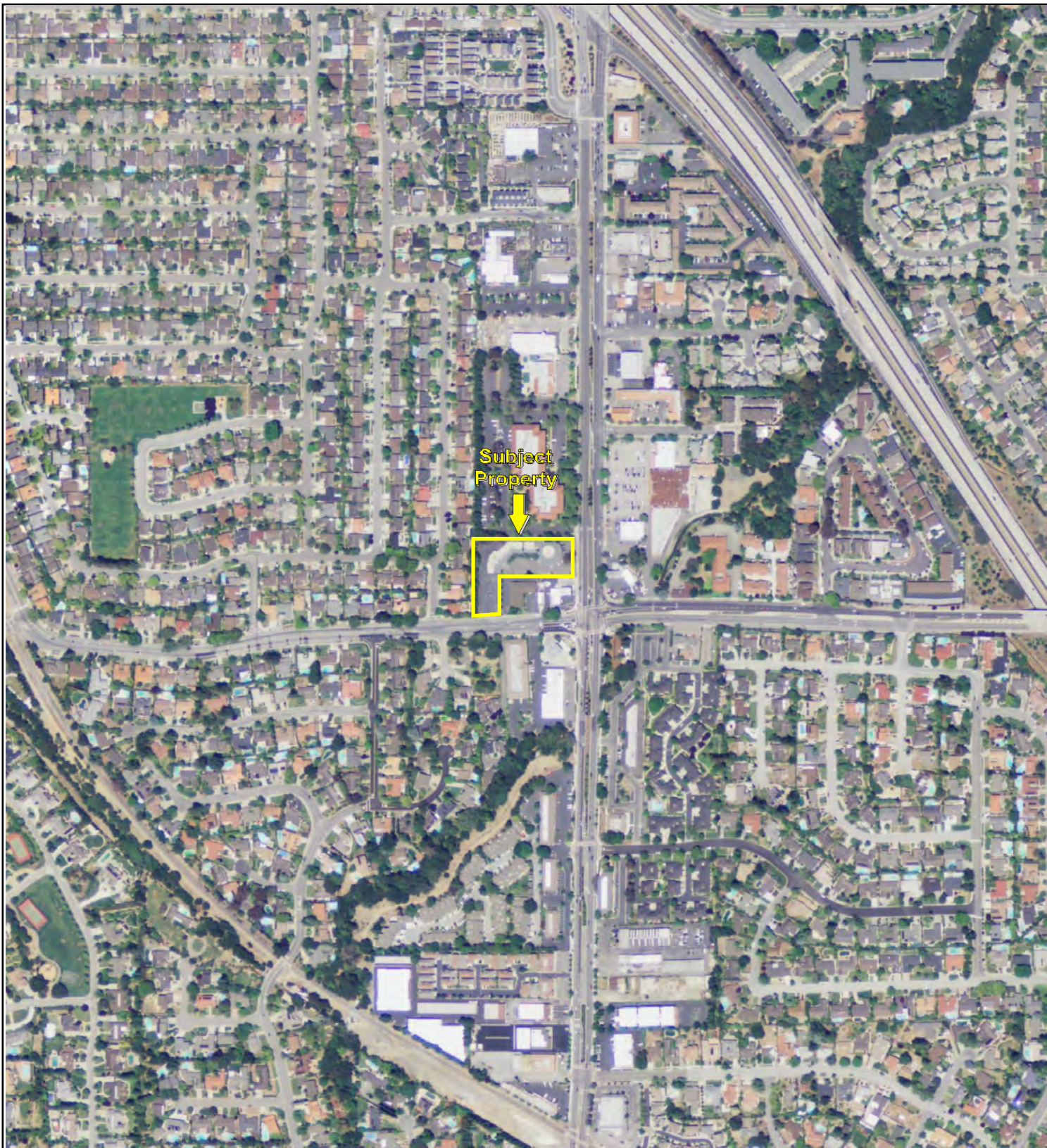
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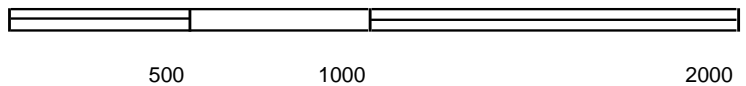
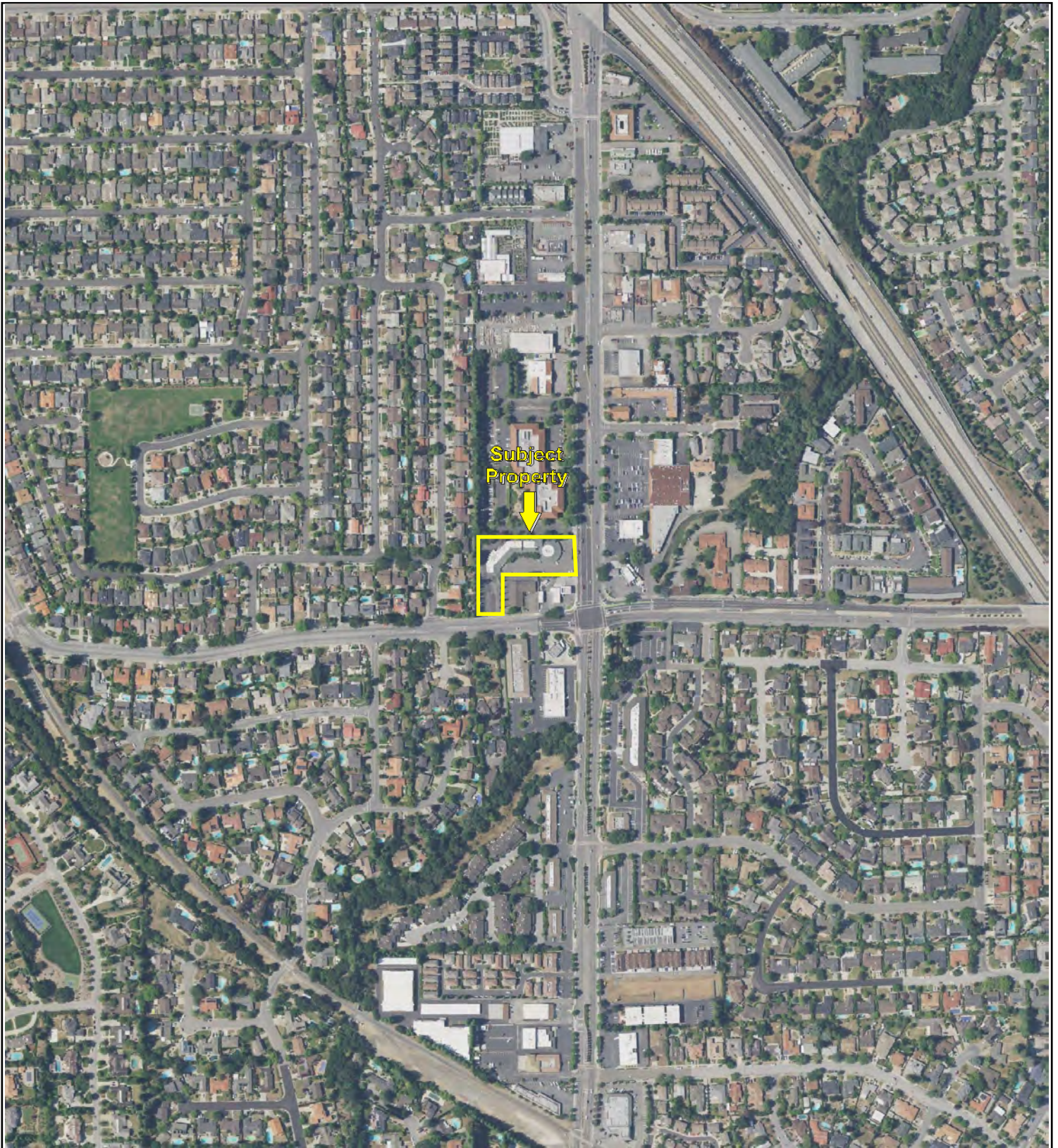
Key: Subject Property



Key: Subject Property 



Key: Subject Property 



Key: Subject Property 

1655 S. De Anza Boulevard & 7357 Prospect Road

1655 S. De Anza Boulevard & 7357 Prospect Road

CUPERTINO, CA 95014

Inquiry Number: 6029600.3

April 01, 2020

Certified Sanborn® Map Report



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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

04/01/20

Site Name:

1655 S. De Anza Boulevard & :
1655 S. De Anza Boulevard & :
CUPERTINO, CA 95014
EDR Inquiry # 6029600.3

Client Name:

Partner Engineering and Science, Inc.
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000
Contact: Aimee Tamayo



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Project 20-279581.1



Sanborn® Library search results

Certification #: 3A71-400C-AEE1

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1655 S. De Anza Boulevard & 7357 Prospect Road

1655 S. De Anza Boulevard & 7357 Prospect Road
CUPERTINO, CA 95014

Inquiry Number: 6029600.5

April 03, 2020

The EDR-City Directory Image Report

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City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1985	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1981	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1976	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1971	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1968	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

FINDINGS

TARGET PROPERTY STREET

1655 S. De Anza Boulevard & 7357 Prospect Road
CUPERTINO, CA 95014

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

S DE ANZA BLVD

2017	pg A2	EDR Digital Archive
2014	pg A5	EDR Digital Archive
2010	pg A8	EDR Digital Archive
2005	pg A11	EDR Digital Archive
2000	pg A14	EDR Digital Archive

SARATOGA SUNNYVALE RD

2017	pg A3	EDR Digital Archive	
2014	pg A6	EDR Digital Archive	
2010	pg A9	EDR Digital Archive	
2005	pg A12	EDR Digital Archive	
2000	pg A15	EDR Digital Archive	
1995	pg A17	EDR Digital Archive	
1992	pg A19	EDR Digital Archive	
1985	pg A21	Haines Criss-Cross Directory	
1981	pg A23	Haines Criss-Cross Directory	
1981	pg A24	Haines Criss-Cross Directory	
1976	pg A26	Haines Criss-Cross Directory	
1976	pg A27	Haines Criss-Cross Directory	
1976	pg A28	Haines Criss-Cross Directory	
1971	pg A30	Haines Criss-Cross Directory	
1971	pg A31	Haines Criss-Cross Directory	
1968	-	Polk's City Directory	Target and Adjoining not listed in Source

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

PROSPECT RD

2017	pg. A1	EDR Digital Archive	
2014	pg. A4	EDR Digital Archive	
2010	pg. A7	EDR Digital Archive	
2005	pg. A10	EDR Digital Archive	
2000	pg. A13	EDR Digital Archive	
1995	pg. A16	EDR Digital Archive	
1992	pg. A18	EDR Digital Archive	
1985	pg. A20	Haines Criss-Cross Directory	
1981	pg. A22	Haines Criss-Cross Directory	
1976	pg. A25	Haines Criss-Cross Directory	
1971	pg. A29	Haines Criss-Cross Directory	
1968	-	Polk's City Directory	Target and Adjoining not listed in Source

City Directory Images

PROSPECT RD 2017

6645	ROTHWEIN, BILL F
6661	VARMA, SMITHA
6675	JOHN, RANJIT L
6691	TANG, HONG B
6695	TALLURI, BHAVANI S
6697	SENCHOUDHURI, AMITAVA S
7409	WEI, ALMEL
7423	DUTTA, ABHIK
7437	DILL, VIJAY
	INDOOR ATMOSPHERE INC
7451	JACKSON, GREGG W
7465	PARK, CHONGMIE
7475	MASLI, DARWIN

S DE ANZA BLVD 2017

- 1614 BUDDY PARTY
GUARDIAN ACUPUNCTURE
- 1622 JOU MUSIC INSTITUTE
- 1628 SWIFT CLEANERS & DRAPERIES
- 1640 LITTLE GENIUS LEARNING CENTER
- 1646 ORIENTAL GOURMET CHINESE RESTAURANT
- 1652 LOS DOS COMPADRES 2
- 1655 COACH HOUSE WINE & SPIRITS
HAIR PERFECTION
KIKUSUSHI JAPANESE RESTAURANT
KML PHARMACY
VANS NAIL SPA
- 1660 BANK OF AMERICA
BANK OF AMERICA FINANCIAL CENTER
- 1699 VALERO



-

SARATOGA SUNNYVALE RD 2017

12000 GROWING TREE LEARNING CENTER INC
12015 76
UHAUL
12019 CHICKEN SALSA
12029 COLDWELL BANKER
12100 BIKANER INDIAN CUISINE
12108 SUSHI HEAVEN

PROSPECT RD 2014

6645	ROTHWEIN, BILL F
6661	VARMA, SMITHA
6675	JOHN, RANJIT L
6691	TANG, HONG B
6695	TALLURI, BHAVANI S
6697	SENCHOU DHURI, AMITAVA S
7409	LIU, CHANGMING C
7423	ADVENIENT TECHNOLOGY INC DUTTA, ABHIK
7437	DILL, VIJAY INDOOR ATMOSPHERE INC
7451	JACKSON, GREGG W
7465	PARK, CHONGMIE
7475	MASLI, HANS

S DE ANZA BLVD 2014

1614 GUARDIAN ACUPUNCTURE
1622 JOU MUSIC INSTITUTE
1628 SWIFT CLEANERS & DRAPERIES
1640 LITTLE GENIUS LEARNING CENTER
1646 ORIENTAL GOURMET CHINESE RESTAURANT
1652 LOS DOS COMPADRES 2
1655 COACH HOUSE WINE & SPIRITS
HAIR PERFECTION
KIKUSUSHI JAPANESE RESTAURANT
KML PHARMACY
VANS NAIL SPA
1660 BANK OF AMERICA
1698 SARATOGA SHELL SERVICE STATION
1699 VALERO

SARATOGA SUNNYVALE RD 2014

12000 GROWING TREE LEARNING CENTER
12015 SAI GAS STATION
UHAUL
12019 CHICKEN SALSA
12025 ALS BLUEHILLS BARBERSHOP
12029 COLDWELL BANKER
12108 SUSHI HEAVEN

PROSPECT RD 2010

6645	ROTHWEIN, BILL F
6661	VARMA, SMITHA
6675	JOHN, RANJIT L
6691	TANG, HONG B
6695	AMIRNENI, MADHAVI
6697	SENCHOUDHURI, AMITAVA S
7409	LIU, CHANGMING C
7423	ADVENIENT TECHNOLOGY INC OCCUPANT UNKNOWN,
7437	DILL, GEORGE T
7451	JACKSON, GREGG W
7465	ZHAD, GARY G
7475	MASLI, HANS

S DE ANZA BLVD 2010

- 1610 SOGO BAKERY
SOGOS BAKERY INC
- 1614 BUDDY PARTY
- 1622 JOU MUSIC INSTITUTE
- 1628 SWIFT CLEANERS & DRAPERIES
- 1646 ORIENTAL GOURMET CHINESE
- 1652 LOS DOS COMPADRES 2
- 1655 AEROMICRO
COACH HOUSE WINE & SPIRITS
END RESULT
KIKUSUSHI JAPANESE RESTAURANT
KML PHARMACY
NAILS BY ANN
- 1698 SARATOGA SHELL SVC STATION
- 1699 VALERO

SARATOGA SUNNYVALE RD 2010

12015 PRIYA GAS
12019 CHICKEN SALSA
12029 COLDWELL BANKER
12100 CREPE DANIEL
12108 QUIZNOS
12132 PARK SARATOGA DENTAL
PARK SARATOGA DENTAL GROUP

PROSPECT RD 2005

6645 ROTHWEIN, BILL F
6661 VARMA, SMITHA
6675 ANJU DESIGNS
JOHN, RANJIT L
6691 WANG, JIN S
6695 PENNINGTON, MIKO J
6697 CHOUDHURI, AMITAVA S
7409 LIU, CHANGMING
7423 DUTTA, VIVEK B
7437 DILL, GEORGE T
7451 JACKSON, GREGG W
7465 ZHAO, GARY G
7485 HOAGE, ARTHUR J

S DE ANZA BLVD 2005

1610 SOGO FOODS INC
1622 LA SALON
MAGGIE SALON & LEE NAIL CARE
1640 LITTLE GENIUS LEARNING CENTER
1646 ORIENTAL GOURMET CHINESE RESTAURANT
1652 LOS DOS COMPADRES
1655 AEROMICRO CORP
ANNS MANICURIST
END RESULT
NAILS BY ANN
PACIFIC WOOD
THREE LS INC
VARDYS JEWELERS
1698 SARATOGA SHELL SERVICE STATION
1699 A & A SMOG
U HAUL CO

SARATOGA SUNNYVALE RD 2005

12015 OM SARATOGA GAS
12019 CHICKEN SALSA
12029 COLDWELL BANKER CORNISH & CAREY RESI
JEVONS FENG
JUIYU CAROL CHOU
TURKISH REALTY
WEB ADMINISTRATOR
WEB SITE BY PROPERTYMINDER
12100 CREPE DANIEL
12108 QUIZNOS SUBS
12132 PARK SARATOGA DENTAL

PROSPECT RD 2000

6645 ROTHWEIN, BILL
6661 VARMA, V
6675 HOLDEN, HAROLD
6691 TANG, HONGBO
6695 OCCUPANT UNKNOWN,
6697 SMITH, STEVE
7423 ADVENIENT TECHNOLOGY INCORPORATED
7437 DILL, GEORGE T
7451 JACKSON, GREGG W
7465 YUSKEN, J
7475 LEE, SUSANNA
7495 BENDER, CANDI R

S DE ANZA BLVD 2000

- 1610 SARATOGA NATURAL MARKET
SOGO BAKERY
TOFU DEPOT
- 1614 KINGS ROSEWOOD FURNITURE
LAM JACKIE
- 1622 LEE NAIL
MAGGIES SALON HAIR
- 1628 SWIFT CLEANERS & DRAPERIES
- 1640 LITTLE GENIUS LEARNING CENTER
- 1646 ORIENTAL GOURMET CHINESE RESTAURANT
- 1652 K C JANE CAFE
- 1655 COACH HOUSE LIQUORS & DELI
DARTANIANS
LETO, LOUIS E
PACIFIC WOOD WINDOWS INCORPORATED
THE END RESULT
VARDYS JEWELERS
- 1698 SARATOGA SHELL BUD ROOT
SHELL SERVICE STATIONS SAN JOSE
- 1699 CHEVRON STATIONS
KREGERS CHEVRON STATION

SARATOGA SUNNYVALE RD 2000

12000 SARATOGA NATIONAL BANK
12015 SARATOGA UNION 76
12019 CHICKEN SALSA
12025 ALS BLUEHILLS BARBERSHOP
AMERICAS FUNDING SOURCE
12029 COLDWELL BNKR CORNISH & CAREY RESIDENTIAL REAL ES
12100 CREPE DANIEL
12124 HUIZAR ELIZABETH
REMAX SILICON VALLEY
12132 BATTISTI BRIAN
ESPERANZA
LINDSAY FOR HAIR
NOURI SQUARE ONE
SCOTT LINDA SQUARE ONE
SUZUKI SANDRA SQUARE ONE

PROSPECT RD 1995

6645 ROTHWEIN, BILL
6661 OCCUPANT UNKNOWNN
6675 HOLDEN, HAROLD
6691 RUBIN, CADMAN
6695 WHITELAW, ROBERT
6697 OCCUPANT UNKNOWNN
STEVE SMITH PORTABLE AUTO SVC
7409 VICTOR A CHARGIN JR
7423 ADVENIENT TECHNOLOGY INC
7451 JACKSON, GREGG W
7465 YUSKEN, J
7475 OCCUPANT UNKNOWNN
7485 MILES, HELEN M

SARATOGA SUNNYVALE RD 1995

1451 JACK IN THE BOX
1471 CHRISTENSENS SADDLERY APPAREL
1491 F W WOOLWORTH CO
1505 MINTONS LUMBER & SUPPLY
1515 AS YOU LIKE IT
DORA FOR HAIR
GALAXY LIGHTING
1601 CAD SOLUTIONS INC
CALIFORNIA STATE AUTOMOBILE
COOPER & CHYAN TECHNOLOGY INC
CSAA TRAVEL AGENCY
EQ U SHARE ADMINISTRATIVE SVC
HARMONIX SALES
MED COR
NOVELL INC
R & Z DEVELOPMENT CO
REAL ESTATE MANAGEMENT SVC
REFERRAL REALTY
RICHARD G CIRIMELLI CPA
SILMA INC
TERI SPRACKLAND
TRONIX INTERNATIONAL DATA
1655 COACH HOUSE LIQUOR & CHEESE
END RESULT
VARDYS JEWELERS
1699 KREGERS CHEVRON
12000 SARATOGA BANCORP
SARATOGA NATIONAL BANK
12015 SARATOGA UNION 76
12019 CHICKEN SALSA
12021 LAM, KATIE
12025 ALS BLUE HILLS BARBER SHOP
SARATOGA TV & ANTENNA SVC
12029 FOX & CARSKADON
12039 UNIVERSAL IMPORTS
12100 CREPE DANIEL
12124 RE MAX PROPERTY MANAGEMENT
REMAX SILICON VALLEY
12132 BEAU GERARD SALON
CREATIVE VISION PHOTOGRAPHY
ROSEMARY E VAUGHN

PROSPECT RD 1992

6537	LOVINGOOD, LORETTA
6645	ROTHWEIN, BILL
6661	CUILLA, S
6675	HOLDEN, HAROLD
6691	RUBIN, CADMAN
6697	SMITH, STEVE
7409	CHARGIN, VICTOR A JR
7423	ADVENIENT TCHNLGY
7451	CHELL, MARY E
	JACKSON, GREGG W
7475	RUBIN, MOSHE
7537	BURFORD, D D
7561	YU, LIJEN

SARATOGA SUNNYVALE RD 1992

1325 GULLAPALLI, RAO
12000 SARATGA NATIONAL BK
12015 SARATGA UNION 76
12019 CHICKEN SALSA
12021 COOK ROBERT D DC
12025 ALS BLUE HILLS BRBR
SARATGA TV
12029 FOX&CARSKADON OFC
12039 UNIVRSL IMPORTS
12100 CREPE, DANIEL
12124 R E M A X
RE MAX PRPRTY MNG
REMAX SILICN VLY
12132 BEAU GERARD SALON
BURKHARD ROBT
VAUGHN ROSEMARY E
VAUGHN, R E
VUONG MIMI

PROSPECT RD 1985

6631	XXXX	00	
6645	MCGINTY ED	252-1014	
	MCGINTY VERNA	252-1014	
6661	CULLA SALVADOR	252-1324	
6675	HOLDEN HAROLD CAPT	253-0554	
	HOLDEN OLGA	253-0554	
6691	RUBIN CAOMAN	255-2469	7
6695	HILL TOMMY D	255-1343	+5
NO #	CONNOLLY J A RADM	255-5555	1
NO #	DEPICHON ARMOND	255-5555	1
NO #	MCCLURE R B MRS	255-5555	1
NO #	MCDONALDS RSTRNT	725-9438	2
NO #	WILKINSON MARY	255-5555	1
	* 70 BUS	55 RES	37 NEW
PROSPECT RD 95014			
CUPERTINO			
7381	DAMIANO JOS JR	252-8275	
7409	CHARGIN VICTOR A JR	253-1615	#
7451	LYNCH LEO F JR	257-3242	
7475	CHU WM	446-0941	#
7495	HATFIELD OALE F	257-7435	
7537	BURFORD O D	996-7066	

SARATOGA SUNNYVALE RD 1985

1610	ALPHA BETA CO 509	725-9526	1
1611	LEWIS BETH	245-7237	
1614	OAK TREE LIQUORS	257-1003	6
1615	XXXX	00	
1619	XXXX	00	
1622	RADIO SHACK	255-7900	
1628	SWIFT CLNRS&DRAPRYS	257-2866	
1633	XXXX	00	
1634	CASA DE MODA	255-3720	
1640	HAWAIIAN PLANT IMPT	255-D283	+5
1646	XXXX	00	
1652	WEST VLY BICYCLE	257-9711	
1655	COACH HOUSE LIQUOR	252-7141	
	DARTANIANS	257-1120	2
	END RESULT	998-D570	2
	INSTRUCTIONAL SYS	257-2877	+5
	LETO LOUIS CONSTR	448-5386	
	SERAFINI ASSOCIATES	257-2757	3
	SHTEYN JEWELRY MFG	446-2900	3
	THE END RESULT	998-D570	9
1660	BANK AM NT&SA LOANS	277-7625	8
	BANK AM VERSATELLER	277-7311	7
1698	SARATOGA SHELL	252-0882	
1699	CHEVRON STA CPRTNO	253-1797	2
	KREGERS CHEVRON STA	253-1797	
NO #	PUBLIC STORAGE	999-8754	+5
NO #	TOYS R US	732-0331	2
	* 249 BUS	118 RES	88 NEW

SARATOGA SUNNYVALE
RD S 95070 SARATOGA

12000	SARATGA NATL BANK	973-1111	+5
12015	XXXX	00	
12019	CHICKEN FLAMBE	725-0403	3
12021	ELLIOTT JUNE DC	255-9737	3
	LIND GREGORY A DC	973-1122	+5
	MELLOTT S LEE DC	973-1122	3
	SIERRA CHIROPRACTIC	973-1122	
	STIGA JOHN P DC	973-1122	
12025	BUSINESS ESCOW SERV	255-3056	4
	STEWART TITLE CO	446-4282	3
12029	FOX&CARSKADON INC	996-1100	+5
12035	SPOILED ROTTEN	873-8020	4
12037	BLUE HILLS BTY NOOK	252-5836	
12039	UNIVRSL IMPORTS	257-9655	
12100	CREPE DANIEL	725-8554	2
12105	SARATOGA UNION 75	873-0917	+5
12108	AMER TITLE INS CO	446-5544	4
12116	YE OLDE PIANO SHPPE	257-2583	1
12124	BEARIES&CREAM	253-4518	4
12132	SCRUPLES HAIR DESGN	257-4501	4

PROSPECT RD 1981

Target Street	Cross Street	Source
6631	XXXX	00
6645	MCGINTY ED	252-1014
	MCGINTY VERNA	252-1014
6661	CUILLA SALVADOR	252-1324
6675	HOLDEN HAROLD CAPT	253-0554
	HOLDEN OLGA	253-0554
6691	RUBIN CADMAN	255-2469 7
6695	XXXX	00
7381	DAMIANO JOS JR	252-9275
7423	XXXX	00
7451	LYNCH LEO F JR	257-3242
7475	XXXX	00
7495	HATFIELD DALE F	257-7435 4
7513	XXXX	00

SARATOGA SUNNYVALE RD 1981

1325	BAHARAS FARMRS OTLT	733-0880	6
	NIFTY NOOK BTY SHPP	736-4020	8
1330	XXXX	00	
1331	GARCIA K	735-8527	0
1333	GRIFFIN&MURREN CONS	739-7341	0
1335	PACS OESIGN CNSLT	733-3564	+1
1337	ANASTASIA GARY	739-2151	+1
1341	XXXX	00	
1343	VIDOVICH JACK A	730-9411	+1
1436	XXXX	00	
1457	CHEYENNE REALTY	245-1711	0
	E R A REAL ESTATE	735-9800	+1
	TRI VIC PROPERTIES	735-9800	+1
1472	XXXX	00	
1485	CASTAGNOLO VINCENT	245-1691	+1
1535	FREEMAN R L	738-2308	9
1537	FERNANDEZ B	735-8351	7
1539	SALINAS ANNETTE	735-9446	0
1557	SHUPERS UNION STA	739-6052	
1560	VIRNIG JOHN	245-1659	2
	VLAHOVICH D	245-1659	
1563	XXXX	00	
1565	XXXX	00	
1567	XXXX	00	
1579A	CREAL DEBBIE G	746-0605	+1
1601	HEALY LAWRENCE R	737-1565	+1
	HOLLAND L H	738-1775	5
	KUBINIEC ROSE	737-1248	0
1603	CORY O A	732-3930	6
	FISHER DORCAS VERE	732-7884	5
	MAZZULLA MARY	733-2065	0
1605	ASCHE FREG G	733-4897	5
	MENTES L	736-9236	5
1609	BRADLEY WILLIE O	733-6229	5
	PENROO MILOREO	245-0514	5
	PESKIN L R	732-7861	5
1611	DIERSSEN P	733-8770	0
	RODRIGUEZ LYDIA	738-0904	5
1613	BREIEN E	739-3292	0
	PROCTER RALPH A	732-9964	6
1615	NEWHARO H	736-2882	5
1617	ARMSTROMG E	733-4469	5
	FISHER JOHN E	733-0096	5
	HANES S B	733-2577	5
	VOY E B	738-3134	5
1619	CAMPBELL J E	737-8235	+1
	KORZENIEWICZ W	733-9026	9
1621	BLOOM A	733-1463	6
	JOHNSON V	245-4869	5
	PROCTER BERNICE REV	733-5949	7
1623	KLOMP BILL	733-3531	6
1625	JAUCH PAUL M	736-3295	6
1627	NELSON JEFFREY B	245-7137	0
1629	YU TINA	732-0637	7
1631	VARON T	732-5097	9
1635	MOORE ROBERT	733-3381	6
1637	XXXX	00	
1662	XXXX	00	
12725	CEFALU N A SR	736-3203	2
12891	TUFTS CHRIS O	737-3242	+1
12893	DAVIOSON S R	737-2345	0
12901	XXXX	00	
12903	NORGROVE BILL	736-1793	0
12915	XXXX	00	
NO #	LONGHORN CHARCL PIT	245-2751	4
NO #	LONGHORN LOUNGE	738-0580	+1

SARATOGA SUNNYVALE RD 1981

SARATOGA SUNNYVALE
RD 95014 CUPERTINONOW KNOWN AS
DE ANZA BLVD N&SSARATOGA SUNNYVALE
RD 95070 SARATOGA

12015	BARBATTIS TEXACO	253-7289
	U HAUL CO	253-8266 0
12019	XXXX	00
12021	SWIFT ENTERPRISES	257-8751 +1
12025	XXXX	00
12029	XXXX	00
12035	ELMEXICANITO	255-1142 5
12037	BLUE HILLS BTY NOOK	252-5836
12039	UNIVRSL IMPORTS	257-9855
12100	OI LORENZOS	725-8554 +1
12108	LOGOS BOOKSTORE	257-9040 +1
12116	YE OLOE PIANO SHPPE	257-2583 +1
12124	FRANKS ANTO CLOCK	996-7376 +1
12132	MAGIC MIRROR HAIROR	257-4580 0
12140	ROSENE SPORTS	255-3051 +1

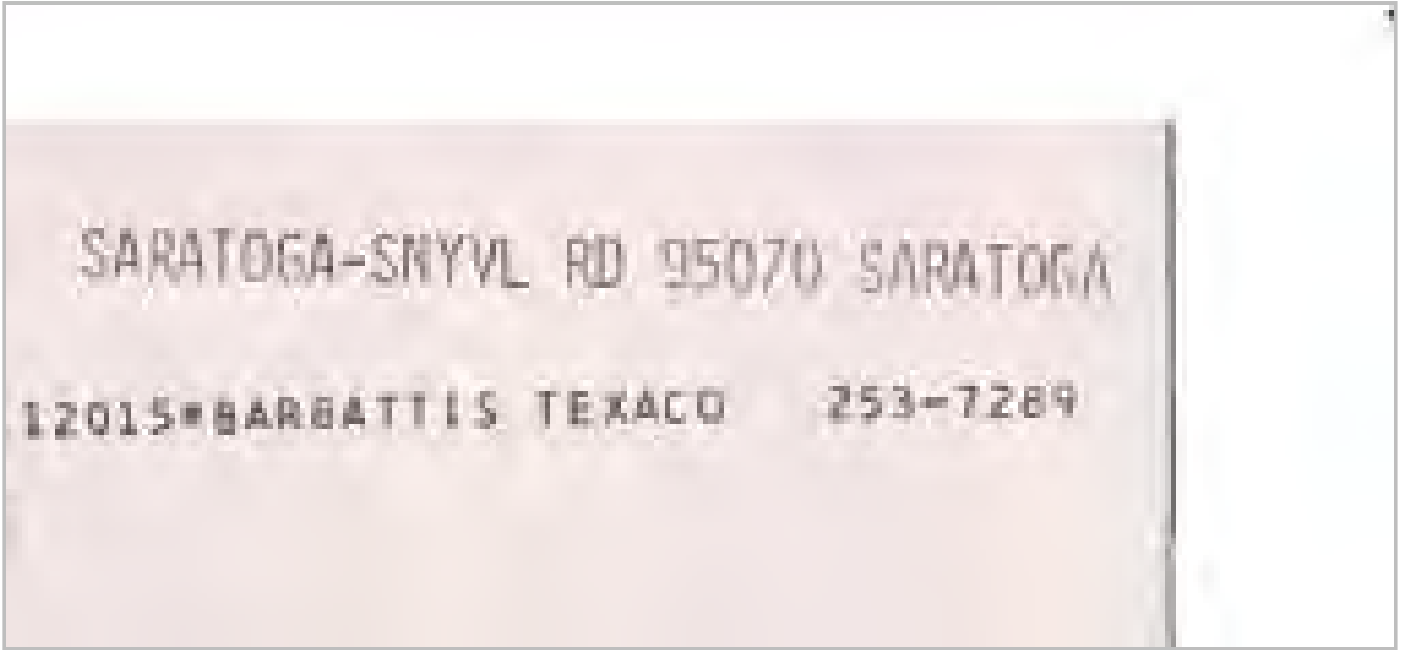
PROSPECT RD 1976

6645	MCGINTY ED	252-1014
	MCGINTY VERNA	252-1014
6661	CUILLA SALVADOR	252-1324
6675	HOLDEN HAROLD CAPT	253-0554
	HOLDEN OLGA	253-0554
6691	CADMAN RUBIN	255-2469+6
6695	HENNINGTON HARRELL	252-9015
6697	XXXX	00
7381	DAMIANO JOS JR	252-9275
7423	XXXX	00
7451	LYNCH LEO F JR	257-3242
7475	XXXX	00
7495	HATFIELD DALE F	257-7435 4
7513	XXXX	00
7527	XXXX	00

SARATOGA SUNNYVALE RD 1976

1325*UNIQUE CDIFFURES	736-4020
1330 XXXX	00
1331 XXXX	00
1333*MERIT MCBRIDE RLTRS	245-9191 4
1335*PENNAANT REALTY	739-9670 2
*REFERRAL REALTY OFC	736-5000+6
1337 XXXX	00
1341 XXXX	00
1343 GARONER ALLEN	733-0674 4
1436 XXXX	00
1472 XXXX	00
1485 CASTAGNOLO VINGENT	245-1689+6
*SUNNYVL NURSERY INC	245-1689+6
1535 SLIGER JANICE FAE	245-2132 2
SLIGER THELMA D	245-2132
SLIGER W C	245-2132 2
1537 XXXX	00
1557*SHUPERS UNION STA	739-6052
1560 VIRNIG JOHN	245-1659 2
VLANDVICH D	245-1659
1563 XXXX	00
1565 XXXX	00
1567*J&J MKT	245-1580
1601 ANDERSON O	735-0078 5
HOLLAND L H	738-1775 5
SMITH E M	245-5789 5
1603 FISHER DORCAS VERE	732-7884 5
MALVORSEN A M	735-9951+6
1605 LEAVITT HARRIET R	736-1028 5
MENTES L	736-9236 5
RIGGINS OSCAR	245-5535 5
1609 PENROD MILDRED	245-0514 5
PESKIN L R	732-7861 5
1611 LEWIS H E	245-7237 5
RODRIGUEZ LYDIA	738-0904 5
SOLMAY H	739-9424 5
1613 NICKEL O M	245-5577 5
1615 JONES V G	739-1573 5
NEMHARD H	736-2882 5
VINCENT A H	245-3324+6
1617 FISHER JOHN E	733-0096 5
HANES S B	733-2577 5
VDY E B	738-3134 5
1619 MILROY ALMA MRS	245-7301 5
SNEDAKER M	732-3798 5
1621 JOHNSON V	245-4859 5
B CARPENTER M D	736-4496+6
1623 XXXX	00
1625 JAUCH PAUL M	736-3295+6
1627 DELLARIA MICHAEL G	733-3168 5
1629 STORMOEN S	736-4210 5
1631 XXXX	00
1639 KERSTULOVICH K	739-4237
1662 XXXX	00
1251 LOPEZ RAMON	739-9480
*MDDEN BOX&NOVLT	245-2390
1817 DORN FRED	739-8510 3
NO **FREMONT SC AOD VSUL	735-6240 4
NO **FREMONT SC ATTNONCE	735-6220 4
NO **FREMONT SC BUSNS E0735	6267
NO **FREMONT SC CAFETRIA	735-6245 4
NO **FREMONT SC CNSLG CT	735-6234 4
NO **FREMONT SC DIR GONC	735-6281
NO **FREMONT SC ENG SPCH	735-6255 4
NO **FREMONT SC FCLTY RM	735-6258
NO **FREMONT SC FREMONT	735-6224 5
NO **FREMONT SC FRGN LNG	735-6261 4
NO **FREMONT SC HLTH OFC	735-6233 4
NO **FREMONT SC MATH	735-6263
NO **FREMONT SC MEDIA CT	735-6250
NO **FREMONT SC MUSIC	735-6225
NO **FREMONT SC PHYS ED	735-6252
NO **FREMONT SC PRINCIPAL	735-6222 4
NO **FREMONT SC REGISTRAR	735-6265 4
NO **FREMONT SC SCIENCE	735-6257 4
NO **FREMONT SC SMHR SWM	735-6247 4
NO **FREMONT SC SOC STDY	735-6254 5
NO **FREMONT SC SPEC ED	735-6249 4
NO **FREMONT SC STOT OFC	735-6227 4
NO **FREMONT SC WRK EXP	735-6268 4
NO **LONGHORN CHARCL PIT	245-2751 4
* 56 BUS 150 RES 38 NEW	

SARATOGA SUNNYVALE RD 1976



SARATOGA SUNNYVALE RD 1976

Target Street	Cross Street	Source
.. SARATOGA-SNYVL RO	950 TO	CONT..
12019*	JEWELRY BY GEMINI	255-2700+6
12021*	BLUE HILLS CLEANERS	253-9390 1
12025	XXXX	00
12029*	BLUE HILLS LIQUORS	252-2100 3
	*BLUE HILLS MKT	252-2100 1
	*RUG OCTR RNT STG	252-2100+6
12035*	ELMEXICANITO	255-1142 5
1203T*	BLUE HILLS BTY NOOK	252-5836 1
12039*	UNIVRSL IMPORTS	25T-9655
12155*	URL THE	255-2T05 4
	ODRANTES J	25T-6324 5
		666-2266 5

PROSPECT RD 1971

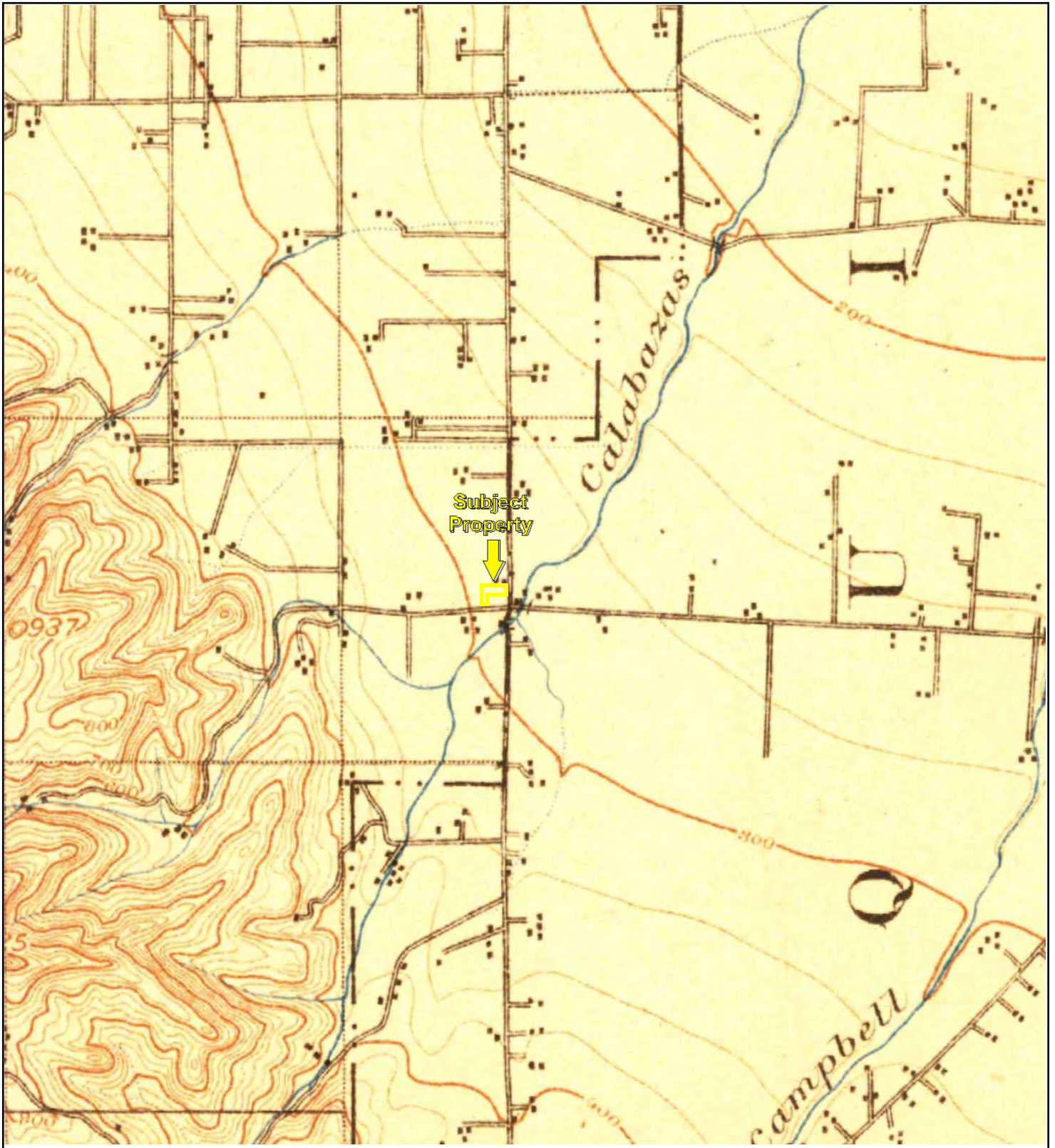
6645	MCGINTY EO	252-1014
	MCGINTY VERNA	252-1014
6661	CUILLA SALVADOR	252-1324
6675	HOLDEN HAROLD CAPT	253-0554
	HOLDEN OLGA	253-0554
6691	SCHMICK DENNIS G	253-2664
6695	HENNINGTON HARRELL	252-9015
6697	HARLEY JAS L JR	253-8622
7381	OAMIANO JOS JR	252-9275
7451	LYNCH LEO F JR	257-3242
7513	MONTALBANO EOW F	253-0626
7537	XXXX	00
7549	JACKSON ROBT EARL	252-5774+L
7561	LAROCHELLE VICTOR	257-5008

SARATOGA SUNNYVALE RD 1971

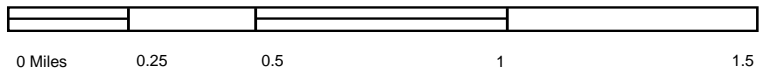
1301	... APARTMENTS		
	ALBERTS DOROTHY D	253-8772	
	BIANCHINI ANSON JR	252-7870	
	CAUDILLO DAVID	257-7067+1	
	GUEDEA FRANCISCO	252-7901	10
	GUEDEA GILBERTO	252-7355+1	10
	HOPPENRATH T	257-2279	
	LEWIS HOWARD E	252-6581	10
	SANDERS RALPH E	253-9664+1	10
	WALTE LAWRENCE	253-8919	10
	WILLIAMS DALE	255-0389+1	10
1351	... BUILDING		
	*ABE LINCOLN TAX SV	255-3530+1	10
	*ANDERSON APPLIANCE	257-6700	10
	*CAGLE LUMBER CO	257-6161	10
	*CORAL POOLS	257-1915+1	10
	*CRAFTS BY YUKIE	252-2480+1	10
	*GOLDN NOLE SWNG SCH	253-3170+1	10
	*JAYS LOCKEMOWER SV	252-1512	
	*MASON UPTON RLTRS	253-6080+1	10
	*MINI GOURMET	257-4040+1	10
	*THE VACUUM SHOP	257-6700	
	*WEST PACIFIC LUMBER	257-6162	
	*YAMAGAMI T LANDSCPE	253-9565	
	*YAMAGAMIS	253-9565	
	*YAMAGAMIS NURSERY	252-3347	
	*YUKIE CRAFTS	252-2480	
1366	*BONANZA SIRLOIN PIT	252-9777+1	10
1375	*CREATIVE SOUND SYST	257-3000+1	10
	*JAYMAC ASSOC INC	257-3000	
1387	SIMMONS KEN P	257-6351+1	10
1390	*MIVIAN'S COIFFURES	252-2300	
1398	*MIKES BIKE SHOP	253-6940	
1402	*TRUETTS BARBER SHQP	252-9941	
1407	KAMINISHI SAM S	253-2740	
1408	*BLUE HILL CARPETS	252-2963+1	10
1424	*ONE HOUR MARTINIZNG	253-9500	
	*SPORT SHACK	255-3550+1	10
1440	ELLIOTT T MRS	253-9437+1	10
	*GENERAL REAL ESTATE	257-5700	
1451	*FLEMINGS ARCO	255-0204+1	10
1454	*SUNSET LIFE INSRNCE	257-4500	10
	*WILDT GALLERY&SPLS	253-2621	
1471	*RED BARN RESTAURANT	252-9734	
1480	XXXX	00	
1505	*MINTONS LUMBER&SPLY	252-1951	10
1510	*KINNEY SHOES	252-9876+1	10
1515	SARENAC GEO	253-7543	
	UYEDA GENGDRD	253-4493	
1545	*GLOBAL ANTIQUES	253-5555+1	10
	*RICHARDS	253-6361+1	10
1566	BURKHART ROGER J MD	252-5123	
1584	CRUM JAS K JR	252-0802+1	10
1601	*BEL AIR STUDIO INN	252-2678	
	*RICE FLOYD C	252-2678	10
1633	OAKLEY DIANE L	257-4054	10
	OAKLEY ROBT G	257-4054	10
1655	*BELLOWS THE	252-4424	
	*COACH HSE LQRECHSE	252-7141	
	*CUPIDS CARROUSEL	257-4599+1	10
	*HOEFLER RAY REALTOR	253-6300+1	10
	*MCKINNEY M D TRAVL	253-2905+1	10
	*RED DODR GALLERY	257-0911	10
	*ROGUES INTERNATIONAL	255-1010+1	10
1660	*BANK OF AMER NTGSA	294-5420+1	10
1698	*SARATOGA SHELL SERV	252-0862+1	10
1699	*KREGERS CHEVRON STN	253-1787+1	10
	* 133 BUS 42 RES B4 NEW		10

SARATOGA SUNNYVALE RD 1971

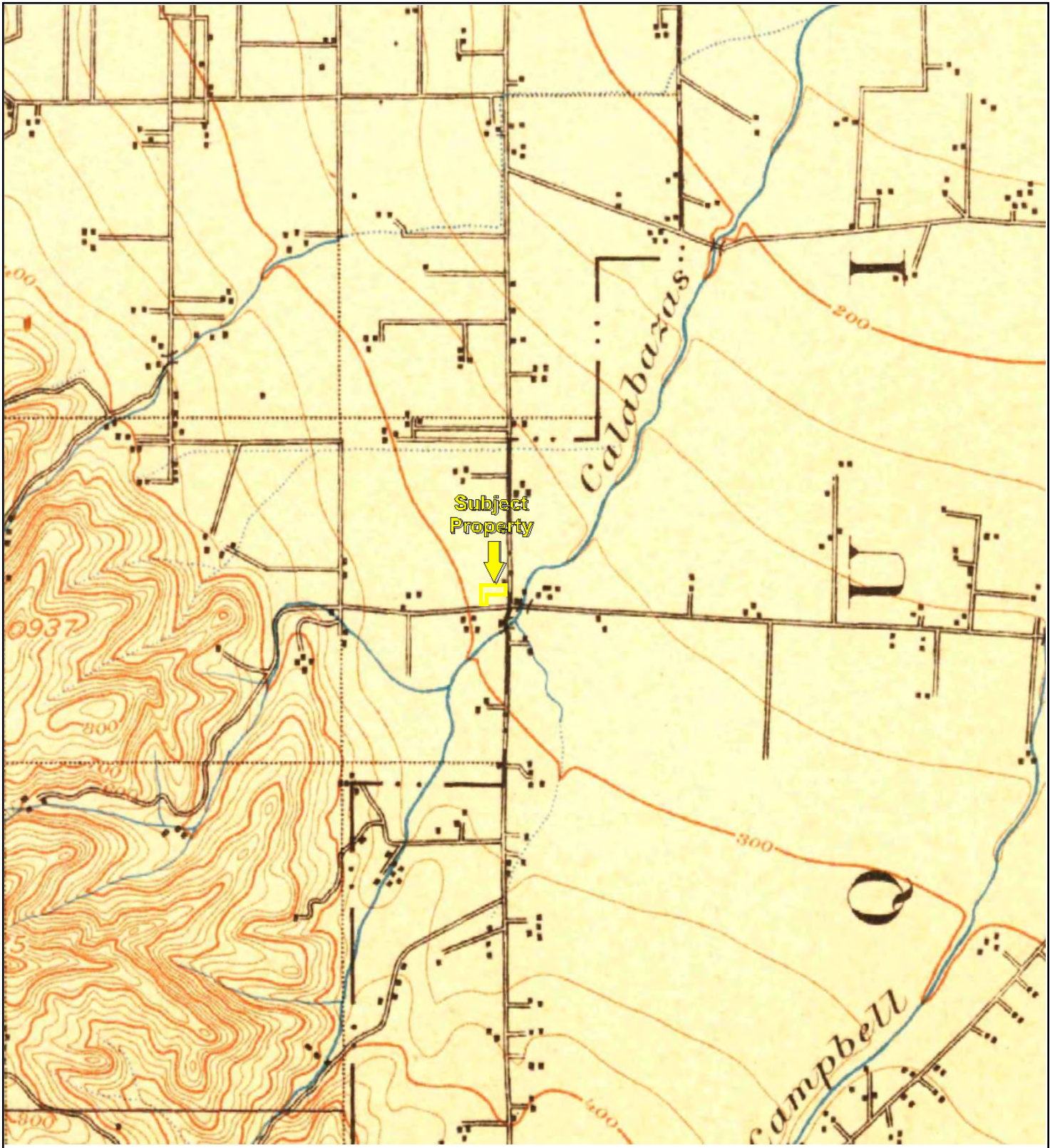
+	1				
		SARATOGA-SNYVL RD	95070	SARATOGA	
		12015*	BARBATTIS	TEXACO	253-7289
		12019*	BLUE HILLS	REALTOR	\$252-6474+1
+	1	12021*	BLUE HILLS	CLEANERS	\$253-9390+1
+	1	12025*	BLUE HILLS	LIQUORS	252-2022+1
+	1	12029*	BLUE HILLS	MKT	252-2100+1
+	1	12035*	BLUE HILLS	COFFEE SH	252-6450+1
		12037*	BLUE HILLS	BTY NDR	*252-5836+1
		12039*	UNIVERSAL	IMPORTS	257-9655
+	1	12155	RJZO	DAVID H	257-1762+1
+	1	12175*	DOLAR	FINE PRODUCE	252-8471+1



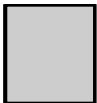
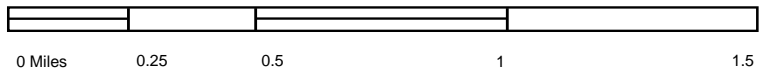
TP, Palo Alto, 1897, 15-minute



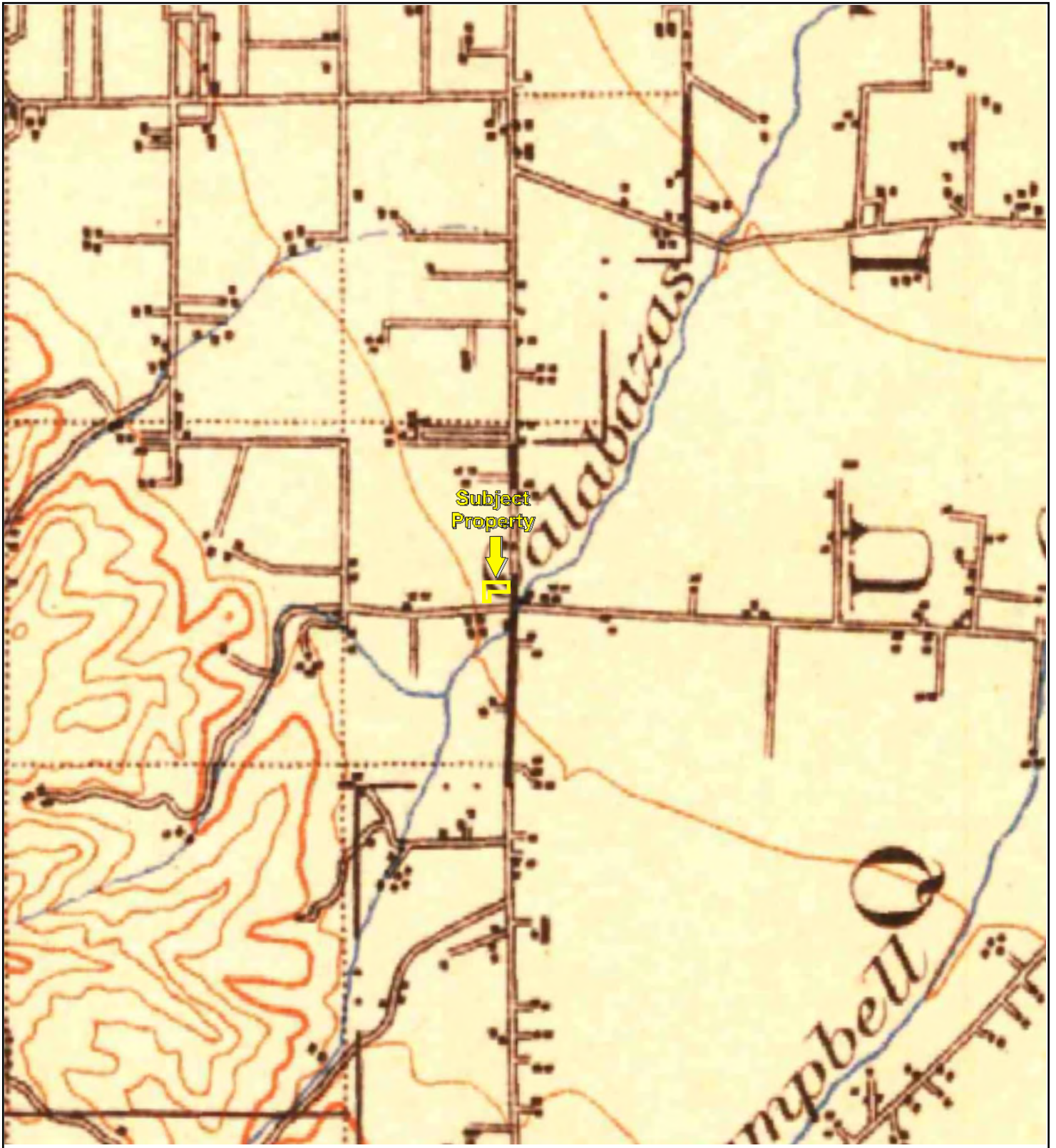
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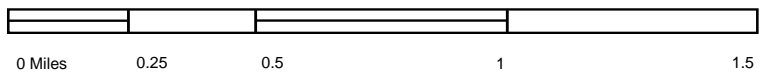
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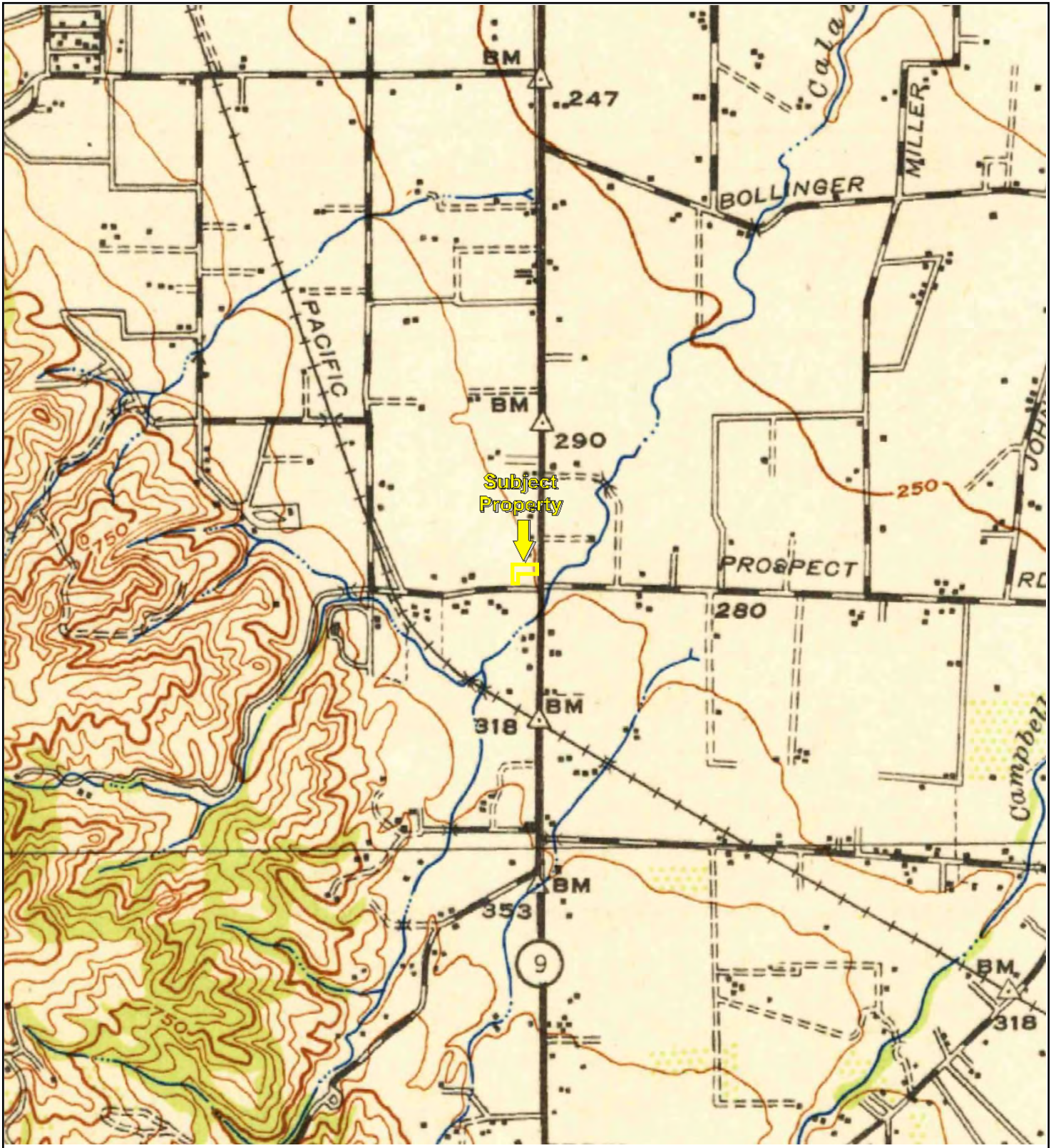
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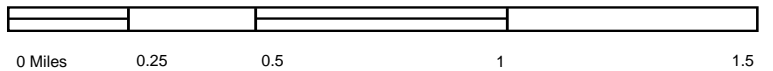
TP, Santa Cruz, 1902, 30-minute



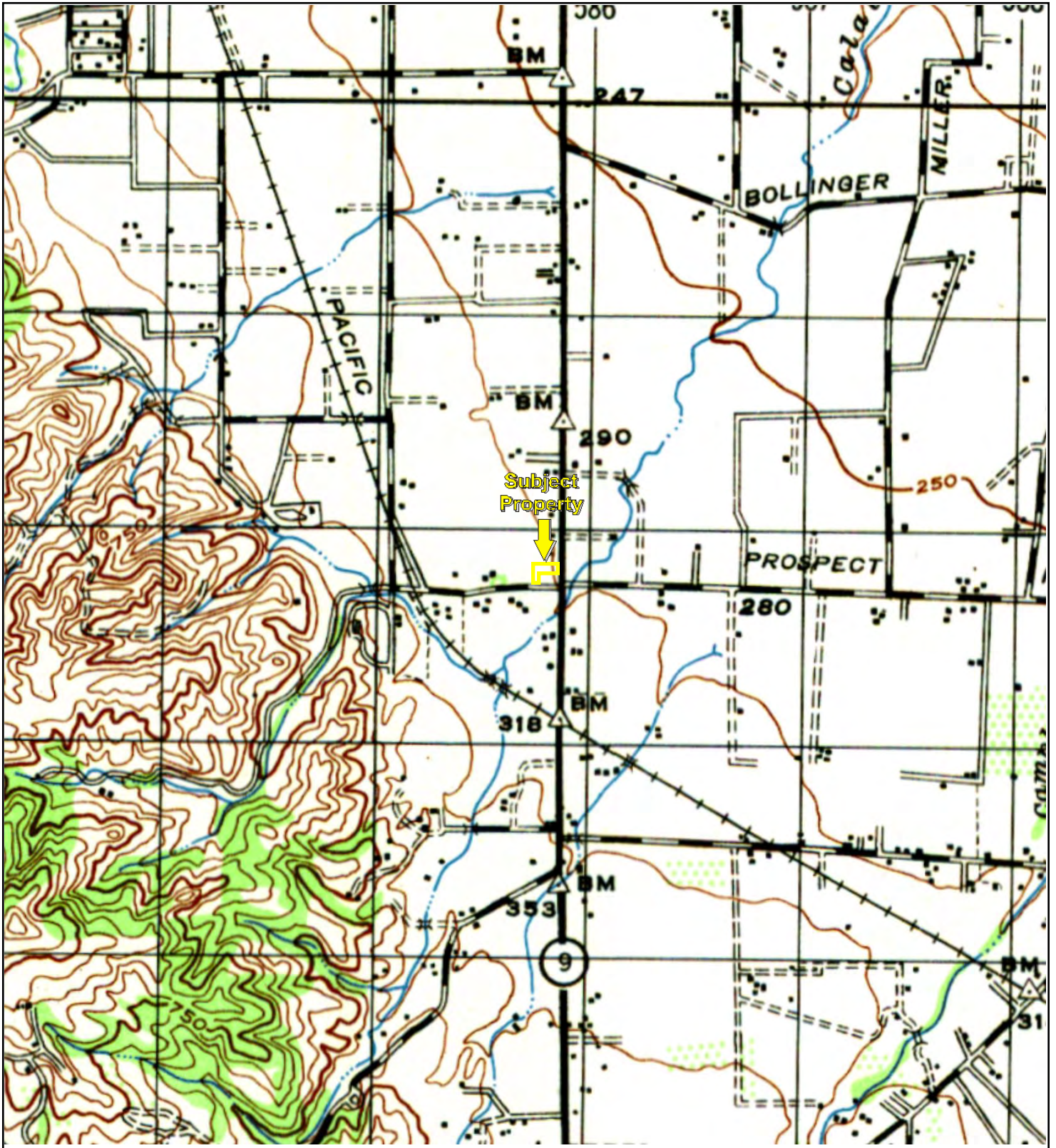
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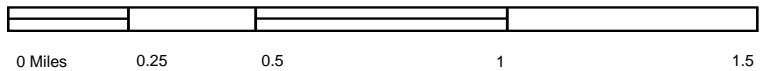
TP, Palo Alto, 1943, 15-minute



Key: Subject Property 



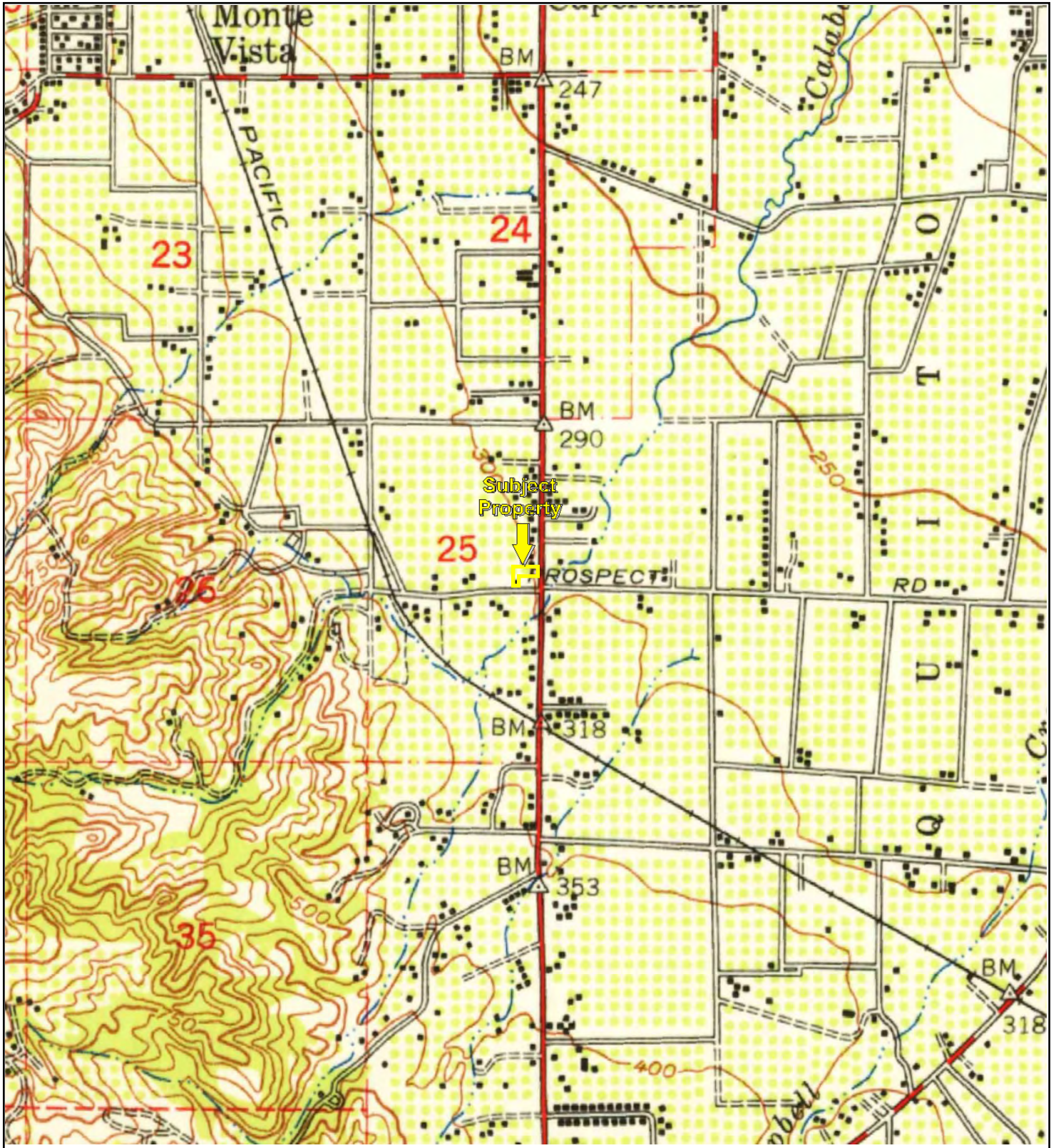
TP, PALO ALTO, 1947, 15-minute



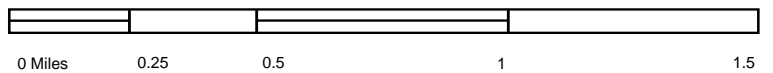
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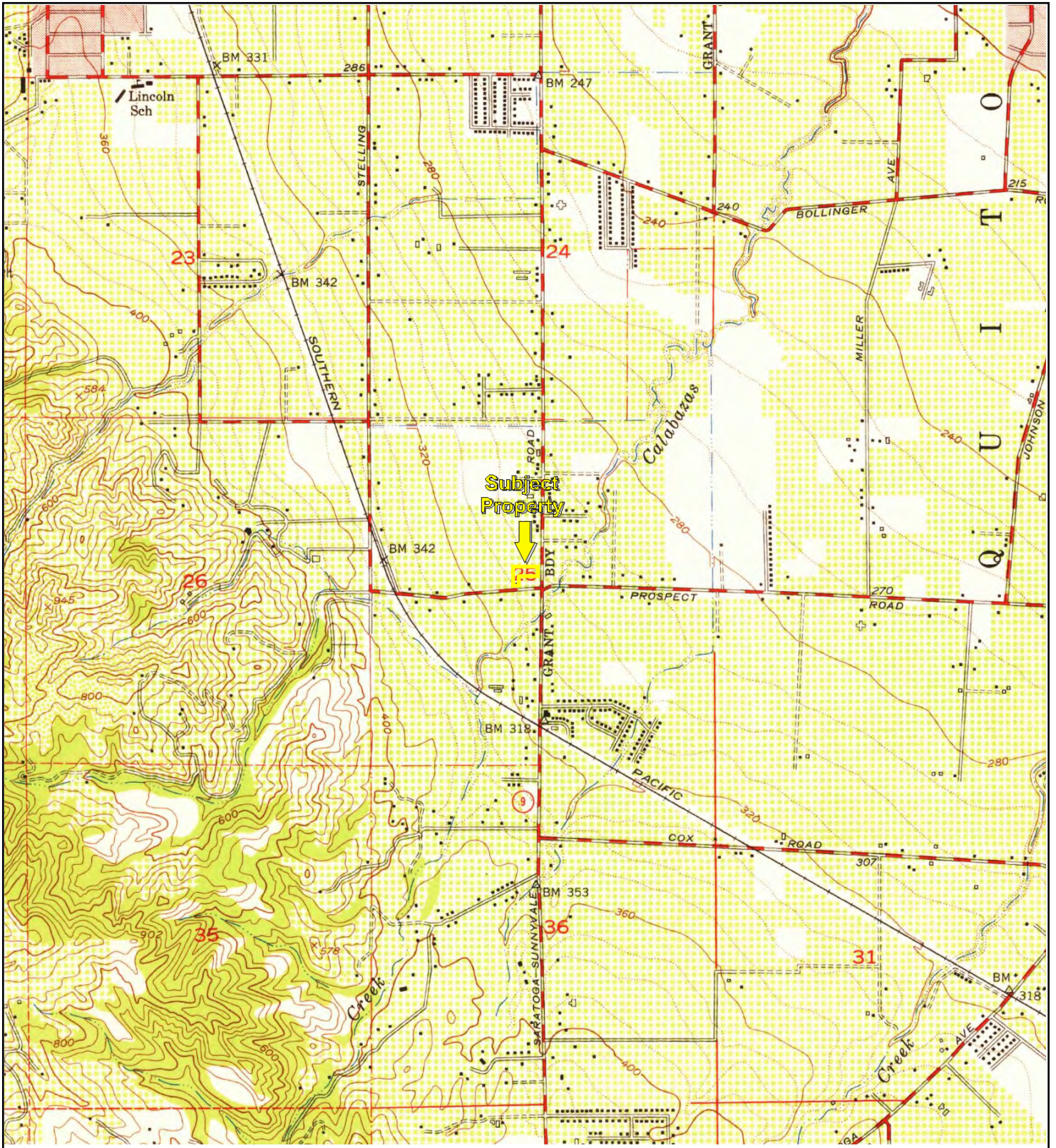
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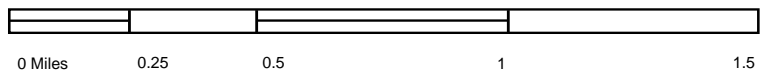
TP, Palo Alto, 1948, 15-minute



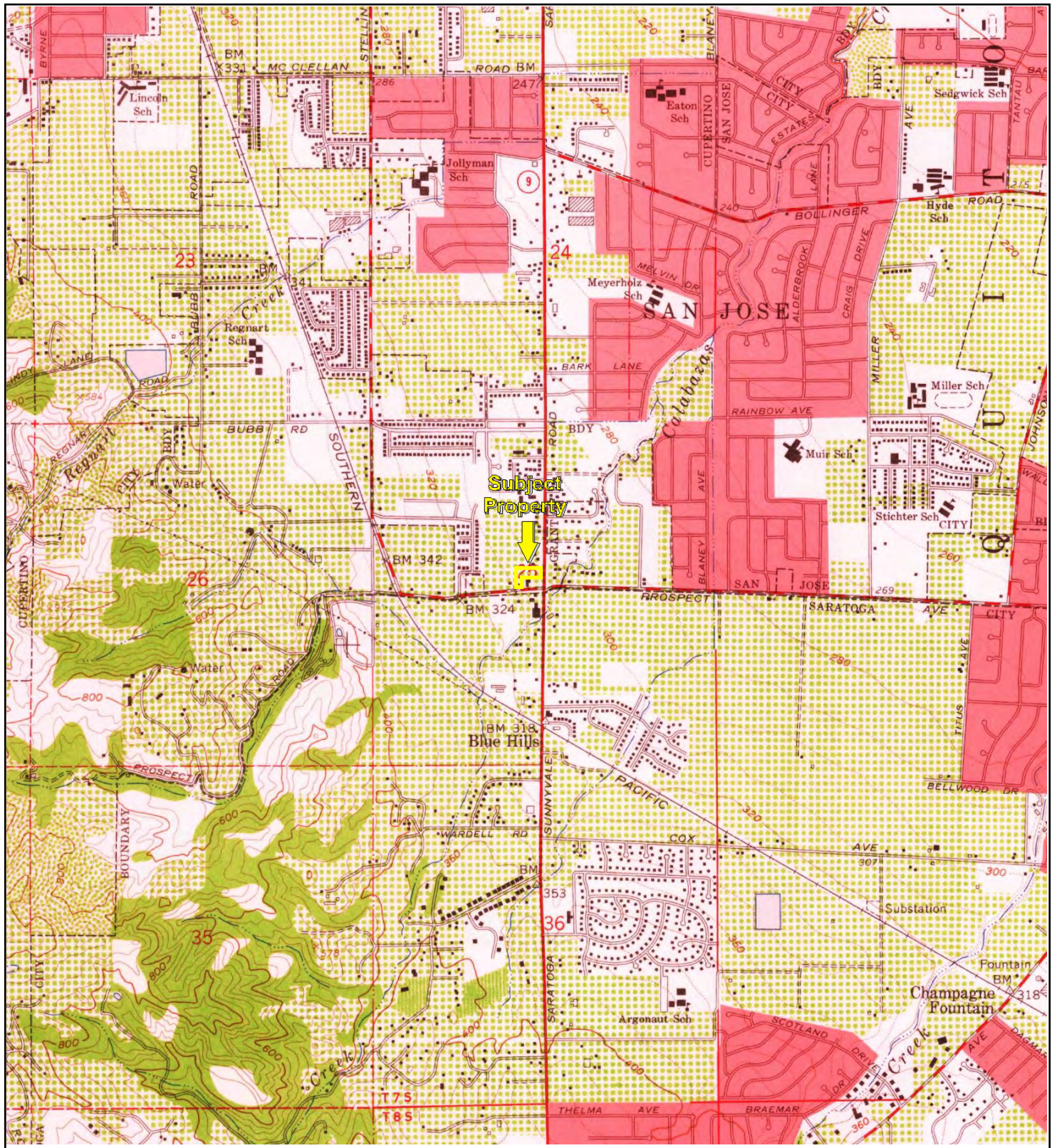
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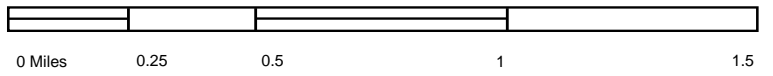
TP, Cupertino, 1953, 7.5-minute



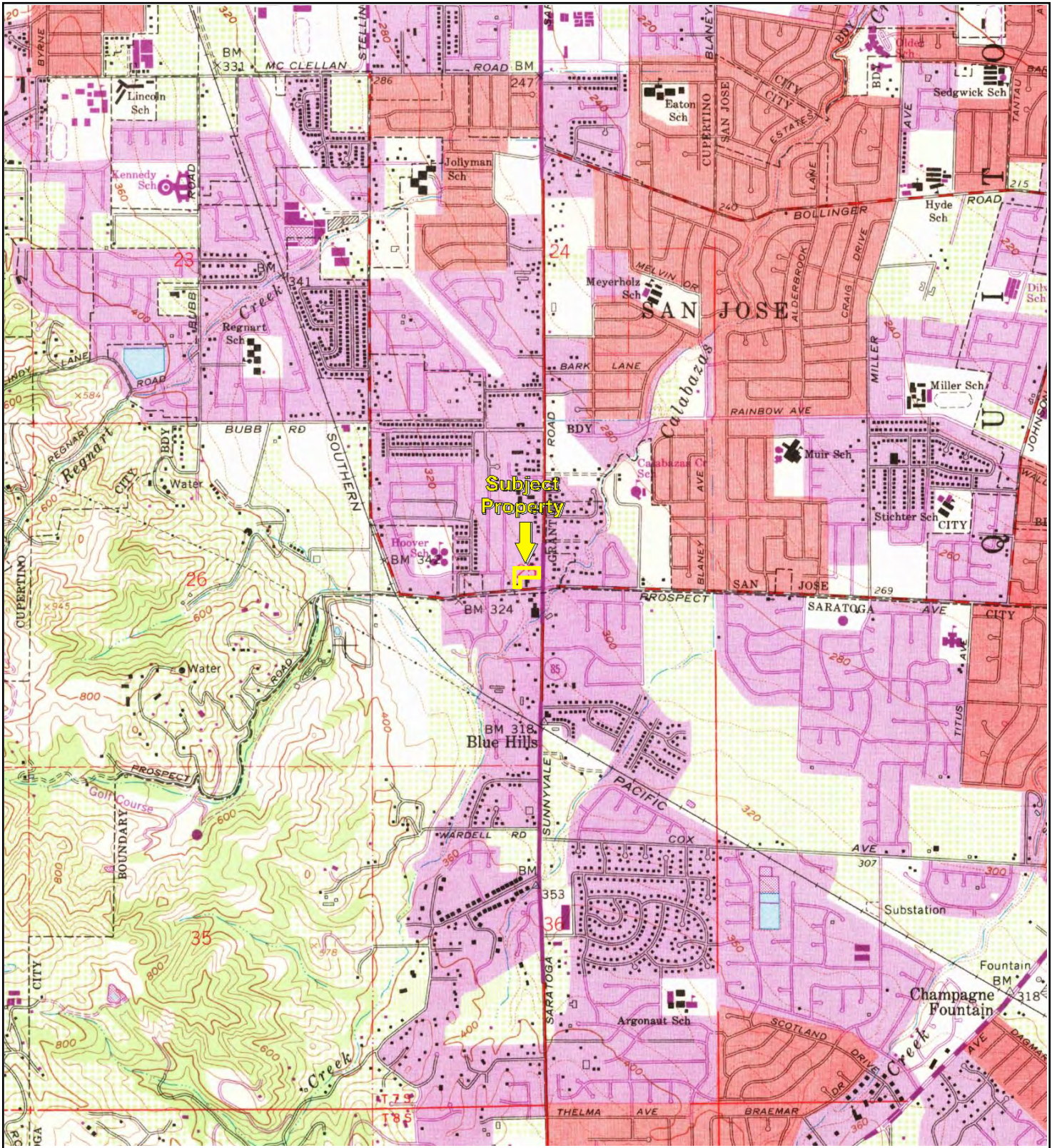
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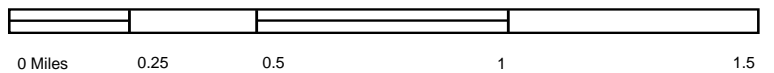
TP, Cupertino, 1961, 7.5-minute



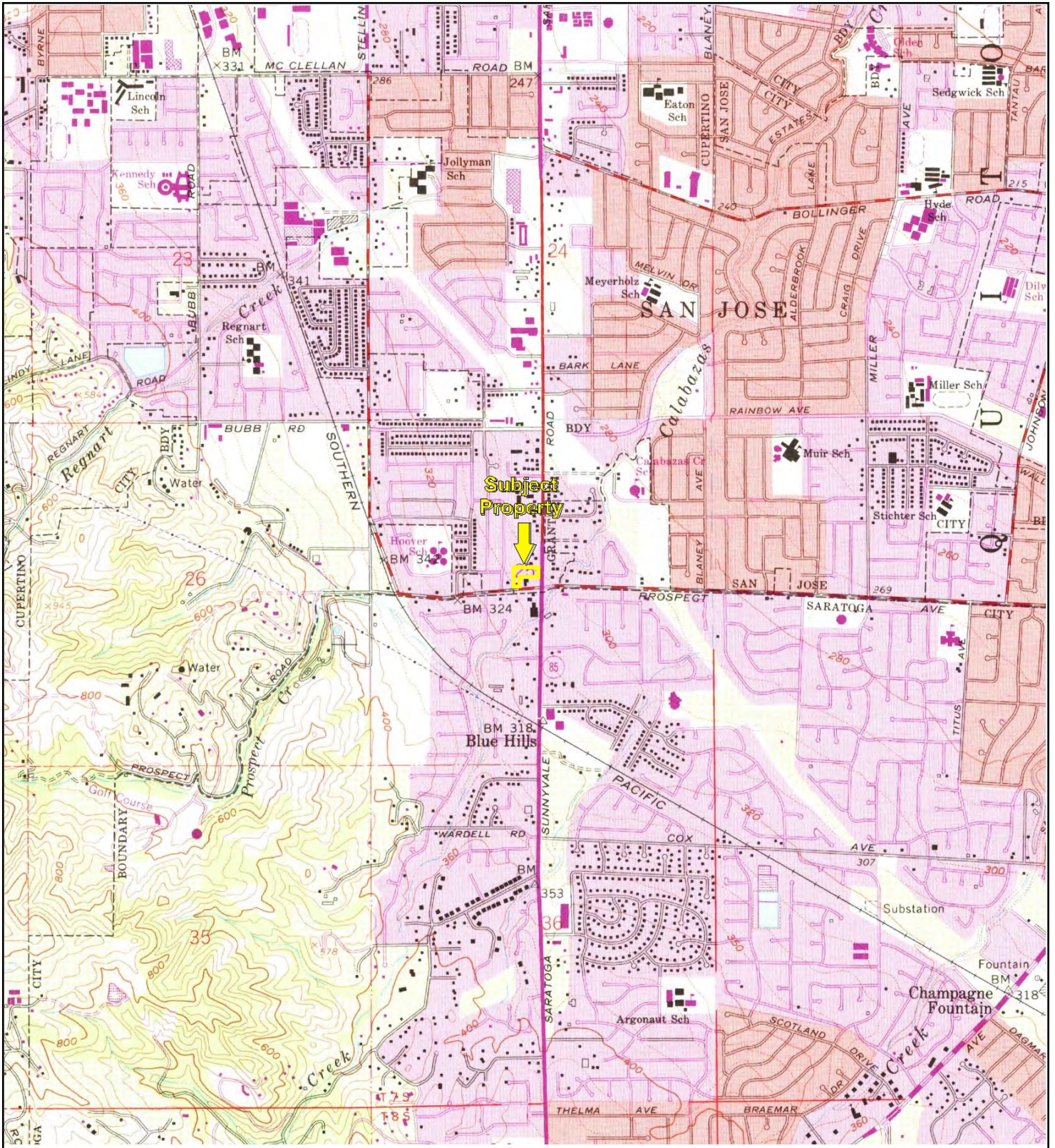
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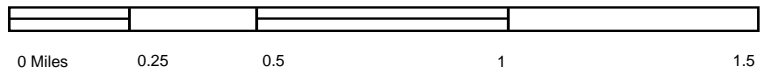
TP, Cupertino, 1968, 7.5-minute



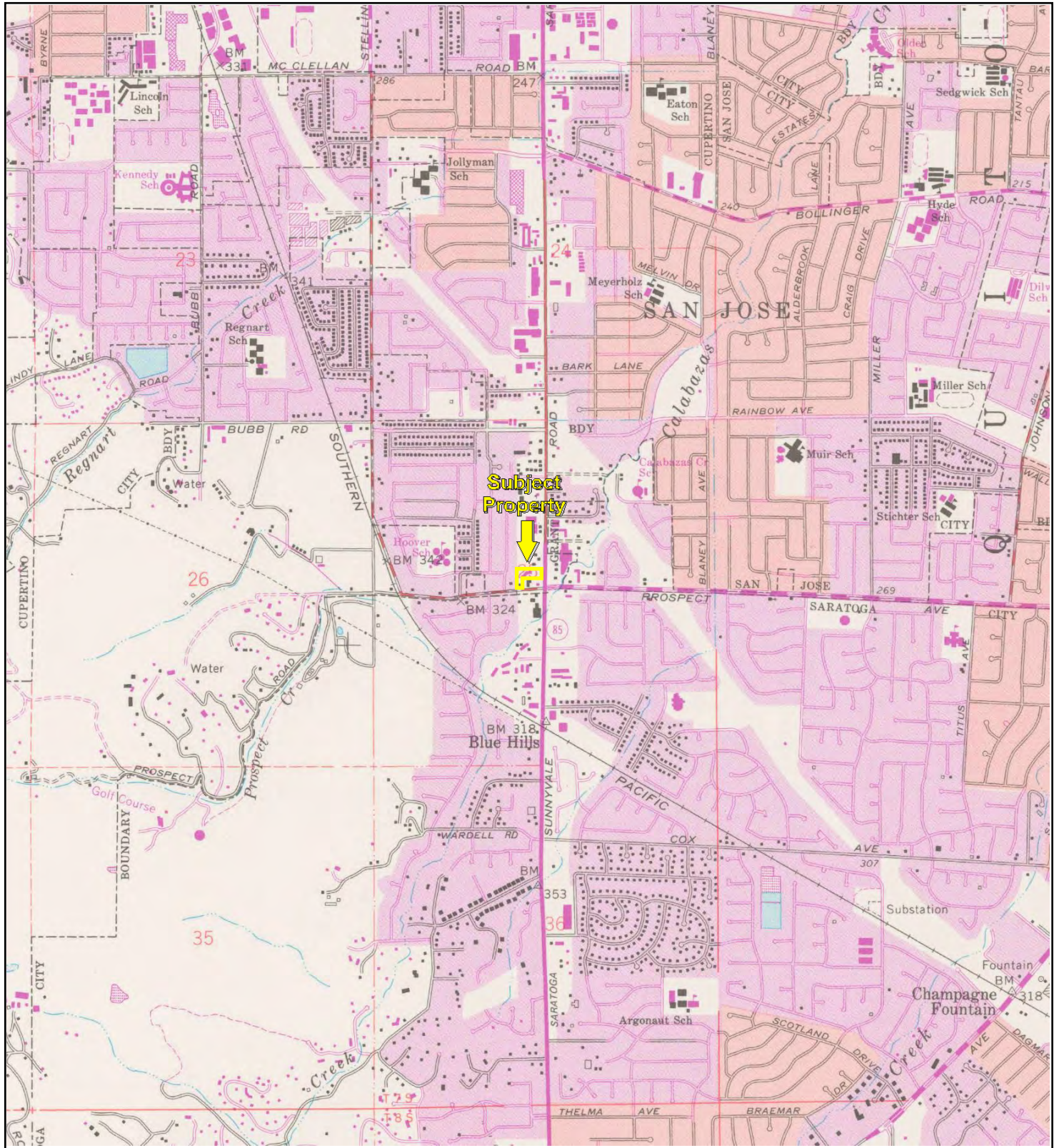
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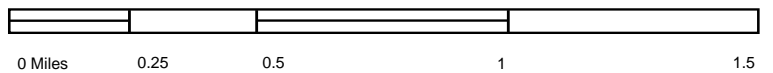
TP, Cupertino, 1973, 7.5-minute



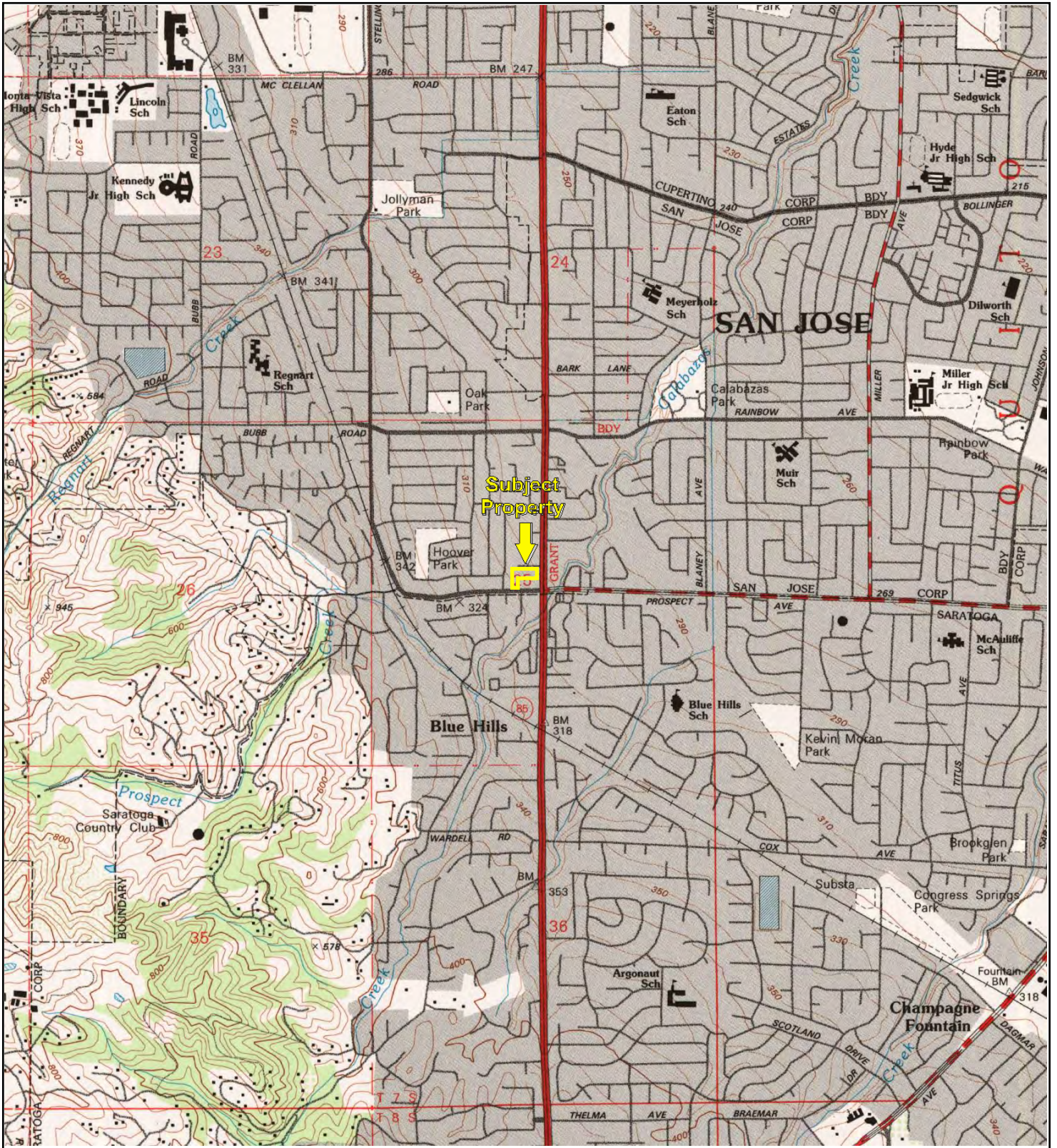
Key: Subject Property



TP, Cupertino, 1980, 7.5-minute



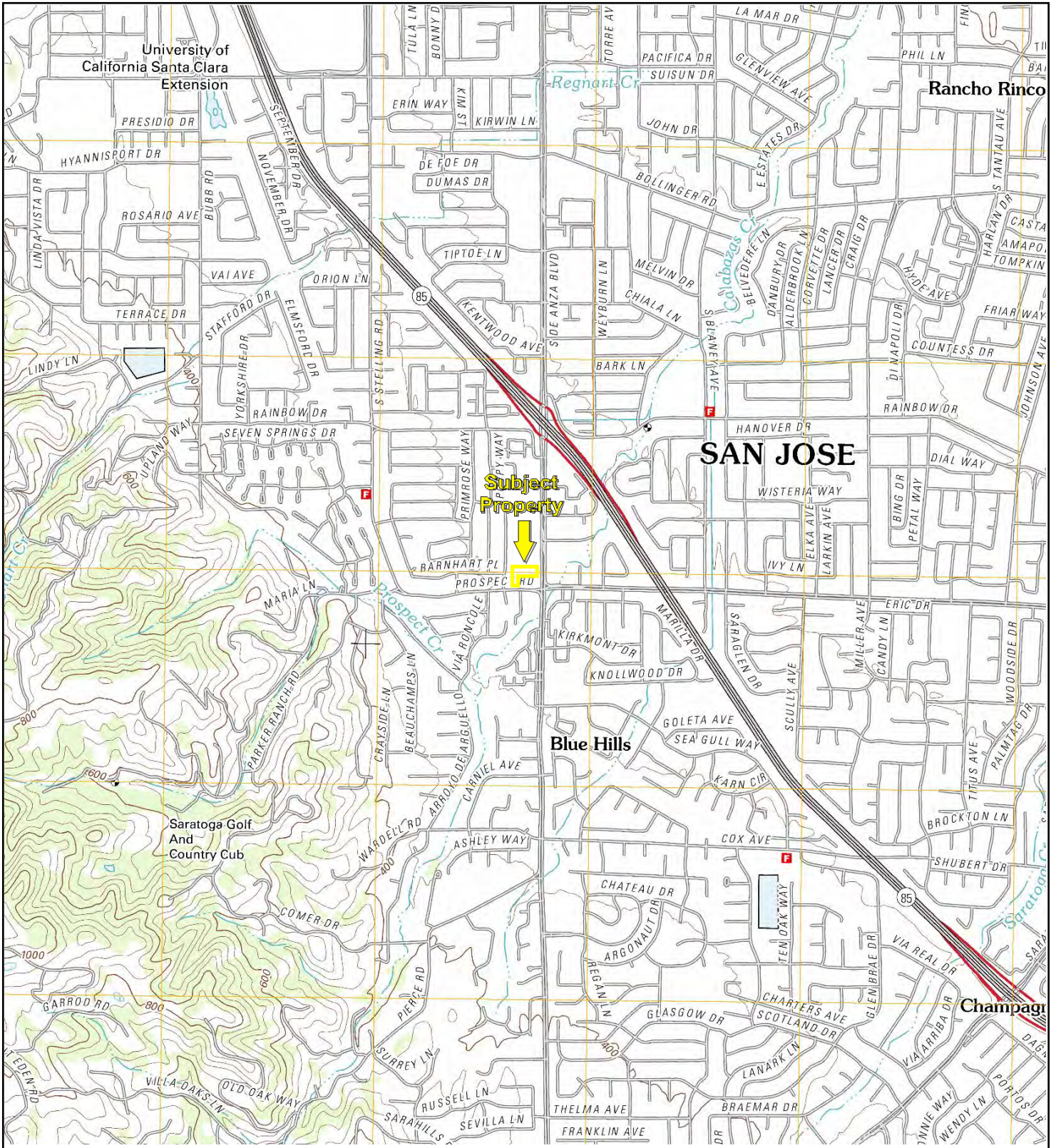
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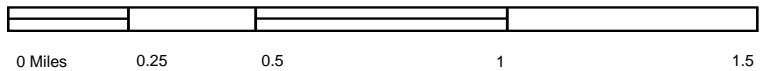
TP, Cupertino, 1995, 7.5-minute



Key: Subject Property



TP, Cupertino, 2012, 7.5-minute



Key: Subject Property



**COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION**

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3228 • FAX: (408) 777-3333
CUPERTINO.ORG

REQUEST FOR RESEARCH

The City of Cupertino will complete the research within TEN (10) business days from the date of the submitted request. Microfilm and permit copies are subject to additional fees. **Please submit a separate form for each address.**

PLEASE NOTE:

- Documents containing the stamp or seal of a licensed professional cannot be copied without the written approval of said professional. (Subject to additional fees)
- There is no guarantee that information requested exists within the City of Cupertino files nor are they guaranteed to be converted and copied to scale.

“Records of investigations of violations of the Cupertino Municipal Code are confidential and contain privileged official information (Evidence Code Sections 1040, 1041(b) (2).) These records are exempt from disclosure under Government Code Section 6254(f), (k).” Please contact the City Clerk’s Office at cityclerk@cupertino.org to request such records.

Building address: 1655 S. De Anza Boulevard, Cupertino, CA
Contact Name: Megan Davey
E-mail Address: mdavey@partneresi.com Phone: 209-609-9629

Please check item(s) that you are requesting to be researched.

Plans Other: _____ Request Date: 4-7-2020

Is this a Code Enforcement Case? Yes No

If yes, please go to the City Clerk’s office and fill out a Records Request for requesting all disclosure documents.

Project type: _____ Date of Construction: _____

Description (please be specific) _____

FOIA request for building/demolition permits, certificates of occupancy, septic tank systems, USTs, drycleaning operations for the above address



**COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION**

CITY HALL
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TELEPHONE: (408) 777-3228 • FAX: (408) 777-3333
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Building address: 7357 Prospect Road, Cupertino, CA
Contact Name: Megan Davey
E-mail Address: mdavey@partneresi.com Phone: 209-609-9629

Please check item(s) that you are requesting to be researched.

Plans Other: _____ Request Date: 4-7-2020

Is this a Code Enforcement Case? Yes No

If yes, please go to the City Clerk’s office and fill out a Records Request for requesting all disclosure documents.

Project type: _____ Date of Construction: _____

Description (please be specific) _____

FOIA request for building/demolition permits, certificates of occupancy, septic tank systems, USTs, drycleaning operations for the above address

PERMIT EXPIRES IF WORK IS NOT STARTED WITHIN 180 DAYS OF PERMIT ISSUANCE OR 180 DAYS FROM LAST CALLED INSPECTION

CITY OF CUPERTINO BUILDING DIVISION	PERMIT	CONTRACTOR INFORMATION:	
BUILDING ADDRESS: 1655 S DEANZA BLVD # 4		TRAN'S CONSTRUCTION	PERMIT NO. 06110143
OWNER'S NAME: JHUNG NGUYEN		360 MERIDIAN AVE.	PERMIT ISSUE DATE 02/09/2007
PHONE:		(408) 903-7072	SANITARY NO. CONTROL NO.
ARCHITECT/ENGINEER:			BLDG <input type="checkbox"/> BUILDING PERMIT INFO ELECT <input type="checkbox"/> PLUMB <input type="checkbox"/> MECH <input type="checkbox"/>

Job Description
 TI COMMERCIAL- NAIL SALON- NON STRUCTURAL,
 INCLUDES ELECTRICAL & PLUMBING, NO LIGHTING-VIDEO
 INSPECTION DONE 1/08/07 GS

Sq. Ft. Floor Area	Valuation
	\$11370
APN Number	Occupancy Type
36610061.00	

Required Inspections

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____, B & P C for this reason _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a Certificate of Consent to self-insure for Worker's Compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain Worker's 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 Insurance carrier and Policy number are:
 Carrier: STATE FUND Policy No.: 713-14873-2006

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

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. Date _____

Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, 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 city to enter upon the above-mentioned property for inspection purposes.

(We) agree to save, indemnify and keep harmless the City of Cupertino against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit.

APPLICANT UNDERSTANDS AND WILL COMPLY WITH ALL NON-POINT SOURCE REGULATIONS.

Signature of Applicant/Contractor: [Signature] Date: 2/9/07

Issued by: [Signature] Date 2-9-07

Re-roofs
Type of Roof

All roofs shall be inspected prior to any roofing material being installed. If a roof is installed without first obtaining an inspection, I agree to remove all new materials for inspection.

Signature of Applicant _____ Date _____

All roof coverings to be Class "B" or better

CITY OF CUPERTINO INSPECTION DIVISION

HAZARDOUS MATERIALS DISCLOSURE

Will the applicant or future building occupant store or handle hazardous material as defined by the Cupertino Municipal Code, Chapter 9.12, and the Health and Safety Code, Section 25532(a)?

Yes No

Will the applicant or future building occupant use equipment or devices which emit hazardous air contaminants as defined by the Bay Area Air Quality Management District?

Yes No

I have read the hazardous materials requirements under Chapter 6.95 of the California Health & Safety Code, Sections 25505, 25533 and 25534. I understand that if the building does not currently have a tenant, that it is my responsibility to notify the occupant of the requirements which must be met prior to issuance of a Certificate of Occupancy.

Owner or authorized agent _____ Date _____

PERMIT CARPENTRY, ELEC, MECH, PLUMB, S, W, OR ANY COMBINATION THEREOF WITHIN 180 DAYS OF PERMIT ISSUANCE OR 180 DAYS FROM LAST CALLED INSPECTION

CITY OF CUPERTINO INSPECTION DIVISION

CITY OF CUPERTINO BUILDING DIVISION	PERMIT	CONTRACTOR INFORMATION:								
BUILDING ADDRESS: 1655 S DE ANZA BLVD # 7	TBD - TC BE DETERMINED	PERMIT NO. 07010062								
OWNER'S NAME: [REDACTED]		PERMIT ISSUE DATE 03/08/2007								
ARCHITECT/ENGINEER:		SANITARY NO. CONTROL NO.								
		<table style="width: 100%; text-align: center;"> <tr> <td>BLDG</td> <td>ELECT</td> <td>PLUMB</td> <td>MECH</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	BLDG	ELECT	PLUMB	MECH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLDG	ELECT	PLUMB	MECH							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							

LICENSED CONTRACTOR'S DECLARATION
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class _____ Lic. # _____
 Date _____ Contractor _____
ARCHITECT'S DECLARATION
 I understand my plans shall be used as public records

Job Description

TI RESTAURANT REMODEL MINOR STRUCTURAL, KIKU SUSHI

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason. (Section 7031.5, 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 is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. _____ B & P C for this reason
 Owner _____ Date 3/8/07

Sq. Ft. Floor Area	Valuation
36610061	\$5000
APN Number	Occupancy Type

WORKER'S COMPENSATION DECLARATION
 I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a Certificate of Consent to self-insure for Worker's Compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain Worker's 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 Insurance carrier and Policy number are:
 Carrier: _____ Policy No.: _____
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
 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. Date 3/8/07
 Applicant _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

Required Inspections

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, 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 city to enter upon the above-mentioned property for inspection purposes.
 (We) agree to save, indemnify and keep harmless the City of Cupertino against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit.
APPLICANT UNDERSTANDS AND WILL COMPLY WITH ALL NON-POINT SOURCE REGULATIONS.
 Signature of Applicant/Contractor _____ Date 3/8/07

Issued by: [REDACTED] **Date** _____

Re-roofs
Type of Roof

All roofs shall be inspected prior to any roofing material being installed. If a roof is installed without first obtaining an inspection, I agree to remove all new materials for inspection.

HAZARDOUS MATERIALS DISCLOSURE
 Will the applicant or future building occupant store or handle hazardous material as defined by the Cupertino Municipal Code, Chapter 9.12, and the Health and Safety Code, Section 25532(a)?
 Yes No
 Will the applicant or future building occupant use equipment or devices which emit hazardous air contaminants as defined by the Bay Area Air Quality Management District?
 Yes No
 I have read the hazardous materials requirements under Chapter 6.95 of the California Health & Safety Code, Sections 25505, 25533 and 25534. I understand that if the building does not currently have a tenant, that it is my responsibility to notify the occupant of the requirements of the law to obtain a Certificate of Occupancy.
 Owner or authorized agent _____ Date 3/8/07

Signature of Applicant _____ **Date** _____

All roof coverings to be Class "B" or better

PERMIT EXPIRES IF WORK IS NOT COMPLETED WITHIN 180 DAYS OF PERMIT ISSUANCE OR 180 DAYS FROM LAST CALLED INSPECTION

CITY OF CUPERTINO INSPECTION DIVISION

<p>CITY OF CUPERTINO BUILDING DIVISION</p> <p>PERMIT</p> <p>BUILDING ADDRESS: 1655 S DE ANZA BLVD</p> <p>OWNER'S NAME: PHILIP & BARGARA TRUSTEE</p> <p>PHONE:</p> <p>ARCHITECT/ENGINEER:</p>	<p>CONTRACTOR INFORMATION:</p> <p>CUPERTINO ELECTRIC INC</p> <p>1132 N 7TH ST</p> <p>INSTALL LIGHT POLE AT COMMERCIAL BLDG PARKING</p> <p>Job Description</p>	<p>PERMIT NO. 08060052</p> <p>PERMIT ISSUE DATE 06/06/2008</p> <p>SANITARY NO. CONTROL NO.</p> <p>BUILDING PERMIT INFO BLDG <input type="checkbox"/> ELECT <input type="checkbox"/> PLUMB <input type="checkbox"/> MECH <input type="checkbox"/></p>
<p>LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class <u>C-70</u> Lic. # <u>174637</u> Date <u>6-30-2008</u> Contractor <u>CEI</u></p> <p>ARCHITECT'S DECLARATION I understand my plans shall be used as public records</p> <p>Licensed Professional</p> <p>OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason. (Section 7031.5, 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 is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)</p> <p><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 intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for purpose of sale.).</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.</p> <p><input type="checkbox"/> I am exempt under Sec. _____, B & P C for this reason _____</p> <p>Owner _____ Date _____</p> <p>WORKER'S COMPENSATION DECLARATION I hereby affirm under penalty of perjury one of the following declarations:</p> <p><input type="checkbox"/> I have and will maintain a Certificate of Consent to self-insure for Worker's Compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.</p> <p><input type="checkbox"/> I have and will maintain Worker's 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 Insurance carrier and Policy number are: Carrier: <u>Zeeick American</u> Policy No.: <u>WC3489006</u></p> <p>CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less.)</p> <p>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. Date _____</p> <p>Applicant _____</p> <p>NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.</p> <p>CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.) Lender's Name _____ Lender's Address _____</p> <p>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 city to enter upon the above-mentioned property for inspection purposes. (We) agree to save, indemnify and keep harmless the City of Cupertino against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit. APPLICANT UNDERSTANDS AND WILL COMPLY WITH ALL NON-POINT SOURCE REGULATIONS.</p> <p>Signature of Applicant/Contractor _____ Date <u>6-30-2008</u></p> <p>HAZARDOUS MATERIALS DISCLOSURE Will the applicant or future building occupant store or handle hazardous material as defined by the Cupertino Municipal Code, Chapter 9.12, and the Health and Safety Code, Section 25532(a)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will the applicant or future building occupant use equipment or devices which emit hazardous air contaminants as defined by the Bay Area Air Quality Management District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I have read the hazardous materials requirements under Chapter 6.95 of the California Health & Safety Code, Sections 25505, 25533 and 25534. I understand that if the building does not currently have a tenant, that it is my responsibility to notify the occupant of the requirements which must be met prior to issuance of a Certificate of Occupancy. Signature of authorized agent _____ Date <u>6-30-2008</u></p>		
<p>Sq. Ft. Floor Area</p> <p>APN Number</p>		<p>Valuation</p> <p>Occupancy Type</p>
<p>Required Inspections</p>		
<p>Issued by: <u>[Signature]</u> Date <u>6-30-08</u></p> <p>Re-roofs Type of Roof _____</p> <p>All roofs shall be inspected prior to any roofing material being installed. If a roof is installed without first obtaining an inspection, I agree to remove all new materials for inspection.</p> <p>Signature of Applicant _____ Date _____</p> <p>All roof coverings to be Class "A" or better</p>		