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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Trimble aka Northtown

350 and 370 West Trimble Road
San Jose, California 95131

Report Date

September 17, 2024

Partner Project No.

24-463618.1

Prepared for:

LBA RVI-Company I, LP
c/o LBA Realty, LLC
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Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



September 17, 2024

Mr. Chris Karacic
LBA RVI-Company I, LP
c/o LBA Realty, LLC
3347 Michelson Drive, Suite 200
Irvine, California 92612

**Subject: Phase I Environmental Site Assessment
Trimble aka Northtown
350 and 370 West Trimble Road
San Jose, California 95131
Partner Project No. 24-463618.1**

Dear Mr. Karacic:

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 E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Phase I Environmental Site Assessment is designed to provide you with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property. 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 (310) 622-8855.

Sincerely,

Debbie Stott, P.G.
Principal

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 E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 350 and 370 West Trimble Road, City, Town, Village or unincorporated County of San Jose, Santa Clara County, California (the "subject property"). The Scope of Services performed is in accordance with the contract between LBA Realty, LLC (LBA) and Partner dated October 14, 2013.

Property Description

The subject property is located on the south side of West Trimble Road, west of Orchard Parkway, in a mixed commercial/industrial area of San Jose, Santa Clara County, California. Please refer to the table below for further description of the subject property:

SUBJECT PROPERTY DATA

Addresses:	350 and 370 West Trimble Road, San Jose, California
Property Use:	Commercial/Industrial
Land Acreage (Ac):	45.8 Ac
Number of Buildings:	5 Primary Buildings and associated auxiliary/service/storage structures
Number of Floors:	2 plus below grade basements
Date of Construction:	1978-1982
Parcel Number:	101-02-18 and 101-02-21
Zoning:	Industrial
Current Tenants:	Lumileds
Site Assessment Performed By:	David Gerhardstein of Partner
Site Assessment Conducted On:	September 11, 2024
Regulatory Radius Report Date:	August 27, 2024
Lien Search Date:	NA
Report Date:	September 17, 2024
FOIAs Date:	August 2024

The subject property is currently occupied by Lumileds for the manufacture of light-emitting diodes (LEDs) for use in general lighting applications and for use in computer displays, signs, signals, LCD televisions, and other products. The subject property is improved with five main buildings housing manufacturing facilities, chemical storage areas, wastewater treatment areas, offices, recreation facilities, and a cafeteria. The five main buildings include Building 90, Building 91, Service Building 89, Service Building 91 (also referred to as the Chemical Storage Building), and the Link Building. Lumileds occupies Building 91, Service Building 89,

Service Building 91, and a portion of the basement in Building 90 (aka Building 350 or 350 West Trimble Road). The remainder of Building 90 is vacant and was renovated for occupancy by a future office tenant.

Buildings 90 and 91 are two-story buildings with basements and mezzanine areas. The mezzanine area house ductwork and piping. Building 90 consists of vacant remodeled office space on the first and second floor. The basement is divided with half intended for use by a future office occupant and the remaining half used by Lumileds for general storage. Non-hazardous wastewater storage tanks and a wastewater lift station are located in the basement to collect and transfer wastewater from Building 90 for treatment in building 91 prior to discharge to the municipal sewer. The basement also includes a foundation dewatering system for groundwater, which is discharged under permit to the City of San Jose stormwater system. Monitoring of the discharge is reportedly not required under the permit.

Building 91 consists of offices, conference rooms, and cubicles on the second floor; North and South Fabrication areas on the first floor; and process equipment including boilers, wastewater storage tanks, waste storage tanks, chillers, and air handlers in the basement. An in-ground waste solvent storage vault is located outside adjoining to the west of Building 91. Three aboveground storage tanks (ASTs) are located in the vault. One of the ASTs is labeled for non-halogenated solvent waste and the remaining two ASTs are labeled for corrosive waste. Chlorinated and non-chlorinated solvent waste was historically stored in these two ASTs.

The Link Building connects Building 90 and 91, and includes a café and dining area, grease trap, restrooms, and a fitness center.

Service Building 89 is located adjoining to the west of Building 90, and includes boilers, chillers, air compressors, compressed air storage, and a wastewater processing system. The wastewater processing system removes metals and fluoride from the wastewater stream and adjusts the pH.

Service Building 91 is located adjoining to the west of Building 91, and includes chemical storage bays, with chemicals segregated based on compatibility. The bays are separated by fire walls and include blind sumps to contain potential releases. An air filtration system (bag house) is located north of Service Building 91 but is no longer in use. Instead, arsenic-containing particulates are removed from exhaust air by an electronic arsenic scrubber tower located to the west of building 91.

A Bulk Ammonia Storage Area is located south of Building 91, and includes an 18,000-gallon hydrogen bulk storage tank, and four anhydrous ammonia tanks, each with a capacity of 26,400 pounds. The ammonia tanks are trailer-mounted, and new tanks are brought in by truck once the existing tanks are exhausted. Two granular activated carbon vessels (GAC) are located adjoining to the ammonia storage area. The GAC vessels are intended to mitigate ammonia in the event of a leak.

To the west of the Bulk Ammonia Storage Area is a Fire Water Reservoir and Pump House, with a diesel-operated fire pump and an associated 250-gallon diesel AST.

One 12,000-gallon double-walled diesel UST is located to the southwest of Service Building 89 along with two additional USTs that have remained empty since installation.

The remainder of the subject property is developed with landscaped or grassy areas, asphalt paved parking lots, and recreational facilities including a soccer field, basketball court, playground, picnic area, and volleyball court. A depressed grassy area is located within the northeast portion of the property.

According to review of available historical data, it appears that the subject property was undeveloped and/or agricultural land from at least 1889 through 1974, and improved with the current buildings beginning in 1978. The buildings were constructed between 1978 and the early 1980s. According to the city directories and previous reports, Hewlett-Packard purchased approximately 134 acres of land that included the subject property in 1976. Construction of the first building (Building 90) was completed in 1978, and Building 91 was added in 1982. Hewlett-Packard operations included manufacturing LEDs, fiber optic components, and microwave frequency communications equipment onsite. In 1999, Agilent Technologies, a company created by Hewlett-Packard's divestiture of non-core businesses, acquired the subject property. Agilent Technologies and Philips Lighting then created Lumileds Lighting, which operated until 2005 when Philips Lighting acquired Agilent's interest in the business and the name changed to Philips Lumileds Lighting Company. In 2005, Agilent sold their semiconductor manufacturing operations at the subject property to Avago Technologies, which operated onsite until 2015. In 2015, The Philips Lumileds LED business and the Philips Automotive lighting business were combined into a standalone operating entity called Lumileds. The subject property is currently occupied by Lumileds.

In 2014 and 2015, URS Corporation (URS) prepared a Phase I ESA, a Phase II Environmental Site Investigation, Environmental Compliance, a Health & Safety Assessment, and an Asbestos Survey on behalf of Philips Lumileds. The ESA assessment was performed in general accordance with ASTM Standard E1527-13. Pertinent information contained in these reports is summarized below:

- At the time of the 2014 assessment, the subject property was developed with the existing improvements. The subject property was occupied by Philips Lumileds Lighting Company with a portion of the facility (part of Building 90) leased by Avago Technologies (reportedly vacating the leased space in 2015). Avago Technologies conducted research and development activities in support of their microwave communication and fiber optic communication products.
- Philips Lumileds manufactured LEDs and conducted LED-related research and development activities. The facility had the capacity to produce billions of LEDs annually, according to site contacts. Large quantities of anhydrous ammonia were used in the process of growing Indium Gallium Nitride (InGaN) upon sapphire substrates. The InGaN was the basis for the green to blue frequencies of light as well as the phosphor converted white, soft white and amber colors. The ammonia was the nitrogen source for this process. The facility also produced blue and green frequency LEDs using an aluminum oxide process. Large quantities of hydrogen were used as a "push gas" or carrier gas during production of the LEDs.
- URS reviewed the 1999 Phase I ESA prepared by Arcadis Geraghty & Miller, Inc. (AGM) for the Hewlett-Packard Company. At the time of the AGM report, the subject property had been occupied by the Hewlett-Packard Company since 1976 for the research, development, and manufacture of optoelectric devices, silicon-based semiconductors. AGM stated that the solvents used included isopropyl alcohol, acetone, and xylenes. AGM was provided with a Subsurface Investigation Report prepared by Montgomery Watson in 1994 and an Asbestos Survey for Building 91 prepared by

McLaren Hart in 1989. AGM did not identify any RECs associated with the subject property or adjoining properties. The asbestos-containing materials (ACMs) were reported to have been abated. A copy of the AGM report was provided in the URS report. No appendices to the AGM report were attached.

- In 2000, a release of diesel fuel occurred due to damaged piping associated with the 12,000-gallon underground storage tank (UST) located outside the southwest corner of Service Building 89. Information obtained from the Regional Water Quality Control Board (RWQCB) indicated that the damaged portion of the piping was replaced, and pressure tests of the UST system indicated that no other releases were present.
- Soil and groundwater impacts from the diesel fuel release were investigated in September and October 2000. The investigation included the collection of soil samples from the piping trench during piping repair and collection of soil samples from five soil borings followed by installation of groundwater monitoring wells in the soil borings. The maximum Total Petroleum Hydrocarbons as Diesel (TPHD) concentration in soil was 13,000 milligrams per kilogram (mg/kg). Xylenes were identified at a maximum concentration of 20 mg/kg and ethylbenzene was identified at a maximum soil concentration of 0.012 mg/kg. Benzene, toluene, and methyl t-butyl ether were not detected in soil samples.
- Groundwater extraction events in October 2000 and March, June, September, and December 2001 removed approximately 5,500-gallons of diesel impacted groundwater. December 2001 groundwater samples indicated that TPHd levels in groundwater had decreased to 980 micrograms per liter (µg/L) in one well. No petroleum-related constituents were identified in samples from the remaining four groundwater monitoring wells. *Monitoring wells are no longer present at the subject property.*
- In August 2003, the RWQCB issued Case Closed status to the release incident after concluding that the diesel fuel contamination appeared to be localized in the vicinity of the release and that concentrations of residual petroleum appeared to be stable. The Case Closure Summary indicates that residual soil and groundwater contamination may remain. If certain activities such as excavation, site grading, or installation of water wells occur in the area of the release, appropriate measures to manage the soil and/or groundwater may be necessary. The closure letter also stated that the levels of residual contamination and associated risk were expected to reduce with time.

URS concluded that it was unclear if there was a potential vapor intrusion concern. URS recommended a Phase II ESA, consisting of the collection and analysis of soil and groundwater samples in the vicinity of the diesel UST system release in order to identify current environmental conditions in this area.

In October 2014, URS conducted a Phase II Site Investigation to identify soil and groundwater conditions at the following areas: diesel UST area, solvent unloading area, wastewater treatment, other process areas, surficial soil, and perimeter groundwater. Soil and groundwater samples were collected for analyses. Twelve soil borings with 2 samples collected per boring, eight groundwater samples, and 15 surface soil samples were conducted. A total of 39 soil samples and 20 groundwater samples were submitted for analyses. Three

of the surface soil samples were collected upwind of the bag house. Soil and groundwater samples were analyzed variously for:

- UST Area - benzene, toluene, ethylbenzene, and xylene, (BTEX compounds) and methyl t-butyl ether, as well as diesel range total petroleum hydrocarbons (TPH-DRO).
- Solvent unloading - volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), and a select list of metals. Groundwater samples were analyzed for volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), dissolved metals, and cyanide.
- Wastewater treatment - Soil and groundwater samples were analyzed for VOCs, SVOCs, metals, and cyanide.
- Other process areas – Soil and groundwater samples were analyzed for VOCs, SVOCs, metals, and cyanide.
- Surficial soil – analyzed for arsenic.
- Perimeter groundwater - Perimeter groundwater samples were analyzed for VOCs, SVOCs, and dissolved metals. Three of the eight perimeter groundwater samples were also analyzed for diesel range TPH and cyanide.

Sample analytical results were compared to Environmental Screening Levels (ESLs) established by the San Francisco Bay Regional Water Quality Control Board (December 2013).

Analytical results indicated:

- Diesel UST area:

BTEX compounds and MTBE were not detected in soil or groundwater samples from the diesel UST area. Five of the six soil samples from the area contained TPH-DRO, at concentrations ranging from 1.2 to 1,100 milligrams per kilogram (mg/kg). The most restrictive California ESL for TPH-DRO is 83 mg/kg, and two of the soil samples, one from PLSB-2 and one from PLSB-3, exceeded this ESL. The groundwater sample from PLSB-3 contained 880 micrograms per liter (µg/L) TPH-DRO, above the 100 µg/L ESL. An Maximum Contaminant Level (MCL) for TPH-DRO had not been established. The San Francisco Bay Regional Water Quality Control Board granted Case Closed status to a diesel fuel release from this tank system in 2003. At the time of closure, soils in the area contained TPH-DRO at concentrations up to 13,000 mg/kg. TPH-DRO was present in groundwater at a concentration of 980 µg/L and MTBE was identified at a concentration of 100 µg/L in groundwater. The concentrations of TPH-DRO detected during this 2014 investigation were consistent with or lower than those present at the time that case closed status was granted in 2003. MTBE was not detected during the 2014 investigation.

URS evaluated the potential for vapor intrusion from the TPH-DRO using the Johnson & Ettinger model for subsurface vapor intrusion into indoor air. Soil vapor samples were not collected during this investigation, but soil vapor concentrations were estimated from measured soil and groundwater concentrations. Based on the results, URS concluded that additional investigation of the diesel UST area did not appear to be warranted.

Based on the evidence of attenuation of the diesel fuel, known limited extent, location west of the buildings in a downgradient position, and closure, Partner concurs that additional investigation is not warranted and that vapor intrusion associated with diesel fuel is not a concern at this time.

- Process Areas, Wastewater Treatment Area, and Solvent Unloading Area:
VOCs, SVOCs, and cyanide were not identified in any soil or groundwater samples. Detected metals were within background and were below ESLs.
- Arsenic was identified in 15 of 18 subsurface soil samples collected from depths of less than 1 foot to 19 feet below the surface at an average and maximum concentration of 5.58 mg/kg and 22 mg/kg, respectively. URS concluded that these concentrations appeared to be consistent with background concentrations identified in prior regional studies and no further investigation was warranted. One groundwater sample contained an arsenic concentration of 24 µg/L, above the 10 µg/L MCL and ESL for groundwater used as drinking water, but below the 36 µg/L ESL for groundwater not used as a drinking water source. Arsenic was not identified in the remaining seven groundwater samples from process areas of the site. Based on these data, URS concluded that no additional investigation of arsenic in groundwater appears to be warranted.
- Surficial soil samples: Three surface soil samples (3" below ground surface (bgs)) in areas of the site identified as predominantly upwind or crosswind of the baghouse contained arsenic concentrations of 9.3 mg/kg, 6.7 mg/kg, and 8.0 mg/kg. These samples were used to define background concentrations. Samples collected downwind of the baghouse contained arsenic concentrations ranging from 7.4 mg/kg to 36 mg/kg, with an average concentration of 14.7 mg/kg. No actions were recommended as the concentrations were consistent with background.
- Perimeter groundwater samples: No VOCs or SVOCs were detected in these samples. TPH-DRO and cyanide were not detected in the three samples analyzed for these parameters. Metals were detected at concentrations above the ESL but below levels for groundwater not used as a drinking water source. Arsenic was not detected in the remaining seven perimeter groundwater samples. Based on these results, URS concluded that no additional investigation of groundwater in the perimeter of the subject property appeared to be warranted.

In 1989, a baseline survey for the presence of asbestos-containing materials (ACMs) was performed at the site and an Asbestos Operation and Maintenance (O&M) Plan was developed. In 2015, URS performed an updated Asbestos Survey for the subject property. Ninety-two total asbestos bulk samples were collected during this investigation. Asbestos was identified in the following areas:

- Building 89- Sink Undercoating, Portico Stucco
- Building 90 - Vinyl Floor Tile and Mastic, Brown Baseboard Mastic, Brown Ceiling Tile Mastic, Portico Stucco, Transite Panels (assumed), Roofing (assumed)
- Link Building - Vinyl Floor Tile and Mastic, Brown Baseboard Mastic, Brown Ceiling Tile Mastic, Vinyl Floor Backing, Portico Stucco, Ceramic Tile Mastic (assumed), Roofing (assumed)

- Building 91 - Vinyl Floor Tile and Mastic, Vinyl Floor Backing, Brown Ceiling Tile Mastic (assumed), Ceramic Tile Mastic (assumed), Roofing (assumed)
- Gas Vault- Roofing (assumed)
- Auxiliary Pump Building - Roofing (assumed)

In February 2017, Partner prepared a Phase I ESA for the subject property for LBA. At the time of the 2017 ESA, the subject property was occupied by Philips Lumileds Lighting Company. Philips Lumileds occupied Building 91, Service Building 89, Service Building 91, and a portion of Building 90. The remainder of Building 90 was vacant, and was most recently occupied by Avago Technologies, who conducted research and development of microwave and fiber optic communication transmitters and receivers.

Partner concluded that based on the review of the analytical results of the 2014 URS investigation and regulatory closure, the 2000 release of diesel fuel associated with the damaged piping associated with a 12,000-gallon UST was considered a HREC and no further action was considered necessary. Partner identified the following environmental concerns:

- In previous investigations conducted at the subject property, arsenic was identified in 15 of 18 subsurface soil samples at an average and maximum concentration of 5.58 mg/kg and 22 mg/kg, respectively. These concentrations appeared to be consistent with background concentrations identified in prior regional studies. Based on the proposed redevelopment of portions of the subject property for future mixed use of retail, office, and hotel/office, additional sampling for arsenic, metals, and organochlorine pesticides may be warranted for future soil management.
- The southern portion of the property was originally used agriculturally and was vacant in 2017. Consistent with the issue described above, additional sampling for arsenic, metals, and organochlorine pesticides may be warranted for future soil management.
- Manage ACM and LBP under O&M Plans.
- Groundwater accumulated in French drains around Buildings 90 and 91 and flowed into two basement sumps and was pumped into the storm drain system. The discharge is permitted under a National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Industrial Activities.
- The UST area contained two USTs that were not and reportedly have never been used. Based on the 1980s installation, these USTs would not meet current requirements and could not be used.

Following the acquisition of the subject property in February 2017, LBA prepared O&M Plans for the management of ACM and LBP.

In March 2018, a SMP was prepared by EPM for LBA to outline protocol for ensuring the proper handling and/or disposal of potentially impacted soil or groundwater that may be encountered during grading activities or installation of subsurface features such as storm drains or utility lines. Based on the previous site characterization, two primary areas of concern were identified including diesel in soil and

groundwater at the UST area on the western portion of the property and arsenic in shallow soil across the property.

In November 2018, Partner prepared a Phase I ESA for the northeast corner of the subject property for LBA. The area consisted of approximately 14 acres of vacant land located adjoining to the southwest corner of Trimble Road and Orchard Parkway. At the time of the 2018 ESA, a portion of the site was under construction (earth moving and grading) and the western portion of the site consisted of an asphalt-paved parking lot, used as a construction staging area. The 14 acre parcel was formerly used by Lumileds as a paved parking area with circulation drives and landscaped areas. All Lumileds buildings and operations are located offsite (outside this 14-acre area) and adjoining to the southwest.

Partner concluded (as discussed above) that additional sampling for arsenic, metals, and organochlorine pesticides may be warranted for future soil management and that the existing March 2018 SMP to mitigate soil and dust impacted with arsenic during construction activities be followed.

Partner notes that the subject of this assessment does not include the larger parcel to the south. This parcel was a part of the prior reports.

In 2019, Otis Institute prepared a Risk Management Plan (RMP) with a Hazard Assessment – Anhydrous Ammonia System for Lumileds. Anhydrous ammonia, stored in four ISO containers containing 26,400 pounds each, is used by Lumileds as a process gas within semiconductor manufacturing tools (MOCVD) and is an integral component in the production of high-powered LEDs. The Hazard Assessment was most recently updated on June 19, 2020 and supports the RMP/California Accidental Release Prevention (CalARP) document and contains the Offsite Consequence Analysis (OCA) summaries.

ADJOINING PROPERTIES

North-Northwest:	West Trimble Road, followed by Rincon de Los Esteros Reservoir and Pump Station (491 West Trimble Road) and a commercial properties (441, 399, and 375 West Trimble Road and 2610 Orchard Parkway).
Southwest:	The Guadalupe River and the Guadalupe River Trail, followed by commercial/industrial properties (538 West Trimble Road, 2586 Seaboard Avenue, 2578 Seaboard Avenue, 2510-2566 Seaboard Avenue, and 2500 Seaboard Avenue.
East:	Orchard Parkway, followed by multi-tenant commercial office buildings (2560-2580 Orchard Parkway) and vacant land.
Southeast:	A commercial office building (2509 Orchard Parkway) and vacant land formerly part of the subject property and now owned by Microsoft Corporation.

The agency database report obtained from ERIS Environmental Risk Information Services (ERIS) identified the subject property as Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS); CERCLIS No Further Remedial Action Planned (NFRAP); California Hazardous Material Incident Report System (CHMIRS); Certified Unified Program Agency (CUPA) Santa Clara; Emissions; EnviroStor; Facility Registry Service/Facility Index (FINDS/FRS); Generators from Hazardous Waste Manifest Data (Ha Gen); City of San Jose Hazardous Material Facilities (Haz San Jose); Historical CHMIRS; Historical

Manifest; Local Oversight Program (LOP) Santa Clara; Underground Storage Tank (UST); Leaking UST (LUST); Perfluorinated Alkyl Substances from Toxic Release Inventory (PFAS TRI); Resource Reclamation and Recovery Act (RCRA) Non-generator; Superfund Enterprise Management System (SEMS) Archive; Statewide Environmental Evaluation and Planning System (UST SWEEPS); PFAS Greenhouse Gas Emissions Data (PFAS GHG); PFAS Industry Sectors (PFAS IND); California Environmental Reporting System Hazardous Waste Sites (CERS Haz); CERS Tank; Emergency Response Notification System (ERNS); Treatment, Storage, and Disposal Facilities (TSDFs) from Hazardous Waste Manifest Data (Haz TSD); Handlers from Hazardous Waste Manifest Data (HAZNET); Integrated Compliance Information System (ICIS); RCRA Large Quantity Generator (LQG); Toxics Release Inventory (TRIS); UST Santa Clara sites, as summarized in Section 4.2. These listings are indicative of the industrial use of the subject property. Based on the regulatory status, these listing are not expected to represent a significant environmental concern.

According to information obtained from the California Regional Water Quality Control Board online database, GeoTracker, for the subject property (Case Number T0608598475 – 350 West Trimble Road) and topographic map interpretation, groundwater in the vicinity of the subject property is present at a depth between 9 to 17 feet below ground surface (bgs) and flows toward the northwest.

Findings and Opinions

Recognized Environmental Condition

A *recognized environmental condition (REC)* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property 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.

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- In 2000, a release of diesel fuel occurred from damaged piping associated with a 12,000-gallon UST located outside the southwest corner of Service Building 89. In August 2003, the RWQCB issued Case Closed status to the release incident after concluding that the diesel fuel contamination appeared to be localized in the vicinity of the release and that concentrations of residual petroleum appeared to be stable. Since the Case Closure Summary indicated that residual soil and groundwater contamination could pose a risk if certain activities such as excavation, site grading, or installation of water wells occur in the area of the release, additional investigation was performed by URS Corporation in 2014. Based on the results of soil vapor modeling using default model inputs, the maximum measured soil and groundwater concentrations from the investigation, and chemical properties for naphthalene, URS concluded that additional investigation of the diesel UST area did not appear to be warranted. Based on the analytical results and the regulatory closure, the former diesel release is considered a HREC and no further action is considered necessary.

Business Environmental Risk

A *Business Environmental Risk (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- The UST area contains two USTs that are not now and reportedly have never been used. Based on the 1980s installation, these USTs would not meet current requirements and could not be used.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 350 and 370 West Trimble Road in San Jose, 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 evidence of a historical recognized environmental condition and business environmental risks in connection with the subject property. No recognized environmental conditions were identified. Based on the conclusions of this assessment, Partner recommends the following:

- Continue to manage suspect and identified ACMs and LBP (in Service Building 89 and Building 90) under O&M Programs.

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Figure 2	Site Plan
Figure 3	Topographic Map

Appendices

Appendix A	Site Photographs
Appendix B	Historical/Regulatory Documentation
Appendix C	Regulatory Database Report
Appendix D	Qualifications

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 E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 350 and 370 West Trimble Road in San Jose, 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 E1527-21) 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 E1527-21 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 and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-21. This assessment included: 1) a property and adjoining 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 to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal (that is, institutional) and physical (that is, engineering) controls that may include 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, soil vapor, groundwater, or surface water 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, soil vapor, groundwater, and/or surface water on a 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 compliance and 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

Reliance on this report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the Master Services Agreement (MSA) dated October 14, 2013 between Partner Engineering and Science, Inc. and LBA Realty, LLC and its assigns.

This report has been prepared for use by LBA and its lender and shall not be relied upon by or transferred to any other party, or used for any other purpose, without the express written authorization of Partner Engineering and Science, Inc.

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 E1527-21.

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 was allowed access to all mechanical, storage, processing, parking, vacant suites, and public areas of the building.
- An environmental cleanup lien search was not performed. However, it is Partner's opinion that the lack of the lien search does not represent a significant data gap, in that it does not impact Partner's ability to identify recognized environmental conditions at the subject property and therefore it does not alter the conclusions of this report. According to the Title Commitment and EDR Report, NPL (Superfund) and other environmental liens are not associated with the subject property. A title report provided by LBA did not indicate environmental liens filed against the property. Based on available information, no environmental liens appear to be associated with the subject property.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 350 and 370 West Trimble Road in San Jose, California is located on the south side of West Trimble Road, west of Orchard Parkway. The subject property was inspected by Mr. David Gerhardstein of Partner on September 17, 2024. According to the Santa Clara County Assessor, the subject property is identified by Assessor's Parcel Number (APN); 101-020-18 and 101-020-21 and ownership has been vested in LBA RVI-Company I, LP, since 2017. 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 Lumileds for the manufacture of light-emitting diodes (LEDs) for use in general lighting applications and for use in computer displays, signs, signals, LCD televisions, and other products. The subject property is improved with five main buildings housing manufacturing facilities, chemical storage areas, wastewater treatment areas, offices, recreation facilities, and a cafeteria. The five main buildings include Building 90, Building 91, Service Building 89, Service Building 91 (also referred to as the Chemical Storage Building), and the Link Building. Lumileds occupies Building 91, Service Building 89, Service Building 91, and a portion of the basement in Building 90 (aka Building 350 or 350 West Trimble Road). The remainder of Building 90 is vacant and was renovated for occupancy by a future office tenant.

Buildings 90 and 91 are two-story buildings with basements and mezzanine areas. The mezzanine area houses ductwork and piping. Building 90 consists of vacant recently remodeled office space on the first and second floor. The basement is divided with half intended for use by a future office occupant and the remaining half used by Lumileds for general storage. Non-hazardous wastewater storage tanks and a wastewater lift station are located in the basement to collect and transfer wastewater from building 90 for treatment in building 91 prior to discharge to the municipal sewer. The basement also includes a foundation dewatering system for groundwater, which is discharged under permit to the City of San Jose stormwater system.

Building 91 consists of offices, conference rooms, and cubicles on the second floor; North and South Fabrication areas on the first floor; and process equipment including boilers, wastewater storage tanks, waste storage tanks, chillers, and air handlers in the basement. An in-ground waste solvent storage vault is located outside adjoining to the west of Building 91. Three aboveground storage tanks (ASTs) are located in the vault. One of the ASTs is labeled for non-halogenated solvent waste and the remaining two ASTs are labeled for corrosive waste. Chlorinated and non-chlorinated solvent waste was historically stored in these two ASTs.

The Link Building connects Building 90 and 91, and includes a café and dining area, grease trap, restrooms, and a fitness center.

Service Building 89 is located adjoining to the west of Building 90, and includes boilers, chillers, air compressors, compressed air storage, and a wastewater processing system. The wastewater processing system removes metals and fluoride from the wastewater stream and adjusts the pH.

Service Building 91 is located adjoining to the west of Building 91, and includes chemical storage bays, with chemicals segregated based on compatibility. The bays are separated by fire walls and include blind sumps to contain any potential releases. An air filtration system (bag house) is located north of Service Building 91 but is no longer in use. Instead, arsenic-containing particulates are removed from exhaust air by an electronic arsenic scrubber tower located to the west of building 91.

A Bulk Ammonia Storage Area is located south of Building 91, and includes an 18,000-gallon hydrogen bulk storage tank, and four anhydrous ammonia tanks, each with a capacity of 26,400 pounds. The ammonia tanks are trailer-mounted, and new tanks are brought in by truck once the existing tanks are exhausted. Two granular activated carbon vessels (GAC) are located adjoining to the ammonia storage area. The GAC vessels are intended to mitigate ammonia in the event of a leak.

To the west of the Bulk Ammonia Storage Area is a Fire Water Reservoir and Pump House, with a diesel-operated fire pump and an associated 250-gallon diesel AST.

One 12,000-gallon double-walled diesel UST is located to the southwest of Service Building 89 along with two additional USTs that have remained empty since installation.

The remainder of the subject property is developed with landscaped or grassy areas, asphalt paved parking lots, and recreational facilities including a soccer field, basketball court, playground, picnic area, and volleyball court. A depressed grassy area is located within the northeast portion of the property.

Ammonia Storage and Systems

Lumiled's manufacturing processes require the use of ammonia for the production of LEDs. The facility has been using and storing a range of industrial gases (including nitrogen, hydrogen, chlorine and anhydrous ammonia) as part of their manufacturing process for approximately 31 years. The following four components make up the gas storage and handling systems:

1. A covered and fenced outside storage area for storage of up to four 26,400-pound anhydrous ammonia containers built to International Organization for Standardization (ISO) specifications.
2. Associated gas distribution systems built to the satisfaction of the Fire Chief, that include among other elements, an excess flow valve to stop outflow from the gas manifold when the flow exceeds a specified 100 pounds per square inch gauge pressure (psig) value, and a reduced flow orifice, which would allow a "worst case" flow rate of 5.7 pounds per minute.
3. Gas detection systems consisting of gas detection equipment connected to alarms and automatic shut-offs at container valves, at the connections to the high pressure control (gas) manifold, and manual valve manifold box, all installed and maintained to the satisfaction of the Fire Chief, and
4. Emergency dry scrubber abatement systems installed and maintained to the satisfaction of the Fire Chief using activated carbon/alumina media. The treatment capacity of the emergency dry scrubber abatement system is sized to handle the worst-case release flow of 5.7 pounds per minute and were installed and maintained to the satisfaction of the Fire Chief.

In addition to the engineering controls, this facility maintains an on-site emergency response team trained and equipped to deal with a failure of the containment. The team has been trained by the manufacturer

on how to install the emergency containment cap to contain any leaks from the valve assembly at the top of the tank.

The containers are pre-filled and delivered by truck to the site. The containers are designed and constructed to meet ISO standards for pressurized vessels used to transport hazardous materials. Standards include the use of steel plate with a minimum thickness, mounting of all valves on top of the container, placement of operating valves inside a recessed valve box and fiberglass shields on each end of the container to protect the inner pressure vessel, which provide rollover and impact protection for the tank. Bollards have been installed at intervals in the areas around the bulk ammonia containers in the gas vault to protect them from potential impacts from vehicles.

The ammonia containers are transported to the site directly from the manufacturer by truck on low chassis flatbed trailers. Transportation is regulated under the Federal Hazardous Materials Transportation Law. Once delivered, the containers, still on the flatbed trailers, are connected to the production systems. The empty containers are removed from the site via the same truck.

Storage of hazardous material in the City of San Jose is strictly regulated under a variety of local, state and federal regulations. The bulk storage facility must comply with San Jose Fire Code, Toxic Gas Ordinance and the Hazardous Materials Storage Ordinance. A Hazardous Materials Management Plan and Evacuation Plan for the site are on file at the site and with the City of San Jose Fire Department. The site is also subject to review and regulation under both the Federal Risk Management Plan and California Accidental Release Prevention (CalARP) Program. The County of Santa Clara Department of Environmental Health reviews CalARP Risk Management Plans as the Certified Unified Program Agency (CUPA) and the City of San Jose is the local implementing agency.

Additionally, regulatory programs are currently in place at the site to minimize the chance for unintended releases. These include: Hazardous Waste Operations and Emergency Response administered by Occupational Safety and Health Administration (OSHA), Hazardous Materials Storage Ordinance administered by the Fire Department and Flammable and Combustible Liquids Code administered by the National Fire Protection Association, Risk Management and Prevention Program.

According to the Hazard Assessment – Anhydrous Ammonia System for Lumileds (Supporting RMP Documentation Risk Management Plan (RMP) dated June 19, 2020 - See Appendix B), three accidental release scenarios were calculated for:

- Worst-Case Release Scenario Analysis - 10 minute release of one ISO Tank
- Alternative-Case Release Scenario Analysis - 8100 LPM –Engineering Controls – Restricted flow orifices (RFO) Only 4
- Engineering Controls-Case Release Scenario Analysis - 8100 LPM – All Engineering Controls

As required by the regulations, Lumileds has estimated the populations that fall within the circle defined by the distance to toxic endpoints for both the worst-case and alternative-case release scenarios.

Review of the Lumileds Risk Management Plan and agency safety requirements indicates that the facility is well managed and controlled. Lumileds has not had any reportable releases of ammonia since 2009 (See Section 4.1.1. Appendix B).

2.3 Current Use of Adjoining Properties

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

ADJOINING PROPERTIES

North-Northwest:	West Trimble Road, followed by Rincon de Los Esteros Reservoir and Pump Station (491 West Trimble Road) and a commercial properties (441, 399, and 375 West Trimble Road and 2610 Orchard Parkway).
Southwest:	The Guadalupe River and the Guadalupe River Trail, followed by commercial/industrial properties (538 West Trimble Road, 2586 Seaboard Avenue, 2578 Seaboard Avenue, 2510-2566 Seaboard Avenue, and 2500 Seaboard Avenue.
East:	Orchard Parkway, followed by multi-tenant commercial office buildings (2560-2580 Orchard Parkway) and vacant land.
Southeast:	A commercial office building (2509 Orchard Parkway) and vacant land formerly part of the subject property and now owned by Microsoft Corporation.

No environmental concerns associated with adjoining properties were identified based on visual observation from publicly accessible rights-of-way.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Milpitas, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. The subject property lies at an approximate elevation of 32 feet above mean sea level (msl) with a local topographic gradient toward the northwest.

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

2.4.2 Hydrology

According to topographic map interpretation, groundwater in the vicinity of the subject property is inferred to flow toward the northwest. According to information obtained from the California Regional Water Quality Control Board online database, GeoTracker, for the subject property (Case Number T0608598475 – 350 West Trimble Road) and topographic map interpretation, groundwater in the vicinity of the subject property is present at a depth between 9 to 17 feet below ground surface (bgs) and flows toward the northwest.

The nearest surface water in the vicinity of the subject property is the Guadalupe River located adjoining to the southwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed on the subject property during this assessment.

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 subject property is located at approximately 130 feet above mean sea level. The estimated depth to bedrock at the subject property is approximately 1,200 to 1,300 feet below the ground surface.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Urban land-Campbell complex, Campbell silt loam, and Urban land-Elder complex. These soils are moderately well drained to somewhat excessively drained, permeable soils and consist of alluvium derived from metamorphic and sedimentary rock and/or alluvium derived from metavolcanics. 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 06085C0068J, dated February 19, 2014, portions of the subject property appear to be located in Zone X, an area of 2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood; and other portions appear to be located in Zone AH, areas of flood depths of 1 to 3 feet (usually areas of ponding).

A copy of the reviewed flood map is included in Appendix B of this report.

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:

Date	Scale or Address	Source	Summary
1889, 1897, 1899	1:62,500	Topographic Map	The subject property and immediately surrounding area are depicted as undeveloped or vacant land. Guadalupe River is located adjoining to the west. Various improved roads and railroad lines are shown throughout the surrounding area. No structures are depicted on the subject property.
1939, 1948, 1950, 1956	1" = 500'	Aerial Photograph	The subject property and adjoining properties are developed for agricultural use. Several small structures associated with the agricultural operations (likely a residence or residences and farm buildings) are depicted on the northeastern portion of the subject property. Guadalupe River is located adjoining to the west and Highway 101 is located further to the southwest. By 1948, an area located on the northwestern boundary of the subject property appears to be an unplanted, potential drainage area.
1953	1:24,000	Topographic Map	The northern portion of the subject property and adjoining properties to the north and south are depicted as developed for agricultural use. The southern portion of the subject property is depicted as vacant land. No structures are depicted on the subject property. Guadalupe River Levee is located adjoining to the west. Highway 101 is located further south and Trimble Road is located further northeast.

Date	Scale or Address	Source	Summary
1961, 1968, 1973	1:24,000	Topographic Map	No significant changes to the subject property from the 1953 map are depicted, except one small structure associated with the agricultural operations (likely a residence) is depicted on the northeastern portion of the subject property. West Trimble Road is under construction adjoining to the north and the Guadalupe River is located within a channel adjoining to the west of the subject property. By 1968, an additional farm type building is depicted on the northeastern portion of the subject property.
1963, 1968, 1974	1"=500'	Aerial Photograph	No significant changes to the subject property from the 1956 photo are depicted, except an additional farm building is depicted on the northeastern portion of the subject property. West Trimble Road is located adjoining to the north and the Guadalupe River is located within its existing channel adjoining to the west of the subject property.
1976		Previous Reports	Hewlett-Packard acquired the subject property.
1978		Previous Reports	Hewlett-Packard constructed Building 90.
1980	1:24,000	Topographic Map	The subject property is depicted as developed with the existing buildings and associated driveways on the northern portion of the subject property. The southern portion of the subject property is depicted as vacant land. Commercial buildings are visible to the north, west, and east. Vacant land is located to the south.

Date	Scale or Address	Source	Summary
1982, 1993, 1998, 2005, 2006, 2009, 2010, 2012	1" = 500'	Aerial Photograph	The subject property is depicted as developed with the existing buildings and associated driveways on the northern portion of the subject property. The southern portion of the subject property is depicted as vacant land. Commercial buildings are visible to the north, west, and east. Agriculturally developed land and vacant land is located to the west, southeast, and south.
1982		Previous Reports	Hewlett-Packard constructed Building 91.
1982-1996	350 West Trimble Rd.	City Directory	Hewlett Packard Electronics Manufacturer, Manufacturing Productivity Division, Microwave Semiconductor Division, Co., HP Labs Division, Hewlett Packard Co.
2000	370 West Trimble Rd.	City Directory	Hewlett Packard Co.
2007-2012		Aerial Photographs	Apparent spreading of fill southeast of building complex. Discussion with Lumileds personnel indicate this was wood chips spread onsite.
2008	350 West Trimble Rd. 370 West Trimble Rd.	City Directory	Avago Tech Wireless USA MFG Inc., Avago Technologies Inc. Agilent Technologies Inc., Hewlett Packard Co., Lumileds Lighting LLC, Philips Lumileds Lighting Company
2013	370 West Trimble Rd.	City Directory	Lumileds Philips, Philips Lumileds Lighting Company

Date	Scale or Address	Source	Summary
2014-present	370 West Trimble Rd.	Previous Reports, Site Visit, Aerial Photographs	Lumileds Philips, Philips Lumileds Lighting Company, Lumileds

According to review of available historical data, it appears that the subject property was undeveloped and/or agricultural land from at least 1889 through 1974, and improved with the current buildings beginning in 1978. The buildings were constructed between 1978 and the early 1980s. According to the city directories and previous reports, Hewlett-Packard purchased approximately 134 acres of land that included the subject property in 1976. Construction of the first building (Building 90) was completed in 1978, and Building 91 was added in 1982. Hewlett-Packard operations included manufacturing LEDs, fiber optic components, and microwave frequency communications equipment onsite. In 1999, Agilent Technologies, a company created by Hewlett-Packard's divestiture of non-core businesses, acquired the subject property. Agilent Technologies and Philips Lighting then created Lumileds Lighting, which operated until 2005 when Philips Lighting acquired Agilent's interest in the business and the name changed to Philips Lumileds Lighting Company. In 2005, Agilent sold their semiconductor manufacturing operations at the subject property to Avago Technologies, which operated onsite until 2015. In 2015, The Philips Lumileds LED business and the Philips Automotive lighting business were combined into a standalone operating entity called Lumileds. The subject property is currently occupied by Lumileds.

Common agricultural practices can result in residual concentrations of fertilizers, pesticides or herbicides in near-surface soil. As discussed in Section 4.2.3, adjoining properties to the south have documented elevated concentrations of organochlorine pesticides (OCPs), arsenic, lead, and mercury and are managed under Soil Management Plans (SMPs).

It is Partner's opinion that similar conditions could be present on the subject property and that mitigation measures would be similar. In March 2018, a SMP was prepared by Environmental Program Management, LLC (EPM) for LBA Realty LLC to outline protocol for ensuring the proper handling and/or disposal of potentially impacted soil or groundwater that may be encountered during redevelopment activities at the subject property.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

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

4.1.1 Health Department

REGULATORY AGENCY DATA

Name of Agency:	Santa Clara County Environmental Health Department (SCCEHD)
Point of Contact:	https://www.sccgov.org/sites/deh/about/Pages/Public-Records-Request.aspx
Agency Address:	1555 Berger Drive, Building 2, Suite 300, San Jose, California 95112
Agency Phone Number:	(408) 918-3428
Date of Contact:	September 5, 2024
Method of Communication:	Online

Summary of Communication:

SCCEHD provided records including notices of inspections from between 2011 and 2024 as well as UST compliance testing results from between 2021 and 2024. Minor administrative violations and *de minimis* surficial releases were noted in inspection records which were reported to have been cleaned up and/or returned to compliance.

The most recent annual Monitoring System Certification for the UST systems was completed February 16, 2024 and the most recent triennial SB989 Secondary Containment Certification was completed February 24, 2022. According to these documents, the UST systems are in good operational condition with no indications of leaks.

4.1.2 Fire Department

REGULATORY AGENCY DATA

Name of Agency:	San Jose Fire Department (SJFD)
Point of Contact:	http://www.sjpermits.org/permits/
Agency Address:	200 East Santa Clara Street, San Jose, California 95113
Agency Phone Number:	(408) 535-7695
Date of Contact:	September 5, 2024
Method of Communication:	Online

Summary of Communication:

REGULATORY AGENCY DATA

As of the date of this report, Partner has not received a response from the SJFD for inclusion in this report. Previous communications with the SJFD revealed records related to the safety requirements for the ammonia and other gas storage (see Ammonia Storage and Systems in Section 2.2).

4.1.3 Air Pollution Control Agency

REGULATORY AGENCY DATA

Name of Agency:	Bay Area Air Quality Management District (BAAQMD)
Point of Contact:	Rochelle Reed
Agency Address:	939 Ellis Street, San Francisco, California 94109
Agency Phone Number:	(415) 771-6000
Date of Contact:	September 5, 2024
Method of Communication:	Online

Summary of Communication:

As of the date of this report, Partner has not received a response from BAAQMD for inclusion in this report. Previous communications with BAAQMD revealed permitting documentation for the subject property operations.

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:	http://geotracker.waterboards.ca.gov/
Agency Address:	1515 Clay Street #1400, San Francisco, California 94601
Agency Phone Number:	(510) 622-2300
Date of Contact:	September 5, 2024
Method of Communication:	Online

Summary of Communication:

The subject property is identified on the RWQCB GeoTracker database. As discussed in Section 5.2.6, a release of diesel fuel occurred due to damaged piping associated with a 12,000-gallon underground storage tank (UST) located outside the southwest corner of Service Building 90 in 2000. The damaged portion of the piping was replaced, and pressure tests of the UST system indicated that no other releases were present. Following remedial activities, the RWQCB issued Case Closed status to the release incident in August 2003 after concluding that the diesel fuel contamination appeared to be localized in the vicinity of the release and that concentrations of residual petroleum appeared to be stable.

4.1.5 Department of Toxic Substances Control

REGULATORY AGENCY DATA

Name of Agency:	California Department of Toxic Substances Control (DTSC) EnviroStor and Hazardous Waste Tracking System (HWTS)
Point of Contact:	http://www.envirostor.dtsc.ca.gov/public/ and http://hwts.dtsc.ca.gov/index.cfm
Agency Address:	1001 I Street, Sacramento, California 94601
Agency Phone Number:	(916) 324-1826
Date of Contact:	September 5, 2024
Method of Communication:	Online (http://www.envirostor.dtsc.ca.gov/public/ http://hwts.dtsc.ca.gov/report_search.cfm?id=5)

Summary of Communication:

The subject property was identified in the online DTSC EnviroStor database for former tenants, Agilent Technologies (350 and 370 West Trimble Road) and Hewlett-Packard Co.- San Jose (350 West Trimble Road). The facilities are identified as Tiered Permit facilities. The cleanup status is listed as "Inactive-Needs Evaluation." These permits remain open. Agilent and Hewlett-Packard are no longer associated with this facility.

The subject property was identified multiple times in the online Hazardous Waste Tracking System database. Several of the listings are detailed below. This list is non-exhaustive.

ID Number	Facility Name/Address	Status	Inactive Date	Waste
CAL000337123	Avago Technologies US Inc./350 West Trimble Road	Inactive	May 9, 2016	The facility was listed as a generator of the following hazardous waste between 2008 and 2015: "alkaline solution (pH>=12.5) w/o metals, unspecified alkaline solution, unspecified aqueous solution (2<pH,12.5), off-specification, aged, or surplus inorganics, asbestos-containing wastes, other inorganic solid waste, waste oil and mixed oil, polychlorinated biphenyls and materials with, latex waste, unspecified organic liquid mixture, liquids with pH<=2, liquids with pH<=2 with metals, ignitable, corrosive, reactivity, arsenic, chromium, mercury, silver, non-

REGULATORY AGENCY DATA

				halogenated solvents, hydrogen fluoride, methyl ethyl ketone."
CAT000611400	Avago Technologies US Inc. /350 West Trimble Road	Inactive	October 9, 2008	The facility was listed as a generator of the following hazardous waste between 1993 and 2008: "alkaline solution (pH>=12.5) with metals, unspecified alkaline solution, unspecified alkaline solution (pH>=12.5) without metals, unspecified aqueous solution, aqueous solution (2<pH,12.5) contg reactive anions, aqueous solution (2<pH,12.5) with organic residues >=10%, off-specification, aged, or surplus inorganics, asbestos-containing wastes, metal sludge, other inorganic solid waste, unspecified solvent mixture, waste oil and mixed oil, unspecified oil-containing waste, polychlorinated biphenyls and materials with, organic monomer waste, latex waste, unspecified organic liquid mixture, unspecified sludge waste, other empty containers >=30 gallons, empty containers <30 gallons, laboratory waste chemicals, gas scrubber waste, , liquids with cyanides>=1,000 mg/L, liquids with arsenic >=500 mg/L, liquids with lead>=500 mg/L, liquids with mercury >=20 mg/L, liquids with nickel >=134 mg/L, liquids with halogenated organic compounds >=1,000 mg/L, sludges/solids with halogenated organic compounds >=1,000 mg/L, liquids with pH<=2 with metals, liquids with pH<=2."

REGULATORY AGENCY DATA

CAC002633084	Phillips Lumileds/370 West Trimble Road	Inactive	January 26, 2009	No hazardous waste disposal records listed.
CAR000058081	Lumileds LLC/370 West Trimble Road	Active	NA	The facility was listed as a generator of the following hazardous waste between 1999 and 2018: "alkaline solution (pH >=12.5) w/o metals, aqueous solution with metals, off-specification, aged, or surplus inorganics, asbestos-containing wastes, metal sludge, metal dust and machining waste, other inorganic solid waste, waste oil and mixed oil, unspecified organic liquid mixture, other organic solids, unspecified sludge waste, other empty containers >=30 gallons, laboratory waste chemicals, gas scrubber waste, baghouse waste, liquids with arsenic >=500 mg/L, liquids with mercury >=20 mg/L, Liquids with halogenated organic compounds >=1,000 mg/L, liquids with pH <=2 with metals, asbestos-containing waste, hydrocarbon solvents, reactivity, arsenic, chromium, mercury, and methyl ethyl ketone."
CAC002946224	LBA Realty Corp./350 West Trimble Road	Inactive	May 3, 2018	The facility was listed as a generator of the following hazardous wastes in 2018: "asbestos-containing waste."
CAC003041818	LBA Realty Corp./370 West Trimble Road	Inactive	February 3, 2020	No hazardous waste disposal records listed.

4.1.6 Building Department

REGULATORY AGENCY DATA

Name of Agency:	San Jose Planning Department (SJPd)
Point of Contact:	https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division
Agency Address:	200 East Santa Clara Street, San Jose, California 95113
Agency Phone Number:	(408) 535-3555
Date of Contact:	September 5, 2024
Method of Communication:	Online (http://www.sanjoseca.gov/index.aspx?NID=2037)

Summary of Communication:

Hundreds of permit records were available for review. Potential environmental concerns associated with specific permits were not identified. Environmental concerns associated with current and former operations are discussed in Sections 5.2.6 and 6.0.

4.1.7 Planning Department

REGULATORY AGENCY DATA

Name of Agency:	San Jose Planning Department (SJPd)
Point of Contact:	https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division
Agency Address:	200 East Santa Clara Street, San Jose, California 95113
Agency Phone Number:	(408) 535-3555
Date of Contact:	September 5, 2024
Method of Communication:	Online (http://www.sanjoseca.gov/index.aspx?NID=2037)

Summary of Communication:

According to records reviewed, the subject property is zoned industrial by the City of San Jose.

4.1.8 Oil & Gas Exploration

REGULATORY AGENCY DATA

Name of Agency:	California Department of Conservation- Geologic Energy Management Division (CalGEM)
Point of Contact:	http://www.conservation.ca.gov/dog/Pages/Wellfinder.aspx

REGULATORY AGENCY DATA

Agency Address:	801 K Street, MS 24-01, Sacramento, California 95814
Agency Phone Number:	(916) 322-1080
Date of Contact:	September 5, 2024
Method of Communication:	Online

Summary of Communication:

According to the CalGEM online mapping system, no oil or gas wells are located on or adjoining to the subject property.

4.1.9 Assessor's Office

REGULATORY AGENCY DATA

Name of Agency:	Santa Clara Assessor (SCA)
Point of Contact:	https://www.sccassessor.org/
Agency Address:	70 West Hedding Street, San Jose, California
Agency Phone Number:	(408) 299-5500
Date of Contact:	September 5, 2024
Method of Communication:	Online

Summary of Communication:

According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 101-020-18 and 101-020-21.

Copies of pertinent documents obtained by Partner from the above-referenced agencies are included in Appendix B.

4.2 Mapped Database Records Search

The regulatory database report provided by Environmental Risk Information Services (ERIS) documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

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

The following table lists the sites as categorized by the regulatory database within the prescribed AMSD. 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.

DATABASE REPORT DATA

Database	AMSD Radius (mile)	Listings Identified		
		Subject Property	Adjoining Properties	Surrounding Area Sites of Concern
Federal NPL	1.00	N	N	N
Delisted NPL Site	0.50	N	N	N
Federal SEMS Site	0.50	Y	N	N
Federal SEMS-ARCHIVE	0.50	Y	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, VSQG, CESQG)	Subject and Adjoining	Y	N	N/A
Federal IC/EC Registries	Subject Property	N	N/A	N/A
Federal ERNS Site	Subject Property	Y	N/A	N/A
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	Y	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	Y	N	N
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	Y	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	Y	N	N/A
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N/A
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	Y	N
State/Tribal Spills	0.50	Y	N	N

DATABASE REPORT DATA

Database	AMSD Radius (mile)	Listings Identified		
		Subject Property	Adjoining Properties	Surrounding Area Sites of Concern
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
Additional Non-ASTM	Varies	Y	Y	N

4.2.2 Subject Property Listings

The agency database report obtained from ERIS identified the subject property as Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS); CERCLIS No Further Remedial Action Planned (NFRAP); California Hazardous Material Incident Report System (CHMIRS); Certified Unified Program Agency (CUPA) Santa Clara; Emissions; EnviroStor; Facility Registry Service/Facility Index (FINDS/FRS); Generators from Hazardous Waste Manifest Data (Ha Gen); City of San Jose Hazardous Material Facilities (Haz San Jose); Historical CHMIRS; Historical Manifest; Local Oversight Program (LOP) Santa Clara; Underground Storage Tank (UST); Leaking UST (LUST); Perfluorinated Alkyl Substances from Toxic Release Inventory (PFAS TRI); Resource Reclamation and Recovery Act (RCRA) Non-generator; Superfund Enterprise Management System (SEMS) Archive; Statewide Environmental Evaluation and Planning System (UST SWEEPS); PFAS Greenhouse Gas Emissions Data (PFAS GHG); PFAS Industry Sectors (PFAS IND); California Environmental Reporting System Hazardous Waste Sites (CERS Haz); CERS Tank; Emergency Response Notification System (ERNS); Treatment, Storage, and Disposal Facilities (TSDFs) from Hazardous Waste Manifest Data (Haz TSD); Handlers from Hazardous Waste Manifest Data (HAZNET); Integrated Compliance Information System (ICIS); RCRA Large Quantity Generator (LQG); Toxics Release Inventory (TRIS); UST Santa Clara sites, as discussed below:

- Hewlett Packard, Phillips, NRC, and Agilent listed at 350 and 370 West Trimble Road. Multiple CHMIRS incidents were reported for various surficial spills and atmospheric releases which are considered *de minimis*. The facility is identified as having a tiered permit. The facility status is listed as "Inactive-Needs Evaluation." These permits remain open. According to the SEMS-Archive, the site (Hewlett-Packard Microwave Semiconductor) does not qualify for the NPL and no further remedial action was planned under CERCLA. LUST information was provided below under the Agilent Technologies listings. Agilent Technologies listed at 350 and 370 West Trimble Road, is identified as having a tiered permit. In August 2000, a diesel release was reported affecting the groundwater at the subject property. The status of the LUST is listed as Completed-Case Closed as of August 26, 2003 (see Section 5.2.6).
- Avago Technologies was identified as a Hazardous Materials Business Plan facility for facilities which generate 25 to <50 tons/yr (RCRA LQG), and Permit By Rule. No RCRA violations were listed. This facility is listed in the HAZNET database for generating state-regulated waste including "unspecified alkaline solution, off-specification, aged or surplus inorganics, other organic solids, laboratory waste

chemicals, unspecified solvent mixture, polychlorinated biphenyls and material containing PCBs, liquids with pH ≤ 2 , other inorganic solid waste, and alkaline solution without metals pH ≥ 12.5 that were manifested for off-site disposal.

- Lumileds LLC. A RMP incident occurred on October 17, 2013 and involved the release of hydrogen to the exhaust system from valve that were supposed to be shut. The most recent review of the RMP was conducted by the San Jose Fire Department on July 23, 2018. This facility is listed in the HAZNET database for generating state-regulated waste including "Hydrocarbon solvents, off-specification, aged or surplus inorganics, other organic solids, laboratory waste chemicals, unspecified solvent mixture, unspecified sludge waste, aqueous solution with metals, laboratory waste chemicals, other inorganic solid waste, asbestos containing waste, liquids with arsenic ≥ 500 mg/L, liquids with pH ≤ 2 with metals, liquids with halogenated organic compounds, and metal sludge" that were manifested for off-site disposal between 1999 and 2017.
- The subject property is identified as PFAS TRI, PFAS IND and PFAS GHG sites related to limited former use of PFAS compounds in onsite operations. The former use of these compounds is discussed further in Sections 5.1 and 6.3.
- The additional listings for the subject property are related to current and former manufacturing operations including the maintenance of one current diesel UST. Potential environmental concerns related to current and former operations are further discussed in Sections 3.0, 5.2.6 and 6.0.

4.2.3 Adjoining Property Listings

Adjoining properties identified site in the regulatory database report are discussed below:

- Orchard Parkway Phase II is listed at 2503 Orchard Parkway, adjoining to the southeast, and hydrologically cross to up-gradient of the subject property. According the ERIS report and available GeoTracker documents, soil sampling data collected at the site reported lead, arsenic, and organochlorine pesticides thought to be associated with previous agricultural land use. The SLIC status is listed as "Open - Verification Monitoring." This parcel remains vacant land. No remedial soil removal or movement is proposed or expected at this time. On May 2, 2018, Apple Inc. assumed the role of the Responsible Party for remedial action at this property. According the Soil Management Plan (SMP) dated May 2016 prepared by Haley & Aldrich (HA) for 2503 Orchard Parkway obtained from GeoTracker, in order to minimize exposure pathways (direct contact and inhalation), a hydraulic mulch consisting of native grass mixtures was installed. Monthly visual assessment of the hydraulic mulch cover are performed to ensure the exposure pathways. The SLIC status is listed as "Open - Verification Monitoring." Based on the regulatory status and ongoing monitoring, this listing is not considered to have created an environmental concern to the subject property.
- Orchard Parkway 2, Orchard Parkway Holdings and Apple, Inc. is listed with an address of 2509 Orchard Parkway, adjoining to the south, and hydrologically up-gradient of the subject property. This site is identified on the CERS, CUPA Listings, NPDES, CIWQS, and SLIC databases. This parcel is adjoining to the west of 2503 Orchard Parkway discussed above. This property is currently occupied by a commercial building. According the EDR report and available GeoTracker documents, soil sampling data collected at the site reported lead, arsenic, and organochlorine pesticides thought

to be associated with previous agricultural land use. In July and August 2015, shallow soil samples were collected at the site for chemical analysis. Soil samples were analyzed for organochlorine pesticides (OCPs), arsenic, lead, and mercury. A Soil Management Plan dated October 2015 prepared by Haley & Aldrich (HA) was implemented during development to address soil contamination at the site. The SLIC status is listed as "Completed-Case Closed" As of April 12, 2017. According the Case Closure Summary Report, Voluntary Cleanup Program (VCP), pesticides and heavy metals identified in soils were covered in place with hydraulic mulch cover and managed under the SMP. Monthly visual assessment of the hydraulic mulch cover, will be performed to ensure the exposure pathways are minimized. The following concentrations were reported at the time of closure: Soil- 0.14 parts per million (ppm)Dieldrin; 0.78 ppm 4,4'-DDT; 1.9 ppm 4,4'-DDE; 0.18 ppm 4,4'-DDD; 0.28 ppm Toxaphene; 0.016 ppm alpha-Chlordane, 10 ppm mercury, and 59 ppm arsenic.

- Align Technology Inc. and Takara Bio USA is listed at 2560 and 2570 Orchard Parkway, adjoining to the east, across Orchard Parkway, and hydrologically cross-gradient of the subject property. This site identified on the RCRA-SQG, Emissions, CUPA Santa Clara, Haz San Jose, FINDS/FRS, CERS Haz, HAZNET, Haz Gen, and San Jose Hazmat databases. No RCRA violations were listed. The facility was identified CUPA Listings for generates <100 kg/yr. Based on the regulatory status and lack of listings in other databases indicating violations and/or a release, these listings are not considered to have created an environmental concern to the subject property.
- Verizon Wireless (EDR Map ID: D58, D61) is listed at 375 and 397 West Trimble Road, adjoining to the north, across West Trimble Road, and hydrologically down-gradient of the subject property. This site identified on the CUPA Listings, HAZNET, NPDES, RCRA Non-gen, ALT Fuels, CERS Haz and San Jose Hazmat databases. The facility is listed as out of business. Based on the regulatory status and lack of listings in other databases indicating violations and/or a release, these listings are not considered to have created an environmental concern to the subject property.
- Zitel Corp. and Cepton are listed at 399 West Trimble Road, adjoining to the north, across Trimble Road, and hydrologically down-gradient of the subject property. This site identified on the RCRA NonGen database. No RCRA violations were listed. The facility was identified CUPA Listings for generates <100 kg/yr. Based on the regulatory status and lack of listings in other databases indicating violations and/or a release, these listings are not considered to have created an environmental concern to the subject property.
- City of San Jose Municipal Trimble Pump Station is listed at 319 and 491 West Trimble Road, adjoining to the north, across Trimble Road, and hydrologically down-gradient of the subject property. This site identified on the CERS, CUPA, Emissions, and Haz San Jose databases. The facility was identified CUPA Listings for Hazardous Material Business Plan, 1-3 chemicals. Based on the regulatory status and lack of listings in other databases indicating violations and/or a release, these listings are not considered to have created an environmental concern to the subject property.
- Toshiba, Davis Partners Altera, and Harmonics, Inc. is listed at 2590, 2610 and 2620 Orchard Parkway and 55 West Trimble, adjoining to the northeast, across Trimble Road, and hydrologically down-gradient of the subject property. This site identified on the RCRA-SQG, CUPA, Emissions, PFAS Ind and Haz San Jose databases. The facility was identified CUPA Listings for Hazardous Material Business

Plan, 1-3 chemicals. No violations or releases were listed for this site. Based on the regulatory status and lack of listings in other databases indicating violations and/or a release, these listings are not considered to have created an environmental concern to the subject property.

- Steelwave is listed at Component Drive and Orchard Parkway. This site was identified on the Emissions and FINDS/FRS databases. No violations or releases were listed for this site. Based on the regulatory status and lack of listings in other databases indicating violations and/or a release, these listings are not considered to have created an environmental concern to the subject property.
- Comptronix Corporation is listed at 2630 Orchard Parkway to the north of the subject property and hydrologically downgradient. This site was identified on the Emissions, GeoTracker and RCRA Non-gen databases. The GeoTracker listing is a non-case listing for informational purposes and is not representative of a release. No violations or releases were listed for this site. Based on the regulatory status and lack of listings in other databases indicating violations and/or a release, these listings are not considered to have created an environmental concern to the subject property.

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

4.2.4 Surrounding Area Listings of Concern to Subject Property

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

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

4.2.5 Unplottable Listings

No unplottable 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 E1527-21, Partner requested the following site information from LBA Realty (User of this report).

USER RESPONSIBILITIES

Item	Provided By User
AAI User Questionnaire	Y
Title Records, Environmental Liens, and AULs	Y
Specialized Knowledge	N
Actual Knowledge	N
Valuation Reduction for Environmental Issues	N
Identification of Key Site Manager	Y
Reason for Performing Phase I ESA	Y
Prior Reports	Y

5.1 Interviews

5.1.1 Interview with Owner

Ms. May Chavez, designated subject property owner representative, was not aware of any pending, or threatened litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending or threatened 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.

Refer to Section 5.2.6 for information provided by the subject property ownership.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User.

5.1.3 Interview with Key Site Manager

Mr. Mitch Cole, key site manager, was not aware of any pending, or threatened litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending or threatened 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. Mr. Cole state that a PFAS compound had been used in the past as a component of a surfactant. All discharge of these materials was to the waste water treatment area and then to the public sewer. No releases to the ground were reported to known.

5.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was provided by LBA with a Commitment for Title Insurance issued by First American Title Insurance Company dated August 7, 2024. According to the Commitment for Title Insurance, the title to the subject property is currently vested in LBA RVI-Company I LP, a Delaware limited partnership. No apparent environmental liens or AULs were identified for the subject property based on the review of the Commitment for Title Insurance.

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

The following information was provided to Partner for review during the course of this assessment:

Phase I Environmental Site Assessment, Hewlett-Packard Company, 350 West Trimble Road, San Jose, California, Arcadis Geraghty & Miller, Inc. (AGM) (October 29, 1999)

Phase I Environmental Site Assessment, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS Corporation (URS) (October 28, 2014)

Environmental Compliance Assessment, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS (October 28, 2014)

Health & Safety Compliance Assessment, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS (October 28, 2014)

Phase II Environmental Site Investigation, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS (December 2, 2014)

Asbestos Survey, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS (January 29, 2015)

Phase I Environmental Site Assessment, Trimble, 350 and 370 West Trimble Road, San Jose, California, 95131, Partner Engineering and Science, Inc. (Partner) (February 21, 2017)

Asbestos-Containing Materiel Operations and Maintenance Program, 350-370 West Trimble Road, San Jose, California, 95131, LBA Realty LLC (LBA) (February 2017)

Lead-Based Paint Operations and Maintenance Program, 350-370 West Trimble Road, San Jose, California, 95131, LBA (February 2017)

Soil Management Plan, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, Environmental Program Management, LLC (EPM) (March 2018)

Review of the Environmental and Risk Management Programs for the Bulk Anhydrous Ammonia Installation, 350/370 West Trimble Road, San Jose, California, Integrated Engineering Services (IES) (November 16, 2018)

Phase I Environmental Site Assessment, Trimble, Southwest Corner of Trimble Road and Orchard Parkway, San Jose, California, 95131, Partner (November 2018)

Hazard Assessment – Anhydrous Ammonia System, Supporting RMP Documentation, Lumileds, 370 West Trimble Road, San Jose, California 95131, Otis Institute (June 19, 2020)

Phase I Environmental Site Assessment, Trimble, 350 and 370 West Trimble Road, San Jose, California 95131, Partner, July 9, 2020

In 2014 and 2015, URS prepared a Phase I ESA, a Phase II Environmental Site Investigation, Environmental Compliance, a Health & Safety Assessment, and an Asbestos Survey on behalf of Philips Lumileds as summarized below:

- At the time of the 2014 assessment, the subject property was developed with the existing improvements. The subject property was occupied by Philips Lumileds Lighting Company with a portion of the facility (part of Building 90) leased by Avago Technologies (reportedly vacating the leased space in 2015). Avago Technologies conducted research and development activities in support of their microwave communication and fiber optic communication products.
- Philips Lumileds manufactured LEDs and conducted LED-related research and development activities. The facility had the capacity to produce billions of LEDs annually, according to site contacts. Large quantities of anhydrous ammonia were used in the process of growing Indium Gallium Nitride (InGaN) upon sapphire substrates. The InGaN was the basis for the green to blue frequencies of light as well as the phosphor converted white, soft white and amber colors. The ammonia was the nitrogen source for this process. The facility also produced blue and green frequency LEDs using an aluminum oxide process. Large quantities of hydrogen were used as a "push gas" or carrier gas during production of the LEDs.
- URS reviewed the 1999 Phase I ESA prepared by Arcadis Geraghty & Miller, Inc. (AGM) for the Hewlett-Packard Company. At the time of the AGM report, the subject property had been occupied by the Hewlett-Packard Company since 1976 for the research, development, and manufacture of optoelectric devices, silicon-based semiconductors. AGM stated that the solvents used included isopropyl alcohol, acetone, and xylenes. AGM was provided with a Subsurface Investigation Report prepared by Montgomery Watson in 1994 and an Asbestos Survey for Building 91 prepared by McLaren Hart in 1989. AGM did not identify any RECs associated with the subject property or adjacent properties. The asbestos-containing materials (ACMs) were reported to have been abated. A copy of the AGM report was provided in the URS report. No appendices to the AGM report were attached.
- In 2000, a release of diesel fuel occurred due to damaged piping associated with the 12,000-gallon underground storage tank (UST) located outside the southwest corner of Service Building 89. Information obtained from the Regional Water Quality Control Board (RWQCB) indicated that the damaged portion of the piping was replaced, and pressure tests of the UST system indicated that no other releases were present.
- Soil and groundwater impacts from the diesel fuel release were investigated in September and October 2000. The investigation included the collection of soil samples from the piping trench during piping repair and collection of soil samples from five soil borings followed by installation of groundwater monitoring wells in the soil borings. The maximum Total Petroleum Hydrocarbons as Diesel (TPHD) concentration in soil was 13,000 milligrams per kilogram (mg/kg). Xylenes were identified at a maximum concentration of 20 mg/kg and ethylbenzene was identified at a maximum soil concentration of 0.012 mg/kg. Benzene, toluene, and methyl t-butyl ether were not detected in soil samples.

- Groundwater extraction events in October 2000 and March, June, September, and December 2001 removed approximately 5,500-gallons of diesel impacted groundwater. December 2001 groundwater samples indicated that TPHd levels in groundwater had decreased to 980 micrograms per liter (µg/L) in one well. No petroleum-related constituents were identified in samples from the remaining four groundwater monitoring wells. *Monitoring wells are no longer present at the subject property.*
- In August 2003, the RWQCB issued Case Closed status to the release incident after concluding that the diesel fuel contamination appeared to be localized in the vicinity of the release and that concentrations of residual petroleum appeared to be stable. The Case Closure Summary indicates that residual soil and groundwater contamination may remain. If certain activities such as excavation, site grading, or installation of water wells occur in the area of the release, appropriate measures to manage the soil and/or groundwater may be necessary. The closure letter also stated that the levels of residual contamination and associated risk were expected to reduce with time.

URS concluded that it was unclear if there was a potential vapor intrusion concern. URS recommended a Phase II ESA, consisting of the collection and analysis of soil and groundwater samples in the vicinity of the diesel UST system release in order to identify current environmental conditions in this area.

In October 2014, URS conducted a Phase II Site Investigation to identify soil and groundwater conditions at the following areas: diesel UST area, solvent unloading area, wastewater treatment, other process areas, surficial soil, and perimeter groundwater. Soil and groundwater samples were collected for analyses. Twelve soil borings with 2 samples collected per boring, eight groundwater samples, and 15 surface soil samples were conducted. A total of 39 soil samples and 20 groundwater samples were submitted for analyses. Three of the surface soil samples were collected upwind of the bag house. Soil and groundwater samples were analyzed variously for:

- UST Area - benzene, toluene, ethylbenzene, and xylene, (BTEX compounds) and methyl t-butyl ether, as well as diesel range total petroleum hydrocarbons (TPH-DRO).
- Solvent unloading - volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), and a select list of metals. Groundwater samples were analyzed for VOCs, SVOCs, dissolved metals, and cyanide.
- Wastewater treatment - Soil and groundwater samples were analyzed for VOCs, SVOCs, metals, and cyanide.
- Other process areas – Soil and groundwater samples were analyzed for VOCs, SVOCs, metals, and cyanide.
- Surficial soil – analyzed for arsenic.
- Perimeter groundwater - Perimeter groundwater samples were analyzed for VOCs, SVOCs, and dissolved metals. Three of the eight perimeter groundwater samples were also analyzed for diesel range TPH and cyanide.

Sample analytical results were compared to Environmental Screening Levels (ESLs) established by the San Francisco Bay Regional Water Quality Control Board (December 2013).

Analytical results indicated:

- Diesel UST area:

BTEX compounds and MTBE were not detected in soil or groundwater samples from the diesel UST area. Five of the six soil samples from the area contained TPH-DRO, at concentrations ranging from 1.2 to 1,100 mg/kg. The most restrictive California ESL for TPH-DRO is 83 mg/kg, and two of the soil samples, one from PLSB-2 and one from PLSB-3, exceeded this ESL. The groundwater sample from PLSB-3 contained 880 micrograms per liter (µg/L) TPH-DRO, above the 100 µg/L ESL. A Maximum Contaminant Level (MCL) for TPH-DRO had not been established. The San Francisco Bay Regional Water Quality Control Board granted Case Closed status to a diesel fuel release from this tank system in 2003. At the time of closure, soils in the area contained TPH-DRO at concentrations up to 13,000 mg/kg. TPH-DRO was present in groundwater at a concentration of 980 µg/L and MTBE was identified at a concentration of 100 µg/L in groundwater. The concentrations of TPH-DRO detected during this 2014 investigation were consistent with or lower than those present at the time that case closed status was granted. MTBE was not detected during the 2014 investigation.

URS evaluated the potential for vapor intrusion from the TPH-DRO using the Johnson & Ettinger model for subsurface vapor intrusion into indoor air. Soil vapor samples were not collected during this investigation, but soil vapor concentrations were estimated from measured soil and groundwater concentrations. Based on the results, URS concluded that additional investigation of the diesel UST area did not appear to be warranted.

Based on the evidence of attenuation of the diesel fuel, known limited extent, location west of the buildings in a downgradient position, and closure, Partner concurs that additional investigation is not warranted and that vapor intrusion associated with diesel fuel is not a concern at this time.

- Process Areas, Wastewater Treatment Area, and Solvent Unloading Area:

VOCs, SVOCs, and cyanide were not identified in any soil or groundwater samples. Detected metals were within background and were below ESLs.

- Arsenic was identified in 15 of 18 subsurface soil samples collected from depths of less than 1 foot to 19 feet below the surface at an average and maximum concentration of 5.58 mg/kg and 22 mg/kg, respectively. URS concluded that these concentrations appeared to be consistent with background concentrations identified in prior regional studies and no further investigation was warranted. One groundwater sample contained an arsenic concentration of 24 µg/L, above the 10 µg/L MCLs and ESL for groundwater used as drinking water, but below the 36 µg/L ESL for groundwater not used as a drinking water source. Arsenic was not identified in the remaining seven groundwater samples from process areas of the site. Based on these data, URS concluded that no additional investigation of arsenic in groundwater appears to be warranted.
- Surficial soil samples: Three surface soil samples (3" below ground surface (bgs)) in areas of the site identified as predominantly upwind or crosswind of the baghouse contained arsenic concentrations of 9.3 mg/kg, 6.7 mg/kg, and 8.0 mg/kg. These samples were used to define background concentrations. Samples collected downwind of the baghouse contained arsenic concentrations

ranging from 7.4 mg/kg to 36 mg/kg, with an average concentration of 14.7 mg/kg. No actions were recommended as the concentrations were consistent with background.

- Perimeter groundwater samples: No VOCs or SVOCs were detected in these samples. TPH-DRO and cyanide were not detected in the three samples analyzed for these parameters. Metals were detected at concentrations above the ESL but below levels for groundwater not used as a drinking water source. Arsenic was not detected in the remaining seven perimeter groundwater samples. Based on these results, URS concluded that no additional investigation of groundwater in the perimeter of the subject property appeared to be warranted.

In 1989, a baseline survey for the presence of asbestos-containing materials (ACMs) was performed at the site and an Asbestos Operation and Maintenance (O&M) Plan was developed. In 2015, URS performed an updated Asbestos Survey for the subject property. Ninety-two total asbestos bulk samples were collected during this investigation. Asbestos was identified in the following areas:

- Building 89- Sink Undercoating, Portico Stucco
- Building 90 - Vinyl Floor Tile and Mastic, Brown Baseboard Mastic, Brown Ceiling Tile Mastic, Portico Stucco, Transite Panels (assumed), Roofing (assumed)
- Link Building - Vinyl Floor Tile and Mastic, Brown Baseboard Mastic, Brown Ceiling Tile Mastic, Vinyl Floor Backing, Portico Stucco, Ceramic Tile Mastic (assumed), Roofing (assumed)
- Building 91 - Vinyl Floor Tile and Mastic, Vinyl Floor Backing, Brown Ceiling Tile Mastic (assumed), Ceramic Tile Mastic (assumed), Roofing (assumed)
- Gas Vault- Roofing (assumed)
- Auxiliary Pump Building - Roofing (assumed)

In February 2017, Partner prepared a Phase I ESA for the subject property for LBA. At the time of the 2017 ESA, the subject property was occupied by Philips Lumileds Lighting Company. Philips Lumileds occupied Building 91, Service Building 89, Service Building 91, and a portion of Building 90. The remainder of Building 90 was vacant, and was most recently occupied by Avago Technologies, who conducted research and development of microwave and fiber optic communication transmitters and receivers.

Partner concluded that based on the review of the analytical results of the 2014 URS investigation and regulatory closure, the 2000 release of diesel fuel associated with the damaged piping associated with a 12,000-gallon UST was considered the HREC and no further action was considered necessary. Partner identified the following environmental concerns:

- In previous investigations conducted at the subject property, arsenic was identified in 15 of 18 subsurface soil samples at an average and maximum concentration of 5.58 mg/kg and 22 mg/kg, respectively. These concentrations appeared to be consistent with background concentrations identified in prior regional studies. Based on the proposed redevelopment of portions of the subject property for future mixed use of retail, office, and hotel/office, additional sampling for arsenic, metals, and organochlorine pesticides may be warranted for future soil management.

- The southern portion of the property was originally used agriculturally and was vacant in 2017. Consistent with the issue described above, additional sampling for arsenic, metals, and organochlorine pesticides may be warranted for future soil management.
- Manage ACM and LBP under an O&M Plans.
- Groundwater accumulated in French drains around Buildings 90 and 91 and flowed into two basement sumps and was pumped into the storm drain system. The discharge is permitted under a National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Industrial Activities. This is no longer considered an issue as there is no evidence that contaminated groundwater is entering the drains.
- The UST area contained two USTs that were not and reportedly have never been used. Based on the 1980s installation, these USTs would not meet current requirements and could not be used.

Following the acquisition of the subject property in February 2017, LBA prepared O&M Plans for the management of ACM and LBP.

In March 2018, a SMP was prepared by EPM for LBA to outline protocol for ensuring the proper handling and/or disposal of potentially impacted soil or groundwater that may be encountered during grading activities or installation of subsurface features such as storm drains or utility lines. Based on the previous site characterization, two primary areas of concern were identified including diesel in soil and groundwater at the UST area on the western portion of the site and arsenic in shallow soil across the property.

In November 2018, Partner prepared a Phase I ESA for the northeast corner of the subject property for LBA. The area consisted of approximately 14 acres of vacant land located adjacent to the southwest corner of Trimble Road and Orchard Parkway. At the time of the 2018 ESA, a portion of the site was under construction (earth moving and grading) and the western portion of the site consisted of an asphalt-paved parking lot, used as a construction staging area. The 14 acre parcel was formerly used by Lumileds as a paved parking area with circulation drives and landscaped areas. All Lumileds buildings and operations are adjacent to the southwest.

Partner concluded (as discussed above) that additional sampling for arsenic, metals, and organochlorine pesticides may be warranted for future soil management and to follow the existing March 2018 SMP to mitigate soil and dust impacted with arsenic during construction activities.

In 2019, Otis Institute prepared a Risk Management Plan (RMP) with a Hazard Assessment – Anhydrous Ammonia System for Lumileds. Anhydrous ammonia, stored in four ISO containers containing 26,400 pounds each, is used by Lumileds as a process gas within semiconductor manufacturing tools (MOCVD) and is an integral component in the production of high-powered LEDs. The Hazard Assessment was most recently updated on June 19, 2020 and supports the RMP/California Accidental Release Prevention (CalARP) document and contains the Offsite Consequence Analysis (OCA) summaries.

Copies of previous reports reviewed are included in Appendix B.

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:	David Gerhardstein
Site Assessment Conducted On:	September 11, 2024

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

Site Visit Personnel for 350 and 370 West Trimble Road (Subject Property)			
Name	Title/Role	Contact Number	Site Walk*
Mitch Cole	Key Site Manager	(408) 964-2562	Yes

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

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Non-regulated solid waste, general refuse generated from typical subject property operations consists of office trash, packaging wastes, and food wastes. These materials are collected in bins west of Building 91 and recycled or disposed by Allied Waste. According to property personnel, only non-regulated trash generated on-site is collected in the respective solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance. No further investigation or corrective actions are warranted.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system operated by the City of San Jose. According to City of San Jose, the subject property was connected to the municipal sanitary sewer system upon completion of construction in 1979. Mr. Cole indicated sanitary and industrial wastewater is discharged to a sanitary sewer system owned by the City of San Jose. Industrial wastewater is generated from air pollution control equipment and from rinse water in the manufacturing process. The pH is adjusted to meet permit discharge limits, and treated to remove metals and fluoride. Storm water is collected via storm water drains and from a French drain system connected to two sumps in the basement. In their report, AGM stated that the groundwater collected in the French drain system is run through the wastewater treatment system before discharge to the sanitary sewer. However, staff previously stated the groundwater in the basement sumps is discharged to the storm water system under the general storm water permit from the RWQCB. No sampling is reportedly required under the permit.

6.1.3 Stormwater and 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 discharged to the City of San Jose storm drain system. Storm water from roofs is collected and directed towards the storm drain system. Landscaped areas, and paved areas are 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. 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.

6.1.5 Wells and Cisterns

No aboveground evidence of wells was observed during the site reconnaissance. A below-grade fire suppression water cistern is located in the northern central portion of the property.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. Industrial wastewater is discharged to a sanitary sewer system owned by the City of San Jose. Industrial wastewater generated from air pollution control equipment and from rinse water used in the manufacturing process is treated in the onsite water treatment system, which adjusts the pH and removes metals and fluoride prior to discharge. The Wastewater Discharge Permit expires on November 16, 2020.

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

Partner observed multiple hazardous materials used, stored, and generated onsite. According to documentation previously provided by the SCCDEH, more than 400 chemicals are stored in Building 91. Hazardous materials were observed stored in various ASTs, drums, and assorted containers. Chemicals were found to be properly labeled and stored with compatible chemicals. Most hazardous materials were observed to be secondarily contained, with no signs of leaks, stains, or spills. Based on the nature of use,

presence of secondary containment, and overall excellent housekeeping observed at the time of the site reconnaissance, these materials are not expected to represent a significant environmental concern.

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

Multiple ASTs were observed at various locations on the subject property. These ASTs include the following:

- Multiple ASTs associated with the wastewater processing treatment facility, including one 1,800-gallon and one 470-gallon acid waste transfer tank; 16 tanks ranging in size from 15 to 6,000 gallons, and a 2,350-gallon hydrochloric acid tank;
- A 90-gallon slurry lift station tank;
- Multiple diesel ASTs, including two 250-gallon ASTs; one 250-gallon AST; one 275-gallon AST; and one 150-gallon ASTs;
- A liquid hydrogen AST of 18,000-gallons;
- Four truck mounted, 26,400-pound anhydrous ammonia tanks;
- A 1,000-gallon liquid oxygen tank;
- One 700-gallon waste solvent tank;

USTs included the following:

- One active 12,000-gallon diesel UST and two 12,000-gallon fuel oil USTs that have never been filled.

No staining or spills were observed in the vicinity of the ASTs and USTs, and housekeeping appeared to be excellent. The UST in use is double walled with a leak detection system in place. The most recent annual Monitoring System Certification for the UST systems was completed February 16, 2024 and the most recent triennial SB989 Secondary Containment Certification was completed February 24, 2022. According to these documents, the UST systems are in good operational condition with no indications of leaks.

Based on these records and observations, the presence of the UST and multiple ASTs is not expected to represent a significant environmental concern.

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)-Containing Items

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 January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. Five pad-mounted transformers were observed on the subject property. One transformer was labeled as being filled with R-Temp fluid. The remaining transformers are not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformers. According to site personnel, the electrical equipment was previously tested for the presence of PCBs; one piece of PCB-containing equipment was removed and replaced. The other transformers were not considered to be PCB-containing. Based on the observations and information, the transformers are not expected to represent a significant environmental concern.

Two hydraulic elevators are located in Building 90, and two hydraulic elevators are located in Building 91. The elevator equipment rooms were not accessed during the site reconnaissance; however, based on the construction date, the elevator equipment is not expected to contain PCBs.

No other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, 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

Blind sumps were observed in the covered bays of the chemical storage areas, and are used to contain any potential releases. No releases have been reported. No other 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-Scope ASTM Considerations

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 constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed in 1979. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. 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	Building Interiors	No	Good
Floor Tiles	Building Interiors	No	Good
Floor Tile Mastic	Building Interiors	No	Good
Drop-in Ceiling Tiles	Building Interiors	Yes	Good

In addition to the above materials, Mr. Dugdale indicated ACMs have been identified in prior surveys in transite panels (see listed known ACMs in Section 5.2.6) and are managed under an O&M Program.

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.

It is unlikely that LBP is present in buildings constructed after 1979. Due to the age of Service Building 89 and Building 90, painted surfaces in these buildings are managed under an O&M Program.

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 and commercial use, radon is not considered to be an environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the San Jose Department of Public Works serves the subject property vicinity. Shallow groundwater directly beneath the subject property is not utilized for domestic purposes. The City of San Jose purchases water from the San Francisco Public Utilities Commission, which is obtained from the Hetch Hetchy watershed in the Sierra Nevada mountain range as well as water from local municipal groundwater wells. According to the City of San Jose and the 2023 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 Microbial Growth

Microbial growths are microscopic organisms found virtually everywhere, indoors and outdoors. Microbial growths 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 of the subject property building for significant evidence of microbial growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a microbial growths survey or inspection. This limited assessment was not designed to assess all areas of potential microbial growth that may be affected by microbial 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) microbial 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.

No obvious indications of water damage or microbial growth were observed during Partner's visual assessment.

6.3.6 Wetlands

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish and 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.

6.3.7 Other

According to an interview with Mr. Mitch Cole, Key Site Manager, one etching process formerly conducted at the subject property utilized a surfactant mixture which included a small percentage of one or more PFAS compound(s). The waste streams associated with the process were reportedly managed through the existing waste treatment systems at the subject property with treated waste being discharged to the municipal sewer system. Partner notes that our review did not identify any other known current or past uses of PFAS or indications of known PFAS or PFOAs contamination at the subject property.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises. No items of environmental concern were identified on the adjoining properties during

the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 VAPOR ENCROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

POTENTIAL FOR VAPOR ENCROACHMENT TO IMPACT THE SUBJECT PROPERTY

Area of Concern	Likely or Known VEC to Subject Property
Subject Property Existing Operations or Conditions	None identified that impact the subject property
Historical Uses of the Subject Property	None identified that impact the subject property
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with the existing structures on the subject property. As such, no further assessment is recommended.

8.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Recognized Environmental Condition

A *recognized environmental condition (REC)* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property 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.

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- In 2000, a release of diesel fuel occurred from damaged piping associated with a 12,000-gallon UST located outside the southwest corner of Service Building 89. In August 2003, the RWQCB issued Case Closed status to the release incident after concluding that the diesel fuel contamination appeared to be localized in the vicinity of the release and that concentrations of residual petroleum appeared to be stable. Since the Case Closure Summary indicated that residual soil and groundwater contamination could pose a risk if certain activities such as excavation, site grading, or installation of water wells occur in the area of the release, additional investigation was performed by URS Corporation in 2014. Based on the results of soil vapor modeling using default model inputs, the maximum measured soil and groundwater concentrations from the investigation, and chemical properties for naphthalene, URS concluded that additional investigation of the diesel UST area did not appear to be warranted. Based on the analytical results and the regulatory closure, the former diesel release is considered a HREC and no further action is considered necessary.

Business Environmental Risk

A *Business Environmental Risk (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- The UST area contains two USTs that are not now and reportedly have never been used. Based on the 1980s installation, these USTs would not meet current requirements and could not be used.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 350 and 370 West Trimble Road in San Jose, 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 evidence of a historical recognized environmental condition and business environmental risks in connection with the subject property. No recognized environmental conditions were identified. Based on the conclusions of this assessment, Partner recommends the following:

- Continue to manage suspect and identified ACMs and LBP (in Service Building 89 and Building 90) under O&M Programs.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 350 and 370 West Trimble Road, San Jose, 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:



David Gerhardstein
Environmental Professional

Reviewed By:



Debbie Stott, P.G.
Senior Author

10.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: ASTM E1527-21.

Environmental Risk Information Services (ERIS), Radius Report, August 2024

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, August 2024

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, August 2024

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, August 2024

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, August 2024

Phase I Environmental Site Assessment, Hewlett-Packard Company, 350 West Trimble Road, San Jose, California, Arcadis Geraghty & Miller, Inc. (AGM) (October 29, 1999)

Phase I Environmental Site Assessment, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS Corporation (URS) (October 28, 2014)

Environmental Compliance Assessment, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS (October 28, 2014)

Health & Safety Compliance Assessment, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS (October 28, 2014)

Phase II Environmental Site Investigation, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS (December 2, 2014)

Asbestos Survey, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, URS (January 29, 2015)

Phase I Environmental Site Assessment, Trimble, 350 and 370 West Trimble Road, San Jose, California, 95131, Partner Engineering and Science, Inc. (Partner) (February 21, 2017)

Asbestos-Containing Material Operations and Maintenance Program, 350-370 West Trimble Road, San Jose, California, 95131, LBA Realty LLC (LBA) (February 2017)

Lead-Based Paint Operations and Maintenance Program, 350-370 West Trimble Road, San Jose, California, 95131, LBA (February 2017)

Soil Management Plan, Philips Lumileds, 350 and 370 West Trimble Road, San Jose, California, Environmental Program Management, LLC (EPM) (March 2018)

Review of the Environmental and Risk Management Programs for the Bulk Anhydrous Ammonia Installation, 350/370 West Trimble Road, San Jose, California, Integrated Engineering Services (IES) (November 16, 2018)

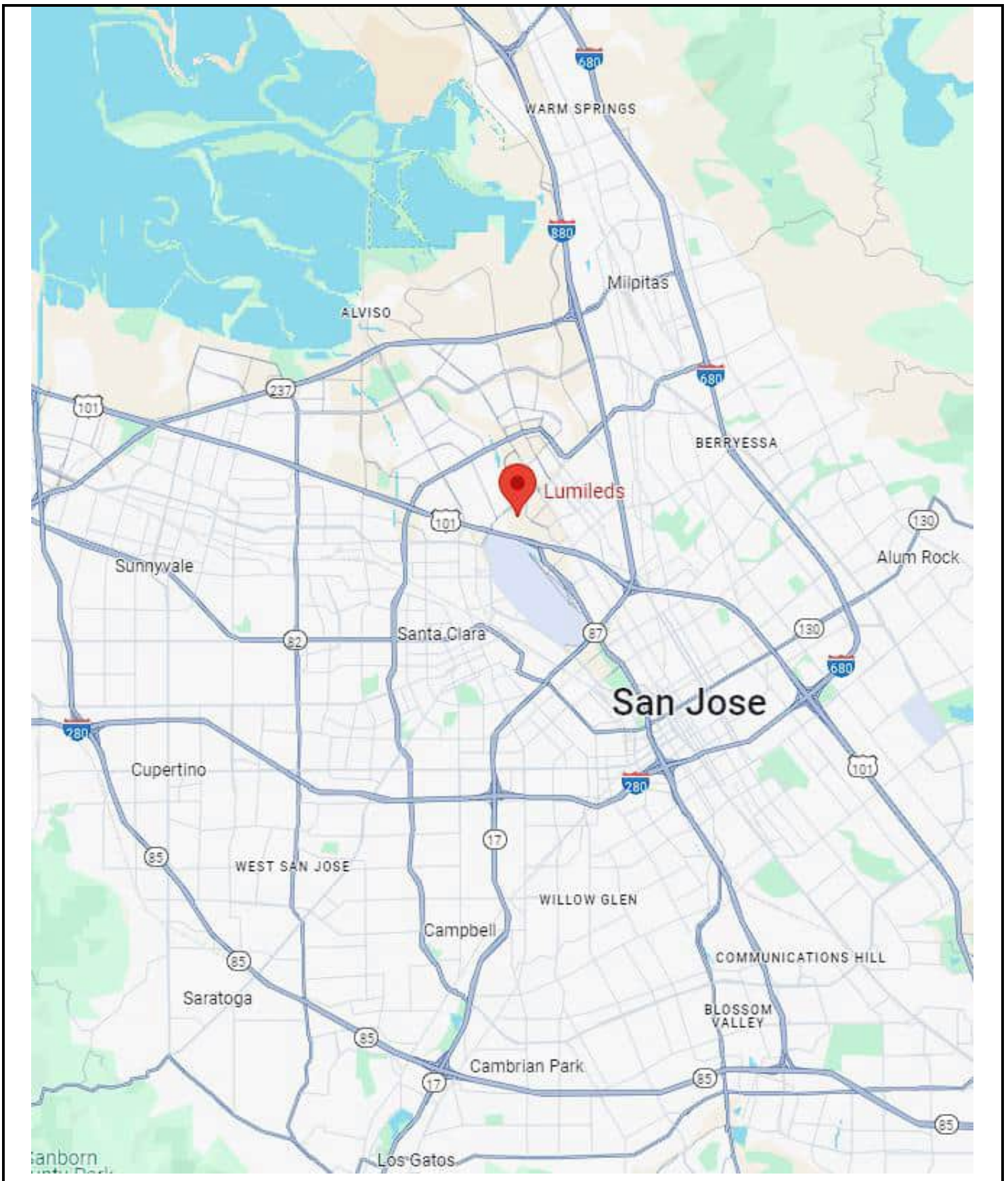
Phase I Environmental Site Assessment, Trimble, Southwest Corner of Trimble Road and Orchard Parkway, San Jose, California, 95131, Partner (November 2018)

Hazard Assessment – Anhydrous Ammonia System, Supporting RMP Documentation, Lumileds, 370 West Trimble Road, San Jose, California 95131, Otis Institute (June 19, 2020)

Phase I Environmental Site Assessment, Trimble, 350 and 370 West Trimble Road, San Jose, California 95131, Partner, July 9, 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. 24-463618.1

PARTNER



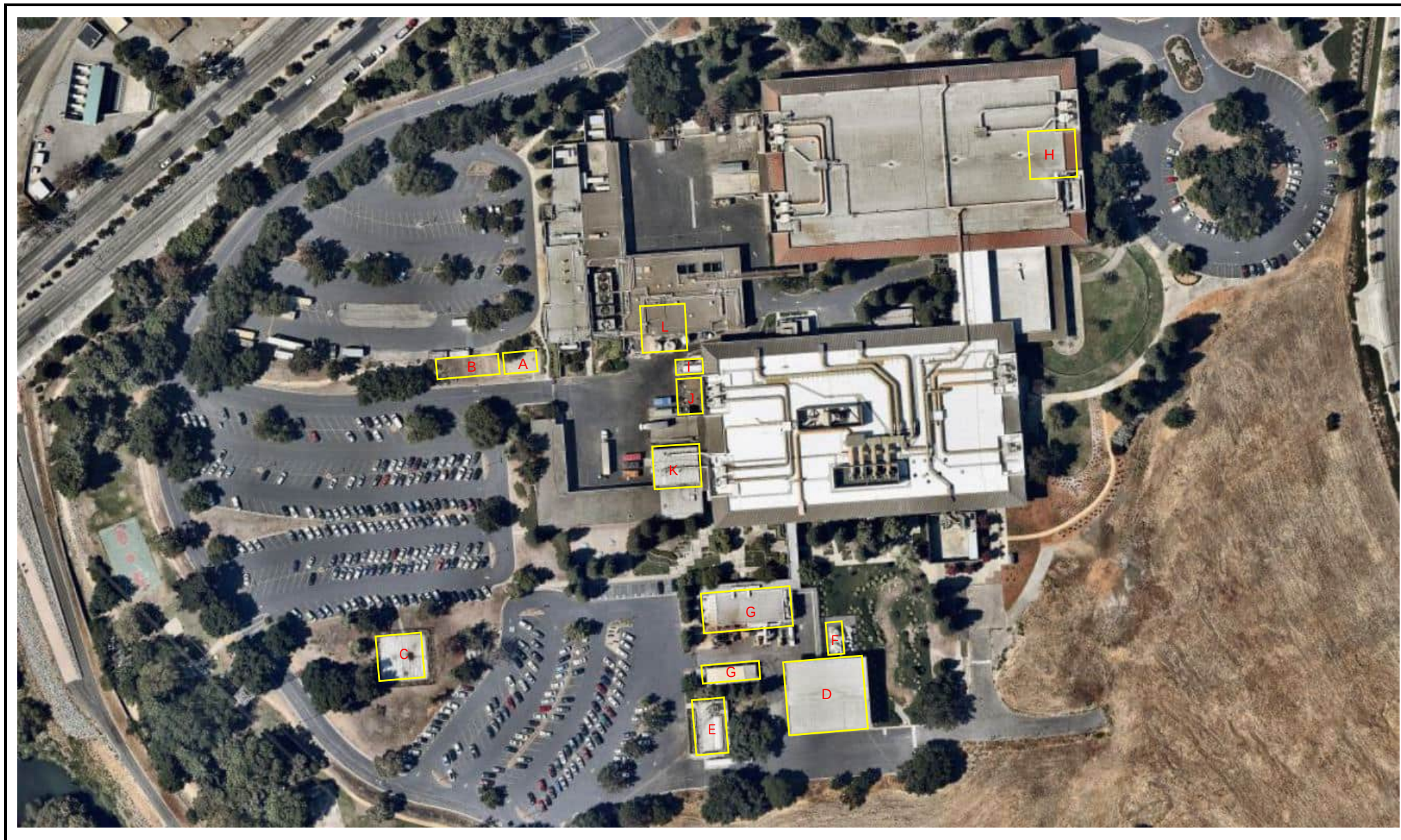
**350 & 370 West Trimble Road
San Jose, Santa Clara County, California**

**SITE PLAN
FIGURE 2A**

Partner Job No.: 24-463618.1

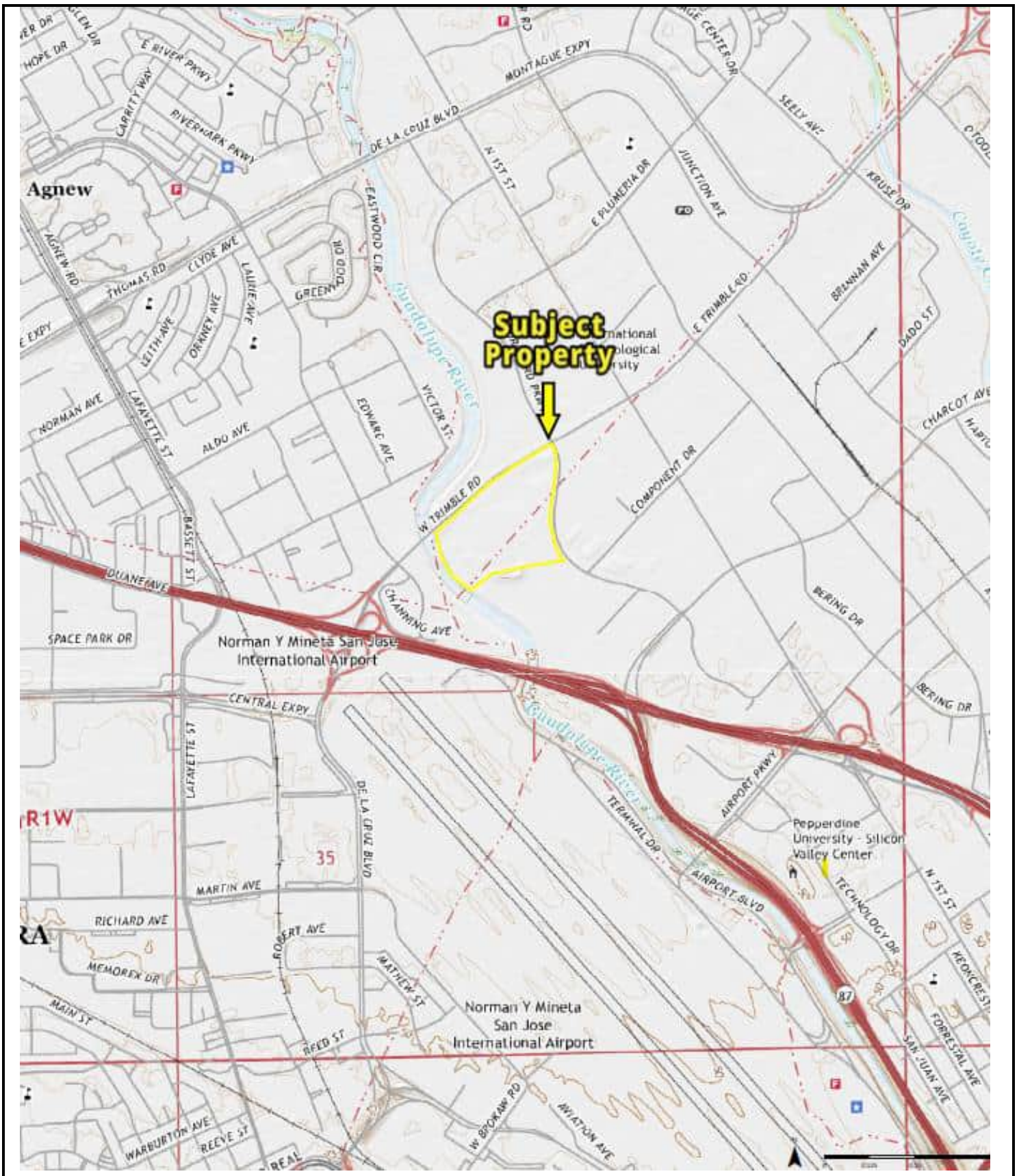
Date: September 2024

PARTNER



- | | | |
|---|-------------------------------------|--|
| A 12,000-Gallon Diesel UST | E 18,000-Gallon Liquid Hydrogen AST | I Arsenic scrubber |
| B 2 x 12,000-Gallon Fuel Oil USTs (Never Used) | F 2 x 500-Gallon GAC Vessels | J Waste Solvent and Stripper AST in-ground Vault |
| C 150,000-Gallon Fire Water Bladder and Fire Pump House | G Gas Vault/Bulk Chemical Feed | K Former Bag House |
| D Anhydrous Ammonia Storage | H VOC Scrubber | L Wastewater Treatment System |

FIGURE 2B: DETAILED SITE PLAN
Project No. 24-463618.1



USGS 7.5 Minute *Milpitas and San Jose West, California* Quadrangles
Created: 2021

KEY:
Subject Property 

FIGURE 3: TOPOGRAPHIC MAP
Project No. 24-463618.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS



1. View of the entrance to the 350 Building



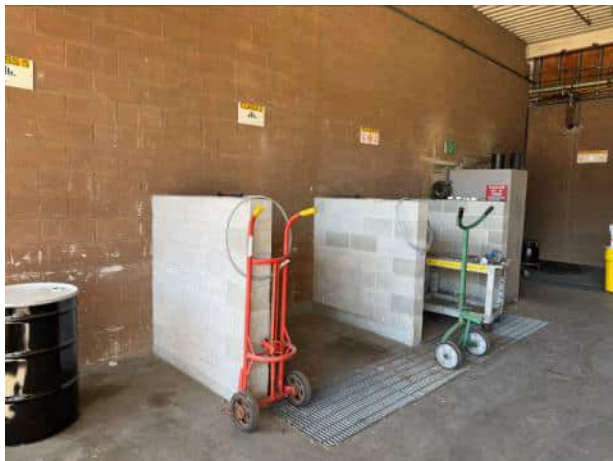
2. View of the interior of the 350 Building



3. View of the interior of the 350 Building



4. View of empty drum storage



5. View of the hazardous waste storage area

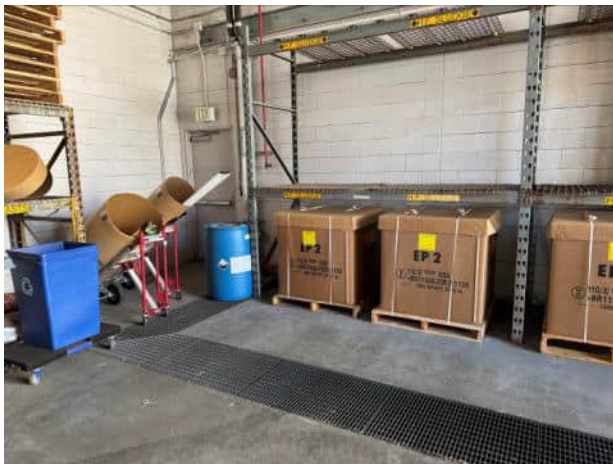


6. View of the hazardous waste storage area

APPENDIX A: SITE PHOTOGRAPHS

Project No. 24-463618.1

PARTNER



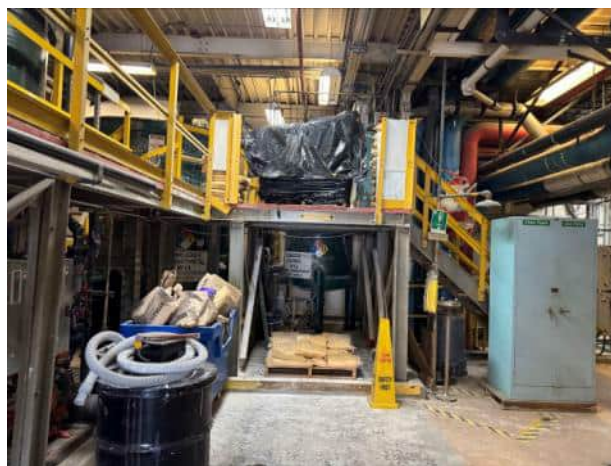
7. View of the hazardous waste storage area



8. View of the hazardous waste storage area



9. View of the water and wastewater treatment systems



10. View of the water and wastewater treatment systems



11. View of the water and wastewater treatment systems



12. View of the water and wastewater treatment systems

APPENDIX A: SITE PHOTOGRAPHS

Project No. 24-463618.1

PARTNER



13. View of the water and wastewater treatment systems



14. View of the water and wastewater treatment systems



15. View of an AST



16. View of an electrical backup generator



17. View of the arsenic scrubber



18. View of waste storage vaults

APPENDIX A: SITE PHOTOGRAPHS

Project No. 24-463618.1

PARTNER



19. View of an electrical backup generator



20. View of incoming nitrogen pipeline equipment



21. View of waste storage vaults



22. View of chemical storage



23. View of chemical storage



24. View of compressed gas storage

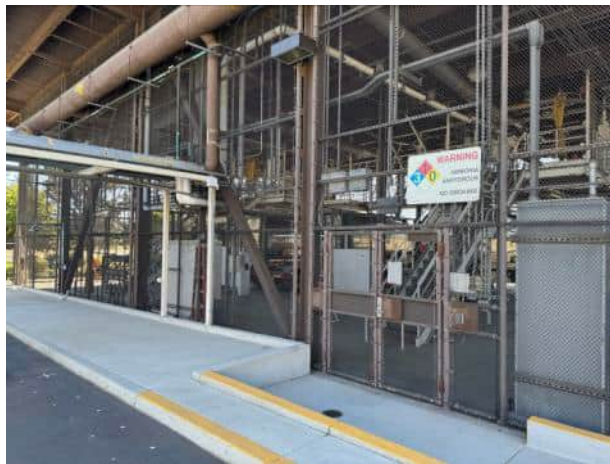
APPENDIX A: SITE PHOTOGRAPHS

Project No. 24-463618.1

PARTNER



25. View of a transformer



26. View of ammonia storage



27. View of GAC tanks



28. View of acid storage



29. View of the liquid hydrogen tank



30. View of ammonia storage

APPENDIX A: SITE PHOTOGRAPHS

Project No. 24-463618.1

PARTNER



31. View of the UST monitoring system



32. View of diesel transfer pumps for the UST and ASTs



33. View of the UST installation



34. View of the fire pump AST



35. View of the fire pump



36. View of the exterior of the subject property

APPENDIX A: SITE PHOTOGRAPHS

Project No. 24-463618.1

PARTNER



37. View of the exterior of the subject property



38. View of the exterior of the subject property



39. View of the exterior of the subject property



40. View of the exterior of the subject property



41. View of adjoining properties to the south and southeast



42. View of adjoining properties to the east

APPENDIX A: SITE PHOTOGRAPHS

Project No. 24-463618.1

PARTNER



42. View of adjoining properties to the northeast



43. View of adjoining properties to the north

APPENDIX A: SITE PHOTOGRAPHS

Project No. 24-463618.1

PARTNER

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

500
Feet

**Subject
Property**



Year: 1939
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 1948
Source: USGS
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 1956
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 1960
Source: USGS
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 1968
Source: USGS
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER



Year: 1974
Source: USGS
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**

Year: 1982
Source: USGS
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 1993
Source: USGS
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 2003
Source: USDA
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 2016
Source: USDA
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER

500
Feet

**Subject
Property**



Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER



Year: 2022
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: 350 and 370 West Trimble Road, SAN JOSE, CA
Approx Center: -121.93369765,37.38021431

Order No: 24082701410

PARTNER



FIRE INSURANCE MAPS

Project Property: Trimble aka Northtown
350 and 370 West Trimble Road
SAN JOSE CA 95131

Project No: 24-463618.1

Requested By: Partner Engineering and Science, Inc.

Order No: 24082701410

Date Completed: August 27, 2024

Please note that no information was found for your site or adjacent properties.



CITY DIRECTORY

Project Property: *Trimble aka Northtown
350 and 370 West Trimble Road
SAN JOSE, CA 95131*

Project No: *24-463618.1*

Requested By: *Partner Engineering and Science, Inc.*

Order No: *24082701410*

Date Completed: *September 05, 2024*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

September 05, 2024
RE: CITY DIRECTORY RESEARCH
350 and 370 West Trimble Road
SAN JOSE, CA 95131

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

BEG-2630 of Orchard Pkwy
ALL of Seaboard Ave
BEG-545 of W Trimble Rd

Search Notes:

Search Results Summary

Date	Source	Comment
2023	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2001-02	HAINES	
1995-1996	HAINES	
1990-1991	HAINES	
1987	HAINES	
1981	HAINES	
1976	HAINES	
1971	HAINES	
1966	PACIFIC TELEPHONE	
1961	PACIFIC TELEPHONE	
1955	POLKS	
1950	POLKS	
1945	POLKS	
1940	POLKS	
1935	POLKS	
1930	POLKS	
1925	POLKS	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

2300 A 10 NETWORKS...DATA COMMUNICATIONS SYSTEMS-NETWORKS
2300 A10 NETWORKS INC...DATA COMMUNICATIONS SYSTEMS-NETWORKS
2300 A10 NETWORKS INC...CHEMICALS (WHLS)
2300 SYMMETRICOM INC...RADIO COMMUNICATION EQUIP & SYSTEMSWHLS
2300 SYMMETRICOM INC...ELECTRONIC EQUIPMENT & SUPPLIES-MFRS
2325 NORMAN ABELLA...RESIDENTIAL
2560 ALIGN TECHNOLOGY INC...GENERAL MERCHANDISEWHOLESALE
2560 ALIGN TECHNOLOGY INC...MARKETING PROGRAMS & SERVICES
2560 ALIGN TECHNOLOGY INC...LABORATORIESDENTAL
2560 ALIGN TECHNOLOGY INC...DENTAL EQUIPMENT-MANUFACTURERS
2560 CADENT INC...DENTAL EQUIPMENT & SUPPLIES-WHOLESALE
2560 CADENT INC...DENTISTS
2560 TAKARA BIO USA HOLDINGS INC...BIOTECHNOLOGY PRODUCTS & SERVICES
2580 GABRIK, MICHAEL...ATTORNEYS
2590 HIDEYA YAMAGUCHI...RESIDENTIAL
2590 MAKOTO HAMADA...RESIDENTIAL
2590 MASAFUMI INOUE...RESIDENTIAL
2590 TOSHIBA AMERICA ELECTRO CMPNTS...FISHING TACKLEDEALERS
2590 TOSHIBA AMERICA ELECTRO CMPNTS...IMPORTERS (WHLS)
2590 TOSHIBA AMERICA ELECTRO CMPNTS...ELECTRONIC EQUIPMENT & SUPPLIES-WHLS
2590 TOSHIBA AMERICA ELECTRO CMPNTS...ELECTRONIC EQUIPMENT & SUPPLIESMFRS

2500 SWISSPORT FUELING INC...AIR CARGO SERVICE
2500 SWISSPORT SWISSPORT INC...AIRCRAFT SERVICING & MAINTENANCE
2504 ANS ALL NATURAL STONE...TILE-CERAMIC-CONTRACTORS & DEALERS
2512 CENTRAL FIRE PROTECTION SVC...FIRE PROTECTION EQUIPMENT & SUPLS (WHLS)
2512 NORCAL MANUFACTURING LLC...MACHINE SHOPS (MFRS)
2512 TRANS BAY ELEVATOR CORP...ELEVATORS-SALES & SERVICE
2514 FERRARA ENTERPRISES...REAL ESTATE MANAGEMENT
2514 FERRARA ENTERPRISES...CONSULTANTS-BUSINESS NEC
2518 SPECITRUM COMPUTERS...COMPUTER & EQUIPMENT DEALERS
2520 DRAGON MACHINE...STORE DESIGNERS & PLANNERS
2520 TRADEYOURBUSINESSFORAFERRARI...NONCLASSIFIED ESTABLISHMENTS
2521 H M S HOST...RESTAURANTS
2521 HMS HOST...CONCESSIONAIRES
2522 REFURNISH...NONCLASSIFIED ESTABLISHMENTS
2522 V N MACHINING INC...MACHINE SHOPS (MFRS)
2524 PACIFIC COOLING CALIBRATIONS...AIR CONDITIONING CONTRACTORS & SYSTEMS
2526 IBARRA WIRING SYSTEMS INC...NONCLASSIFIED ESTABLISHMENTS
2528 MK MANUFACTURING...NUMERICAL CONTROL MACHINING (MFRS)
2530 ALL BAY ENVIRONMENTAL LLC...ENVIRONMENTAL & ECOLOGICAL SERVICES
2530 NEW PIPES...PLUMBING CONTRACTORS
2530 NEW PIPES...HEATING CONTRACTORS
2532 OMIL LIMOUSINE INC...LIMOUSINE SERVICE
2534 A1 GLASS SHOWER DOOR CO...GLASS-AUTO PLATE & WINDOW & ETC
2534 A1 GLASS SHOWER DOORS...GLASS-AUTO PLATE & WINDOW & ETC
2536 PACIFIC INTEGRATED HANDLING...MATERIAL HANDLING SYSTEMS CONSULTANTS
2538 HERTZFIELD ELECTRIC...ELECTRIC CONTRACTORS
2540 ENTIRE PRINTING...PRINTING CONSULTANTS
2544 TANGENT COMPUTERS INC...COMPUTER & EQUIPMENT DEALERS
2546 VELASQUEZ, MIGUEL...FEDERAL GOVERNMENT CONTRACTORS
2548 ALL ABOUT ROOFING...ROOFING CONTRACTORS
2550 INFINITE APPLIANCE...HOUSEHOLD APPLIANCE STORES
2552 C A BUCHER PAINTING CO INC...PAINTERS
2558 US MEDICAL EQUIPMENT SUPPLY...PHYSICIANS & SURGEONS EQUIP & SUPLS-WHLS
2562 KITCHEN DESIGN SVC...KITCHEN REMODELING & PLANNING SVC
2564 A B SOLAR SYSTEM...SOLAR ENERGY EQUIPMENT-WHOLESALE
2564 AMERICAN BUILDERS DEVMNT INC...BUILDING CONTRACTORS
2564 CVO ELECTRONICS INC...ELECTRONIC EQUIPMENT & SUPPLIES-RETAIL
2564 MARK TILLINGER...RESIDENTIAL
2564 NAIL ETC...GROCERSRETAIL
2564 NAIL ETC...WAREHOUSES-MERCHANDISE & SELF STORAGE
2566 OPEN SOURCE MARTIAL ARTS...MARTIAL ARTS INSTRUCTION
2574 INNER CITY EXPRESS...NONCLASSIFIED ESTABLISHMENTS
2578 KING NORMAN'S KINGDOM OF TOYS...TOYS-RETAIL
2578 WESTERN TOOL & SUPPLY CO...RECYCLING CENTERS (WHLS)
2578 WESTERN TOOL & SUPPLY CO...MACHINE SHOP SUPPLIES (WHLS)
2578 WESTERN TOOL SUPPLY CO...TOOLS (WHLS)
2585 LA QUINTA INN SAN JOSE AIRPORT...HOTELS & MOTELS
2585 LA QUINTA INN SAN JOSE AIRPORT...ECOMMERCE
2591 76...SERVICE STATIONS-GASOLINE & OIL
2591 PHILLIPS 66...DIAGNOSTIC IMAGING CENTERS
2591 PHILLIPS 66...ALTERNATIVE FUELS
2591 PHILLIPS 66...SERVICE STATIONS-GASOLINE & OIL
2591 PHILLIPS 66...OIL & GAS PRODUCERS

10	HILTON...HOTELS & MOTELS
10	HOMEWOOD SUITES...HOTELS & MOTELS
10	HOMEWOOD SUITES...ECOMMERCE
10	HOMEWOOD SUITES SAN JOSE INTL...APARTMENTS
10	HOMEWOOD SUITES SAN JOSE INTL...FEDERAL GOVERNMENT
55	CONTRACTORS SPIN CIRCUIT...E-COMMERCE
55	SPINCIRCUIT...INTERNET SERVICE
55	TOSHIBA AMERICA ELCTRO CMPNNTS...ELECTRONIC EQUIPMENT & SUPPLIES-MFRS
185	PC SUPPORT ONSITE...NONCLASSIFIED ESTABLISHMENTS
350	AVAGO TECHNOLOGIES LTD...SEMICONDUCTORS & RELATED DEVICES (MFRS)
350	AVAGO TECHNOLOGIES LTD...MINING EQUIPMENT (WHLS)
370	PHILIP MORRIS INTL INC...CIGARETTES (MFRS)
370	PHILIP MORRIS INTL INC...CIGAR CIGARETTE & TOBACCO-MANUFACTURERS
370	PHILIPS LUMILEDS LIGHTING CO...EXPORTERS (WHLS)
370	PHILIPS LUMILEDS LIGHTING CO...TRADING POSTS
370	PHILIPS LUMILEDS LIGHTING CO...LIGHTING FIXTURES-SUPPLIES & PARTS-MFRS
370	PHILIPS LUMILEDS LIGHTING CO...LIGHTING FIXTURESWHOLESALE
399	ACER COMMUNICATIONS...COMMUNICATIONS
399	CEPTON TECHNOLOGIES INC...NONCLASSIFIED ESTABLISHMENTS
441	CD NETWORKS INC...DATA COMMUNICATIONS SYSTEMS-NETWORKS
441	CD NETWORKS INC...CHEMICALS (WHLS)
441	EXIS INC...NONCLASSIFIED ESTABLISHMENTS
538	CALIFORNIA FLOWER SHIPPERS...FLORISTSRETAIL
538	CALIFORNIA FLOWER SHIPPERS...FLORISTS-WHOLESALE
538	FERGUSON HVAC SUPPLY...HEATING EQUIPMENT & SYSTEMS (WHLS)
538	FERGUSON HVAC SUPPLY...PLUMBING FIXTURES & SUPPLIES-WHOLESALE
542	HYE QUALITY FLOORING AMERICA...FLOORS-RAISED
542	HYE QUALITY FLOORING AMERICA...FLOOR COVERINGS-RETAIL

2300	SYMMETRICOM INC...RADIO COMMUNICATION EQUIP & SYSTEMSWHLS
2300	SYMMETRICOM INC...ELECTRONIC EQUIPMENT & SUPPLIES-MFRS
2325	NORMAN ABELLA...RESIDENTIAL
2560	ALIGN TECHNOLOGY INC...MARKETING PROGRAMS & SERVICES
2560	ALIGN TECHNOLOGY INC...GENERAL MERCHANDISEWHOLESALE
2560	ALIGN TECHNOLOGY INC...LABORATORIESDENTAL
2560	ALIGN TECHNOLOGY INC...DENTAL EQUIPMENT-MANUFACTURERS
2560	CADENT INC...DENTAL EQUIPMENT & SUPPLIES-WHOLESALE
2560	CADENT INC...DENTISTS
2580	GABRIK, MICHAEL...ATTORNEYS
2590	HIDEYA YAMAGUCHI...RESIDENTIAL
2590	MAKOTO HAMADA...RESIDENTIAL
2590	MASAFUMI INOUE...RESIDENTIAL
2590	TOSHIBA AMERICA ELECTRO CMPNTS...ELECTRONIC EQUIPMENT & SUPPLIES-WHLS
2590	TOSHIBA AMERICA ELECTRO CMPNTS...FISHING TACKLEDEALERS
2590	TOSHIBA AMERICA ELECTRO CMPNTS...IMPORTERS (WHLS)
2590	TOSHIBA AMERICA ELECTRO CMPNTS...ELECTRONIC EQUIPMENT & SUPPLIESMFRS

2500 SWISSPORT FUELING INC...AIR CARGO SERVICE
2500 SWISSPORT SWISSPORT INC...AIRCRAFT SERVICING & MAINTENANCE
2504 ALL NATURAL STONE...MARBLE-NATURAL (WHLS)
2504 ALL NATURAL STONE...TILE-CERAMIC-CONTRACTORS & DEALERS
2504 ALL NATURAL STONE...CABINET MAKERS
2504 ALL NATURAL STONE...REMODELING & REPAIRING BLDG CONTRACTORS
2512 NORCAL MANUFACTURING LLC...MACHINE SHOPS (MFRS)
2512 TRANS BAY ELEVATOR CORP...ELEVATORS-SALES & SERVICE
2514 FERRARA ENTERPRISES...CONSULTANTS-BUSINESS NEC
2514 FERRARA ENTERPRISES...REAL ESTATE MANAGEMENT
2518 SPECITRUM COMPUTERS...COMPUTER & EQUIPMENT DEALERS
2520 DRAGON MACHINE...STORE DESIGNERS & PLANNERS
2520 TRADEYOURBUSINESSFORAFERRARI...NONCLASSIFIED ESTABLISHMENTS
2521 H M S HOST...RESTAURANTS
2521 HMS HOST...CONCESSIONAIRES
2522 SEMI-CO INTL INC...MANUFACTURERS
2522 SEMI-CO INTL INC...PHOTOGRAPHERSCOMMERCIAL
2522 V N MACHINING INC...MACHINE SHOPS (MFRS)
2524 PACIFIC COOLING CALIBRATIONS...AIR CONDITIONING CONTRACTORS & SYSTEMS
2526 IBARRA WIRING SYSTEMS INC...NONCLASSIFIED ESTABLISHMENTS
2528 MK MANUFACTURING...NUMERICAL CONTROL MACHINING (MFRS)
2530 ALL BAY ENVIRONMENTAL LLC...ENVIRONMENTAL & ECOLOGICAL SERVICES
2530 NEW PIPES...HEATING CONTRACTORS
2530 NEW PIPES...PLUMBING CONTRACTORS
2532 EXCEL LIMO & SEDAN SVC...LIMOUSINE SERVICE
2532 OMIL LIMOUSINE INC...LIMOUSINE SERVICE
2534 A1 GLASS SHOWER DOORS...GLASS-AUTO PLATE & WINDOW & ETC
2536 PACIFIC INTEGRATED HANDLING...MATERIAL HANDLING SYSTEMS CONSULTANTS
2540 ENTIRE PRINTING...PRINTING CONSULTANTS
2544 TANGENT COMPUTERS INC...COMPUTER & EQUIPMENT DEALERS
2546 VELASQUEZ, MIGUEL...FEDERAL GOVERNMENT CONTRACTORS
2548 GENMOR PLUMBING...PLUMBING CONTRACTORS
2548 GENMOR PLUMBING...ENGINEERS-PLUMBING
2548 GENMOR PLUMBING...HEATING CONTRACTORS
2550 INFINITE APPLIANCE...HOUSEHOLD APPLIANCE STORES
2552 BUCHER C A PAINTING CO INC...PAINTERS
2552 C A BUCHER PAINTING CO INC...PAINTERS
2558 US MEDICAL EQUIPMENT SUPPLY...PHYSICIANS & SURGEONS EQUIP & SUPLS-WHLS
2562 KITCHEN DESIGN SVC...KITCHEN REMODELING & PLANNING SVC
2564 A B SOLAR SYSTEM...SOLAR ENERGY EQUIPMENT-WHOLESALE
2564 AMERICAN BUILDERS DEVMNT INC...BUILDING CONTRACTORS
2564 C V O ELECTRONICS INC...ELECTRONIC EQUIPMENT & SUPPLIES-RETAIL
2564 MARK TILLINGER...RESIDENTIAL
2564 NAIL ETC...GROCERSRETAIL
2564 NAIL ETC...WAREHOUSES-MERCHANDISE & SELF STORAGE
2566 NEXT GENERATION MARTIAL ARTS...MARTIAL ARTS INSTRUCTION
2566 OPEN SOURCE MARTIAL ARTS...MARTIAL ARTS INSTRUCTION
2574 ICE DELIVERY SYSTEMS INC...DELIVERY SERVICE
2578 KING NORMAN'S KINGDOM OF TOYS...TOYS-RETAIL
2578 WESTERN TOOL SUPPLY CO...TOOLS (WHLS)
2578 WESTERN TOOL & SUPPLY CO...MACHINE SHOP SUPPLIES (WHLS)
2578 WESTERN TOOL & SUPPLY CO...RECYCLING CENTERS (WHLS)
2585 LA QUINTA INN-SAN JOSE AIRPORT...HOTELS & MOTELS
2585 LA QUINTA INN-SAN JOSE AIRPORT...ECOMMERCE
2591 76...SERVICE STATIONS-GASOLINE & OIL
2591 PHILLIPS 66...SERVICE STATIONS-GASOLINE & OIL
2591 PHILLIPS 66...ALTERNATIVE FUELS
2591 PHILLIPS 66...OIL & GAS PRODUCERS
2591 PHILLIPS 66...DIAGNOSTIC IMAGING CENTERS

10 HILTON...HOTELS & MOTELS
10 HOMEWOOD SUITES...HOTELS & MOTELS
10 HOMEWOOD SUITES...ECOMMERCE
10 HOMEWOOD SUITES-SAN JOSE INTL...APARTMENTS
10 HOMEWOOD SUITES-SAN JOSE INTL...FEDERAL GOVERNMENT CONTRACTORS
55 SPIN CIRCUIT...E-COMMERCE
55 SPINCIRCUIT...INTERNET SERVICE
55 TOSHIBA AMERICA ELCTRO CMPNNTS...ELECTRONIC EQUIPMENT & SUPPLIES-MFRS
185 PC SUPPORT ONSITE...NONCLASSIFIED ESTABLISHMENTS
350 AVAGO TECHNOLOGIES LTD...SEMICONDUCTORS & RELATED DEVICES (MFRS)
350 AVAGO TECHNOLOGIES LTD...MINING EQUIPMENT (WHLS)
370 PHILIP MORRIS INTL INC...CIGARETTES (MFRS)
370 PHILIP MORRIS INTL INC...CIGAR CIGARETTE & TOBACCO-MANUFACTURERS
370 PHILIPS LUMILEDS LIGHTING CO...EXPORTERS (WHLS)
370 PHILIPS LUMILEDS LIGHTING CO...TRADING POSTS
370 PHILIPS LUMILEDS LIGHTING CO...LIGHTING FIXTURES-SUPPLIES & PARTS-MFRS
370 PHILIPS LUMILEDS LIGHTING CO...LIGHTING FIXTURESWHOLESALE
399 ACER COMMUNICATIONS...COMMUNICATIONS
399 ASML US INC...LITHOGRAPHERS (MFRS)
441 CD NETWORKS INC...CHEMICALS (WHLS)
441 CD NETWORKS INC...DATA COMMUNICATIONS SYSTEMS-NETWORKS
441 EXIS INC...NONCLASSIFIED ESTABLISHMENTS
538 FERGUSON HVAC SUPPLY...HEATING EQUIPMENT & SYSTEMS (WHLS)
542 HYE QUALITY FLOOR INTERIORS...FLOOR COVERINGS-RETAIL
542 HYE QUALITY FLOORING AMERICA...FLOORS-RAISED
542 HYE QUALITY FLOORING AMERICA...FLOOR COVERINGS-RETAIL
542 WUSHU CENTRAL MARTIAL ARTS...MARTIAL ARTS INSTRUCTION

2300 SYMMETRICOM INC...ELECTRONIC EQUIPMENT & SUPPLIES-MFRS
2325 NORMAN ABELLA...RESIDENTIAL
2560 ALIGN TECHNOLOGY INC...MARKETING PROGRAMS & SERVICES
2560 ALIGN TECHNOLOGY INC...DENTAL EQUIPMENT-MANUFACTURERS
2560 BECKER, WILLIAM...ATTORNEYS
2570 AMDOCS INC...ELECTRONIC STORES
2580 GABRIK, MICHAEL...ATTORNEYS
2590 HIDEYA YAMAGUCHI...RESIDENTIAL
2590 MAKOTO HAMADA...RESIDENTIAL
2590 TOSHIBA AMERICA ELECTRO CMPNTS...ELECTRONIC EQUIPMENT &
SUPPLIES-WHLS
2590 TOSHIBA AMERICA ELECTRO CMPNTS...IMPORTERS (WHLS)

2500 SWISSPORT FUELING INC...BUSINESS MANAGEMENT CONSULTANTS
2500 SWISSPORT FUELING INC...AIR CARGO SERVICE
2504 ALL NATURAL STONE...MARBLE-NATURAL (WHLS)
2504 ALL NATURAL STONE...TILE-CERAMIC-CONTRACTORS & DEALERS
2512 NORCAL MANUFACTURING LLC...MACHINE SHOPS (MFRS)
2514 FERRARA ENTERPRISES...CONSULTANTS-BUSINESS NEC
2518 SPECITRUM COMPUTERS...COMPUTER & EQUIPMENT DEALERS
2520 DRAGON MACHINE...STORE DESIGNERS & PLANNERS
2520 OMAHA PRIME...POTTERY
2521 H M S HOST...RESTAURANTS
2522 SEMI-CO INTL INC...MANUFACTURERS
2522 V N MACHINING INC...MACHINE SHOPS (MFRS)
2528 MK MANUFACTURING...NUMERICAL CONTROL MACHINING (MFRS)
2530 NEW PIPES...PLUMBING CONTRACTORS
2532 EXCEL LIMO & SEDAN SVC...CHAUFFEUR SERVICE
2532 EXCEL LIMO & SEDAN SVC...LIMOUSINE SERVICE
2532 OMIL LIMOUSINE INC...LIMOUSINE SERVICE
2536 PACIFIC INTEGRATED HANDLING...MATERIAL HANDLING SYSTEMS
CONSULTANTS
2540 ENTIRE PRINTING...PRINTING CONSULTANTS
2541 NORCAL CROSS FIT...HEALTH CLUBS STUDIOS & GYMNASIUMS
2544 TANGENT COMPUTERS INC...COMPUTER & EQUIPMENT DEALERS
2546 ADVANCED CONCRETE PUMPING...POURED CONCRETE FOUNDATION &
STRUCTURE CONTRACTORS
2548 GENMOR PLUMBING...PLUMBING CONTRACTORS
2548 GENMOR PLUMBING...ENGINEERS-PLUMBING
2550 INFINITE APPLIANCE...HOUSEHOLD APPLIANCE STORES
2552 C A BUCHER PAINTING CO INC...PAINTERS
2554 PEARL AGENCY INC...NONCLASSIFIED ESTABLISHMENTS
2558 US MEDICAL EQUIPMENT SUPPLY...PHYSICIANS & SURGEONS EQUIP &
SUPLS-WHLS
2562 RUTH MOSS INC...CONSTRUCTION CONSULTANTS
2564 AMERICAN BUILDERS DEVMT INC...BUILDING CONTRACTORS
2564 MARK TILLINGER...RESIDENTIAL
2564 NAIL ETC...WAREHOUSES-MERCHANDISE & SELF STORAGE
2566 SILICON VALLEY CHURCH...CHURCHES
2578 KING NORMAN'S KINGDOM OF TOYS...TOYS-RETAIL
2578 WESTERN TOOL & SUPPLY CO...MACHINE SHOP SUPPLIES (WHLS)
2585 ATM...AUTOMATED TELLER MACHINES
2585 LA QUINTA INN-SAN JOSE AIRPORT...HOTELS & MOTELS
2591 ABILITY GARAGE DOOR...OTHER BUILDING MATERIAL DEALERS
2591 PHILLIPS 66...SERVICE STATIONS-GASOLINE & OIL
2591 TRIMBLE 76...AUTOMATED TELLER MACHINES
2591 TRIMBLE 76...SERVICE STATIONS-GASOLINE & OIL

10 ELECTRIC CHARGING STATION...ELECTRIC CHARGING STATION
10 HOMEWOOD SUITES...HOTELS & MOTELS
10 HOMEWOOD SUITES-SAN JOSE INTL...APARTMENTS
55 BERG BERG DEVOLPERS...NONCLASSIFIED ESTABLISHMENTS
55 SPIN CIRCUIT...E-COMMERCE
350 AVAGO TECHNOLOGIES LTD...SEMICONDUCTORS & RELATED DEVICES (MFRS)
370 HAQUE, AZIR U...OFFICES OF LAWYERS
370 PHILIPS LUMILEDS LIGHTING CO...LIGHTING FIXTURES-SUPPLIES & PARTS-
MFRS
370 PHILIPS LUMILEDS LIGHTING CO...EXPORTERS (WHLS)
399 ACER COMMUNICATIONS...COMMUNICATIONS
441 CD NETWORKS INC...COMPUTER SYSTEMS DESIGN SERVICES
441 CD NETWORKS INC...DATA COMMUNICATIONS SYSTEMS-NETWORKS
538 FERGUSON ENTERPRISES INC...PLUMBING FIXTURES & SUPPLIES-
WHOLESALE
542 HYE QUALITY FLOORING AMERICA...FLOORS-RAISED
542 HYE QUALITY FLOORING AMERICA...FLOOR COVERINGS-RETAIL

2300 SYMMETRICOM INC...CELLULAR TELEPHONES (SERVICES)
2325 ATMEL CORP...SEMICONDUCTOR DEVICES (MFRS)
2560 ALIGN TECHNOLOGY INC...DENTAL EQUIPMENT-MANUFACTURERS
2560 BECKER, WILLIAM...ATTORNEYS
2580 EPSON RESEARCH & DEVELOPMENT...INSURANCE ADJUSTERS
2580 GABRIK, MICHAEL...ATTORNEYS
2590 TOSHIBA AMERICA ELECTRO CMPNTS...IMPORTERS (WHLS)

2500 SWISSPORT FUELING INC...AVIATION CONSULTANTS
2504 ALL NATURAL STONE...TILE-CERAMIC-CONTRACTORS & DEALERS
2510 STRIKE PRO USA...FISHING BAIT
2512 NORCAL MANUFACTURING LLC...MACHINE SHOPS (MFRS)
2516 EARTHCARE RECYCLING...RECYCLING EQUIPMENT & SYSTEMS
2522 V N MACHINING INC...MACHINE SHOPS (MFRS)
2524 MENTAL IMAGE DESIGN...GRAPHIC DESIGNERS
2528 MK MANUFACTURING...NUMERICAL CONTROL MACHINING (MFRS)
2536 PACIFIC INTEGRATED HANDLING...MATERIAL HANDLING SYSTEMS
CONSULTANTS
2540 ENTIRE PRINTING...PRINTING CONSULTANTS
2541 US AIR CONDITIONING DIST...AIR CONDITIONING CONTRACTORS & SYSTEMS
2541 XPEDX...MANUFACTURERS DISTRS & INDL PRODUCTS
2544 TANGENT COMPUTERS INC...COMPUTER & EQUIPMENT DEALERS
2548 GENMOR PLUMBING...PLUMBING CONTRACTORS
2552 C A BUCHER PAINTING CO INC...PAINTERS
2556 MACHINE APPLICATIONS TECH...MACHINE SHOPS (MFRS)
2558 US MEDICAL EQUIPMENT & SUPLS...PHYSICIANS & SURGEONS EQUIP &
SUPLS-WHLS
2564 NAIL ETC...WAREHOUSES-COMMODITY & MERCHANDISE
2574 PACE GROUP...RECYCLING CENTERS (WHLS)
2578 KING NORMAN'S KINGDOM OF TOYS...TOYS-RETAIL
2578 WESTERN TOOL SUPPLY...MACHINE SHOP SUPPLIES (WHLS)
2585 LA QUINTA INN...HOTELS & MOTELS
2586 SILICON VALLEY CHURCH...CHURCHES
2591 TRIMBLE 76...SERVICE STATIONS-GASOLINE & OIL

10 HOMEWOOD SUITES-SAN JOSE INTL...HOTELS & MOTELS
55 SPIN CIRCUIT...E-COMMERCE
55 SPINCIRCUIT...INTERNET SERVICE
350 AVAGO TECHNOLOGIES LTD...SEMICONDUCTORS & RELATED DEVICES (MFRS)
370 PHILIPS LUMILEDS LIGHTING CO...LIGHTING FIXTURES-SUPPLIES & PARTS-
MFRS
441 CD NETWORKS INC...DATA COMMUNICATIONS SYSTEMS-NETWORKS
538 FERGUSON ENTERPRISES INC...PLUMBING FIXTURES & SUPPLIES-
WHOLESALE
542 HYE QUALITY FLOORING AMERICA...FLOOR COVERINGS-RETAIL

2300 SYMMETRICOM GLOBAL SVC INC...NCLASSIFIABLE ESTAB
2300 SYMMETRICOM INC...MANUFACTURER OF PRECISE TIMING STANDARDS
2300 SYMMETRICOM INC...WATCHES,CLOCKS,PRTS
2325 ATMEL CORP...SEMICONDTS, REL DV
2325 ATMEL CORP...SEMICONDUCTOR DEVICES (MANUFACTURERS)
2325 ATMEL CORPORATION...MFG INTEGRATED CIRCUITS
2580 EPSON ELECTRONICS-AMER INC...RADIO,TV & ELCR STR
2580 EPSON RESEARCH & DEVELOPMENT...LABORATORIES-RESEARCH &
DEVELOPMENT
2590 TOSHIBA AMERICA ELECTRONIC...ELCR COMPONENTS NEC

2504 ALL NATURAL STONE...TERRAZZO, TILE WORK
2504 ALL NATURAL STONE...STONE-NATURAL
2510 STRIKE PRO USA...BAIT SHOPS
2510 TRANSBELL COMMUNICATIONS CO...COMPUTER,SOFTWR STR
2512 MANN ENGINEERING...MOTOR VH USED PARTS
2514 FERRARA ENTERPRISES...WHL LIVESTOCK
2514 FERRARA ENTERPRISES...LIVESTOCK-DEALERS (WHOLESALE)
2516 EARTHCARE RECYCLING...REFUSE SYSTEMS
2518 DIAMOND SECURITY SOLUTIONS...BURGLAR ALARM SYSTEMS (WHOLESALE)
2521 CARTER ENERGY SYSTEMS CORP...ENERGY CONSERVATION & MGMT
CONSULTANTS
2522 WLADYSLAW PUCALSKI INC...MFG INDUSTRIAL MACHINERY
2524 MENTAL IMAGE DESIGN...ART DESIGN SERVICES
2524 MENTAL IMAGE DESIGN...GRAPHIC DESIGNERS
2534 V N MACHINING INC...INDUSTRIAL MCHY NEC
2534 V N MACHINING INC...MACHINE SHOPS
2536 PACIFIC INTEGRATED HANDLING...BUS CONSULTING NEC
2536 PACIFIC INTEGRATED HANDLING...MATERIAL HANDLING SYSTEMS
CONSULTANTS
2538 ARMSTRONG ENTERPRISE...MACHINE SHOPS
2540 ENTIRE PRINTING CO...COMMERCIAL PRINTING NEC
2540 ENTIRE PRINTING CO...COML PRINTING NEC
2541 INTERNATIONAL PAPER...WHOL PRINTING/WRITING PAPER
2541 US AIR CONDITIONING DIST...HEATING,AIR COND CONT
2541 US AIR CONDITIONING DIST...AIR CONDITIONING CONTRACTORS & SYSTEMS
2541 XPEDX...PRTG & WRITING PPR
2541 XPEDX PAPER & GRAPHICS STORE...PAPER PRODUCTS (WHOLESALE)
2541 YORK INTERNATIONAL INC...NCLASSIFIABLE ESTAB
2544 TANGENT COMPUTERS INC...COMPUTER,SOFTWR STR
2546 ADVANCED CONCRETE PUMPING...CONCRETE PUMPING SERVICE
2548 CHOICES MEMORIAL SHOPPE...MONUMENTS
2552 GENMOR PLUMBING...PLUMBING CONTRACTOR
2554 TRANS BOX SYSTEMS INC...COURIER SERVICE
2554 TRANS-BOX SYSTEMS INC...MESSENGER SERVICE
2556 MACHINE APPLICATIONS TECH INC...CONSTRUCTION MCHY
2556 MACHINE APPLICATIONS TECH INC...MACHINING COMPANY
2558 BAY AREA TITLE SVC...REAL ESTATE
2558 R H SPECIALTIES...WHOL MEDICAL/HOSPITAL EQUIPMENT
2558 U S MEDICAL EQUIPMENT & SUPLS...MEDICAL EQUIP,SUPPS
2564 GRAND PRIX...PAINTERS
2564 PACIFIC WEST INTERIORS INC...COMM/OFF BLDG NEW CON
2564 PACIFIC WEST INTERIORS INC...BUILDING CONTRACTORS
2574 FLASH LOGISTICS...TRANSPORTATION SERVICES
2574 INNER-CITY EXPRESS...LOCAL TRUCKING OPERATOR BUSINESS SERVICES
COURIER SERV
2574 INNER-CITY EXPRESS...DELIVERY SV,VEHICULAR
2578 DON HOBAN CO INC...CONSTRUCTION SUPPLIES
2578 KING NORMANS KINGDOM OF TOYS...HOBBY,TOY, GAME STR
2578 KING NORMANS KINGDOM OF TOYS...TOYS-RETAIL
2578 QUICK INTERNATIONAL COURIER...DELIVERY SERVICE
2585 BEST WESTERN INN...HOTELS & MOTELS
2586 K & S MACHINE MFG INC...MACHINE SHOPS
2586 K & S MACHINE MFG INC...INDUSTRIAL MCHY NEC
2586 K & S METAL FINISHING CO...PLATING & POLISHING
2586 K & S METAL FINISHING CO...PLATING (MANUFACTURERS)
2591 TRIMBLE 76...GASOLINE SV STATION
2591 TRIMBLE UNOCAL 76...SERVICE STATIONS-GASOLINE & OIL

10

HOMWOOD SUITES...APARTMENTS

10

HOMWOOD SUITES-SAN JOSE INTL...HOTELS & MOTELS

55

CKM LOGIC INC...UNCLASSIFIED

55

SPIN CIRCUIT INC...CATALOG,MAIL-ORDER

55

SPIN CIRCUIT INC...E-COMMERCE

55

SPINCIRCUIT...INTERNET SERVICE

350

HP...MFG SEMICONDUCTORS/RELATED DEVICES MFG ANALYTICAL INSTR

350

SEMICONDUCTOR PRODUCTS GROUP...WHOL BOOKS/NEWSPAPERS

370

HEWLETT-PACKARD...ELECTRONIC COMPUTER

370

LUMI LEDS LIGHTING...LIGHTING FIXTURES-SUPPLIES & PARTS-MFRS

370

PHILIPS LUMILEDE LIGHTING CO...ELECTRIC LAMP BULBS

399

ACER COMMUNICATIONS...WHOL COMPUTERS/PERIPHERALS

399

BLDG...COMPUTERS

441

EXIS INC...MANUFACTURER'S REPRESENTATIVE OF ELECTRONIC PARTS

441

IPLOCKS INC...UNCLASSIFIED

538

FERGUSON...PLBG & HEATING EQP

538

FERGUSON ENTERPRISES INC...PLUMBING FIXTURES & SUPPLIES-
WHOLESALE

542

HYE QUALITY FLOOR & INTERIORS...IND BLD,WHSE CONSTR

542

HYE QUALITY FLOOR & INTERIORS...FLOORS-RAISED

542

WUSHU CENTRAL MARTIAL ARTS...MARTIAL ARTS

2300

SYMMETRICOM INC...ELECTRONIC CIRCUITS

2325

ATMEL CORP...SEMICONDUCTOR DIODES AND RECTIFIERS

2570

AMDOCS...COMPUTER PERIPHERAL EQUIPMENT

2504 BAY AREA SHELVEING
2510 TRANSBELL COMMUNICATIONS CO
2512 TRANS BAY ELEVATOR CORP
2518 SECURITY SOLUTIONS
2520 THOMAS CONSTRUCTION
2521 CARTER ENERGY SYSTEMS CORP
2524 MENTAL IMAGE DESIGN
2532 PLASTECH...PLASTICS PROCESSING
2536 COAST HANDLING SYSTEMS
2538 ARMSTRONG ENTERPRISE...MACHINE AND OTHER JOB SHOP WORK
2541 ABSOLUTE TURNKEY SVC...ELECTRONIC CIRCUITS
2544 HIGH SPEED...MACHINE AND OTHER JOB SHOP WORK
2546 A ABSOLUTELY PORTABLE TRADE SH...TRANSIT ADVERTISING SERVICES
2546 ABSOLUTELY CUSTOM...TRANSIT ADVERTISING SERVICES
2548 FEATHERLITE EXHIBITS BAY AREA
2548 MOWEN GROUP...TRANSIT ADVERTISING SERVICES
2548 MOWEN INTERNATIONAL EXHIBITS...TRANSIT ADVERTISING SERVICES
2550 ABSOLUTELY PORTABLE TRADE SHOW...TRANSIT ADVERTISING SERVICES
2554 TRANS-BOX SYSTEMS INC
2558 BAY AREA TITLE SVC
2558 BAY AREA TRANSPORTATION SVC
2562 MACHINE APPLICATIONS TECH INC...MACHINE AND OTHER JOB SHOP WORK
2564 GRAND PRIX...RESIDENTIAL PAINTING
2564 PACIFIC WEST INTERIORS INC
2574 INNER-CITY EXPRESS
2578 INDOFF
2578 KING NORMAN'S KINGDOM OF TOYS
2578 QUICK INTERNATIONAL COURIER
2585 BEST WESTERN INN...MOTELS
2586 K & S MACHINE MFG INC...MACHINE AND OTHER JOB SHOP WORK
2591 TRIMBLE UNOCAL 76

10 HOMEWOOD SUITES...MOTELS
55 SPIN CIRCUIT INC
55 SPINCIRCUIT
370 LUMI LEDS LIGHTING
370 RAY L HELLWIG MECHANICAL...SPRINKLER CONTRACTORS
399 ACER AMERICA CORP
399 ACER COMMUNICATIONS
399 ENTENA...COMPUTER PERIPHERAL EQUIPMENT
441 ZEUS COMMUNICATIONS INC
450 ELECTRONICS AIRFREIGHT
450 ELECTRONICS VAN...VIDEO AND AUDIO EQUIPMENT
490 OFFICES PRONTO
538 FERGUSON ENTERPRISES INC
540 INTEGRATED AIRLINE SVC INC

2001-02 ORCHARD PKWY

SOURCE: HAINES

2300 ANALOG SOLUTIONS
2300 SYMMETRICOM
2300 TELECOM SOLUTIONS
2325 ATMEL CORP
2530 NEW ACCESS COMMUNICATION
2530 SILICON VLY PROPERTIES
2530 ZAFFIRE
2610 XXXX
2641 XXXX
2688 BOSTON SCIENTIFIC INC
2688 BOSTON TECHNOLOGIES
2688 CARDIO VASCULAR IMAGING SYSTEMS
2688 CVIS
2688 EP TECHNOLOGIES

2001-02 SEABOARD AVE

SOURCE: HAINES

2503 XXXX
2504 BAY AREA SHELVING
2510 TRANSWELL COMMUNICATIONS CO
2512 JUSTIN TIME SILKSCREENING
2514 XXXX
2516 XXXX
2518 SECURITY SOLUTIONS
2520 THOMAS CONSTRUCTION
2521 CARTER ENERGY SYSTEMS CORP
2522 XXXX
2524 MENTAL IMAGE DESIGN
2526 BARTMIX PRECISION MACHINING
2528 XXXX
2529 XXXX
2530 XXXX
2532 PLASTECH
2534 BLAZING LASER
2536 COAST HANDLING SYSTEMS
2538 ARMSTRONG ENTERPRISE
2540 A ABSOLUTELY PORTABLE DISPLAYS
2540 XXXX
2541 ABSOLUTE TURNKEY SERVICES
2541 XPEDX PAPER & GRAPHICS
2542 XXXX
2544 HIGH SPEED CNC
2548 FEATHERLITE AUTHORIZED DSTBS
2548 MOWEN GROUP THE
2550 THYSSEN DOVER ELEVATOR
2552 XXXX
2554 TRANS BOX SYSTEMS INC
2556 XXXX
2558 BAY AREA TRANSPORTATION SERV
2560 POLLEX PRINTING CO
2562 MACHINE APPLICATIONS TECH INC
2564 GRAND PRIX PAINTING
2564 PAC WEST INTERIORS INC
2566 XXXX
2578 ANICOM INC
2578 BERMAN ALLAN
2585 BEST WESTERN GATEWAY INN
2585 GATEWAY INNA BEST WSTRN PROP
2586 CHO TERMOTHY
2587 XXXX
2591 DELA CRUZ AUTO REPAIR
2591 DELA CRUZ UNION AUTO REPAIR
2591 TRIMBLE UNOCAL 76
2598 XXXX

10 HOMEWOOD SUITES HTL
350 AGILENT TECHNOLOGIES
370 XXXX
399 ACER AMERICA
399 ACER NEWEB CORP
399 SYMMETRY COMMNCTNS SYS INC
441 EXIS INC
538 DALTON CARPET COMPANY
538 HARRISON RICHARD
542 CHICOTEC CMPTA SYST
542 COMPUTER PRODUCT CENTER

2610 ALTERA CORP
2630 XXXX
2641 ACER AMERICA CORP
2694 PROCASE CORP
2701 KAISER AVIONICS
2701 KAISER ELECTRONICS

2503 XXXX
 2504 BAY AREA SHELVING
 2504 FRONTIER STRG SYSTM
 2510 XXXX
 2512 BYE OASIS
 2512 JUSTIN TIME
 2516 XXXX
 2518 XXXX
 2520 SHUR SOUNDSIGHT
 2521 XXXX
 2524 ROYAL MANUFACTURING
 2526 XXXX
 2528 CHEMICAL SERVS CO
 2529 XXXX
 2530 XXXX
 2532 PLASTECH
 2534 KESSINGER AUTOMATN
 2536 LIGHTING DYNAMICS
 2538 J G ELECTRIC
 2540 HIGH SPEED CNT
 2541 KIRK PAPERGRAPHICS
 2542 PRO SERVICES
 2544 XXXX
 2546 CLARK SALESMFG
 2546 LIGHT MTRL HANDLING
 2548 XXXX
 2550 HYDEL ENGINEERING
 2552 XXXX
 2556 SMITH GRAPHIC PROD
 2558 PRODUCTION AUTOMATN
 2560 POLLEX PRINTING CO
 2562 XXXX
 2564 BURLS FLOORS INC
 2566 PERFECT PRECISION
 2574 B D I
 2574 BERMAN DVRSFD INDS
 2578 DON HOBAN CO INC
 2578 HOBAN DON CO INC
 2585 BEST WESTERN SANDMN
 2585 BEST WSTRN GATEWAY
 2585 GATEWAY INN
 2586 REID ASHMAN MFG INC
 2587 CANTA ITALIAN REST
 2587 SARTS RESTAURANT
 2591 TRIBLE UNOCAL 76
 2598 XXXX

23 XXXX
 25 XXXX
 73 GENOA SYS CORP TECH
 73 GENOA SYSTEMS CORP
 75 ALL CAL TRANSPORTTN
 75 FROST ALL CAL TRCKG
 91 XXXX
 150 P & M TRANSPORT
 150 THOMASVILLE FRNSHGS
 150 WESTRN DESIGN FORM
 165 XXXX
 225 FERRARA MEAT CO INC
 233 XXXX
 235 XXXX
 350 XXXX
 355 COMPTONIX CORP
 355 EXICOM TECHNOLOGY
 399 XXXX
 400 AUTO PARTS WHSL 2
 430 XXXX
 441 XXXX
 450 ELECTRNCS AIRFRGHT
 450 ELECTRNCS VAN INC
 460 XXXX
 470 XXXX
 479 XXXX
 480 XXXX
 500 BEKINS AGENT
 500 PAC STORAGE CO
 502 XXXX
 510 XXXX
 520 UNIPAK INTERNATL
 530 DRY CREEK PACKAGING
 531 XXXXX
 535 XXXX
 538 XXXX
 540 XXXX
 541 S V G TRACK DIV
 542 XXXX
 550 NATIONWDE TRUCKING

1990- ORCHARD PKWY**1991**

SOURCE: HAINES

2610	ALTERA CORP
2630	COMPTRONIX CORP
2641	ALTOS COMPUTER SYST
2694	APPLICON INC
2694	BENSON INC
2701	KAISER ELECTRONICS

1990- SEABOARD AVE**1991**

SOURCE: HAINES

2503	XXXX
2504	BAY AREA SHELVEING
2510	XXXX
2512	HAVA SNAK FOOD SERV
2514	CELLULAR NETWORK
2514	MOBILE CMNCTNS EQP
2516	DIVERSFD PRCSN IND
2518	XXXX
2520	CASTERS&EQUIP DIV
2521	HAS PRODUCTS
2522	ORIENTAX INC
2524	ROYAL MANUFACTURING
2526	A I O MICRO SERVICE
2528	CYBOR
2529	XXXX
2530	XXXX
2532	INNOVATV PLASTICS
2532	PLASTECH
2534	XXXX
2536	FIBOTECH INC
2536	VALDOR FIBER OPTICS
2538	SILVER PRESS
2540	SOUTH BAY GRMNT MFG
2541	KIRK PAPER&GRAPHICS
2542	J M CUSTOM
2544	KAS SERVICE
2546	CLARK SALES&MFG
2546	LIGHT MTRL HANDLING
2548	XXXX
2550	HYDEL ENGINEERING
2552	A W S
2554	AUTOMTD WAFER SYSTM
2554	FLEX FORMERS
2556	XXXX
2558	FOX ELECTRONICS
2560	XXXX
2562	XXXX
2564	BURYL S FLOOR CO
2566	QUALITY MACH WORKS
2574	LOS GATOS CNSTR CO
2578	CAL CRAFT
2578	ESREY SUPPLY CO INC
2585	BEST WESTERN MOTEL
2585	SANDMAN MOTEL
2586	REID ASHMAN MFG INC
2587	ARGO GOURMET CORP
2587	LE NORMANDIE CUISINE
2587	SARTIS RESTAURANT
2591	TRIMBLE UNOCAL 76
2598	XXXX

23	XXXX
25	TELEDEX CORPORATION
73	TEST INTERNATIONAL
76	ALL CAL TRANSPORTTN
76	FROST ALL CAL TRCKG
76	GENOA SYSTEMS CORP
91	XXXX
150	P&M TRANSPORT
150	WESTAN DESIGN FORM
165	XXXX
225	FERRARA JOSEPH
225	FERRARA MEAT CO INC
225	FERRARA PHILIP
233	DENA FRANK
235	XXXX
350	XXXX
355	VANTRONIC CORP
355	VANTRONIC CORP SLS
399	XXXX
400	ACE OF CALIFORNIA
400	ATLAS VAN LINES
400	LIDO ATLAS MVG&STRG
430	UNISOURCE
441	XXXX
460	M B A OFFICE SUPPLY
460	NATL MAILING SERV
460	QUALITY LINES
470	CITY ELECTRIC SPLY
479	XXXX
480	XXXX
490	XXXX
500	BEKINS AGENT
500	BEKINS MOVING
500	PAC STORAGE CO
502	XXXX
510	XXXX
520	UNIPAK INTERNATL
530	ALTEC PACKAGING INC
531	STAR PRODUCTS
535	XXXX
538	XXXX
540	XXXX
541	SILICON VLY GRP INC
542	XXXX
550	TULLY DISC FRNTR

2610	COOPERVISION INFO
2641	ALTOS COMPUTER SYST
2694	XXXX
2701	KAISER ELECTRONICS

1987 SEABOARD AVE

SOURCE: HAINES

2503	XXXX
2504	SHELF RACK WHSL PRD
2510	CELLULAR NETWORK
2512	HAVA SNAK FOOD SERV
2514	CABLETRON CORP
2516	FACTUM
2518	RAINBOW LITHOGRAPHY
2520	XXXX
2521	XXXX
2522	FISHBURN SHEET METL
2524	POOL COVER SUPPLY
2524	SOLAR POOL COVERS
2526	XXXX
2528	CENTRAL PLASTICS
2529	XXXX
2530	XXXX
2532	S O S INTERNATIONAL
2534	XXXX
2536	ALPHA ENTERPRISES
2538	J&W ENTERPRISES
2540	POCKETCO
2541	XXXX
2542	R E B DRYWALL INC
2548	A B TOOLS INC
2548	ALUMA HOG DIV
2550	AMES TAPING TOOLS
2552	A W S
2552	AUTOMTD WAFER SYSTM
2554	VECTOR MRTKG CORP
2556	FILM WAVE THE
2558	TARZAN INTERNATL
2560	R M S S INC
2560	ROTATING MEMORY SUB
2562	XXXX
2564	BURYS FLOOR CO
2566	U S A MACHINING
2574	ADVANCED WOOD WNDW
2578	CAL CRAFT
2578	ESREY SUPPLY CO INC
2586	SANDBAM MOTEL
2586	XXXX
2587	SARTIS RESTAURANT
2591	TRIMBLE UNION
2598	XXXX

1987 W TRIMBLE RD

SOURCE: HAINES

23	CEIT SYSTEMS
25	A L A INC
25	ALVERSON LESNICK
25	P H COMPONENTS
25	TELEDEX
25	TESTOLOGY
73	GENOA SYSTEMS CORP
75	ALL CAL TRANSPORTIN
75	AYDIN MICROWAVE DIV
75	FROST ALL CAL TRCKG
91	BOMAT TRADING CO
150	P&M TRANSPORT
150	RUSSELLS FINE FURN
150	WESTRN DESIGN FORM
165	XXXX
225	FERRARA JOSEPH
225	FERRARA MEAT CO INC
235	MARTINEZ JESUS
350	XXXX
399	XXXX
430	XXXX
441	XXXX
450	NATL MAILING SERV
450	SCLAR CO BUS MAGZN
460	BRUNNER ENGR&MFG
470	CITY ELECTRIC SPLY
479	XXXX
480	XXXX
490	W D I
500	XXXX
502	XXXX
510	XXXX
520	GEVIN INTERNATIONAL
530	XXXX
531	STAR PRODUCTS
535	SUBSTRATE PROD&TECH
538	XXXX
540	COAST RANGE TRNSPT
540	STANDISH CO INC THE
541	SILCON VLY GRP INC
542	XXXX
550	AIR CARGO DELIVERY
550	AMER WHEEL
550	SEKO AIR FREIGHT
550	VINTAGE WINE WRHS

RANGE NOT LISTED

2503	XXXX
2512	WATT DALE CARPET SE
2514	M J S MAGNETIC TAPE
2514	SOUNDS UNIQUE
2516	AMER SOLAR ENGNRNG
2516	EDOLEMON ELECTRIC
2518	SAV SOLAR SYSTEMS
2518	WEST VLY HM INSTLN
2520	ADVNC DRYWALL
2521	XXXX
2522	GOLDEN GRAPHICS INC
2524	ALLEN TOOLADIE
2524	CYCLE ENGINEERING
2525	XXXX
2526	EMPIRE INDUSTRIAL
2530	J A M ELECTRONICS
2532	FELDERS ELECTRIC
2532	WESTERN SIGNAL INC
2536	APPLITEC
2538	XXXX
2541	BAY AREA PRECISION
2542	LOST HILLS VINEYARDS
2548	MOONLITE LEATHER CL
2550	A B TOOLS
2554	TWENTY FRST PRO PRD
2556	COMPUMCH ELECTRONIC
2558	B&M TOOLING SPCLTS
2560	XXXX
2562	V H MACHINING
2564	ACURMAX
2566	ELECTRONIC FRAMES
2574	XXXX
2578	KING NORMANS
2585	SANDMAN MOTEL
2586	DIVERSFD WD PRDCT
2587	SARTIS RESTAURANT
2591	TRIMBLE UNION
2598	XXXX

73 ONYX SYSTEMS
75 ALL CAL TRUCKEQUI
75 AYDIN MICROWAVE DIV
75 FROST ALL CAL TRCKG
75 VALLEY INDSTRL PMPG
91 SAKRETE OF N CALIF
150 RUSSELLS FINE FURN
150 WESTERN DESGN FORUM
165 A J F LEASING
165 FLEXI VAN LEASING
165 GIL FLEX TRLR RNTL
165 REINHOLM CRANEARGO
165 REINHOLM CRMEARGNG
165 REINHOLM D
165 WEST CST MCHRY MVNG
165 WEST SCT MACHINERY
225 FERRARA JOSEPH
225 FERRARA MEAT CO INC
225 FERRARA PHILIP
350 HEWLETT PACKARD
399 XXXX
400 BRAM DISTRIBUTING
430 THOR ELECTRONIC
450 NOLAND PAPER CO
470 EARNEST MCHN PROCT
480 PEN MEN THE
490 CHANCE A B COMPANY
500 ATLAS VAN LINES
500 C A T WRLD WD MOVING
502 XXXX
510 WESTWARD SAN FRANCSC
520 A E I CORP
530 GLASPRO
535 WESTERN OVERHD DOOR
538 PRIMA CARPET DIST
538 S M CARPETS
542 A C P COMPONENTS
542 ADVNCD COMPUTR PROD
550 AERONAUTC AIR FRGHT
550 AIR CARGO DELIVERY
550 AIR CARTAGE ASSOCTS
550 BURLINGTON NO AIR
550 PENINSLA AIR DELVRY
640 FIREPLACE DISTRIBTRS

STREET NOT LISTED

1976 SEABOARD AVE

SOURCE: HAINES

2522	PAL INDUSTRIES
2524	SUMMIT ENTERPRISES
2526	XXXX
2528	BRADY DISTRIBUTING
2528	ROYAL HS DSTRBTNG
2530	TRANS A COIL
2538	LUCAS MEAT CO
2542	COMPUTER AR VN STRG
2550	XXXX
2556	CORSO GRAY INSTRMNT
2558	OMEGA ENTERPRISES
2562	BEST BUY INC
2574	ATLAS AQUARIUM ENGR
2585	SANDMAN MOTEL

1976 W TRIMBLE RD

SOURCE: HAINES

75	ALL CAL TRUCK
75	FROST ALL CAL TRCKG
75	H A K TRUCKS
75	HARDENBURGH H TRCKG
75	TRAILMOBILE DIV
91	SAKRETE OF N CALIF
165	BYRUM TRUCKING
165	R & L SERVICE
165	REINHOLM CRNEGRGGNG
225	XXXX
291	XXXX
294	XXXX
332	AGUILAR ANTONIO
332	BARRERAS J
336	DUARTE JOSEPH R
336	NEVERAS BEN
347	NAMIMATSU H
347	XXXX
399	NAVARRO JESUS
500	ATLAS VAN LINES
500	C A T WORLD WDE MVG
502	HAMILTON SEED&PET
510	WESTWARD SAN FRNCS
550	LIPPINCOTT J B WEST
565	XXXX

RANGE NOT LISTED

STREET NOT LISTED

75

75

91

225

336

569

ALL CAL TURCKEEQUIP

FROST ALL CAL TRCKG

SAKRETE OF N CALIF

YANEZ MIKE J

ITO KIYONORI

SMEDLEYS AUTO GLASS

STREET NOT LISTED

STREET NOT LISTED

0	FERRARA MEAT CO
0	GOMES C
0	KAWASHIMA S
0	PIE
0	WRIGHT F
75	ALL CAL EQUIPMENT
89	JAVIER C
91	SAKRETE NORTHRN CALIF
225	BEGGIN A
569	SMEDLEYS AUTO GLASS

STREET NOT LISTED

STREET NOT LISTED

0

FERRARA MEAT CO

75

ALL-CAL TRUCKING

89

JAVIER C

91

PAC INTERMOUNTN EXPRS

91

S & C LIVESTOCK CO

91

SAKRETE NORTHRN CALIF

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

1950

ORCHARD PKWY

SOURCE: POLKS

STREET NOT LISTED

1950

SEABOARD AVE

SOURCE: POLKS

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

1940

ORCHARD PKWY

SOURCE: POLKS

STREET NOT LISTED

1940

SEABOARD AVE

SOURCE: POLKS

STREET NOT LISTED

1940

W TRIMBLE RD

SOURCE: POLKS

STREET NOT LISTED

1935

ORCHARD PKWY

SOURCE: POLKS

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

1930

W TRIMBLE RD

SOURCE: POLKS

STREET NOT LISTED

1925

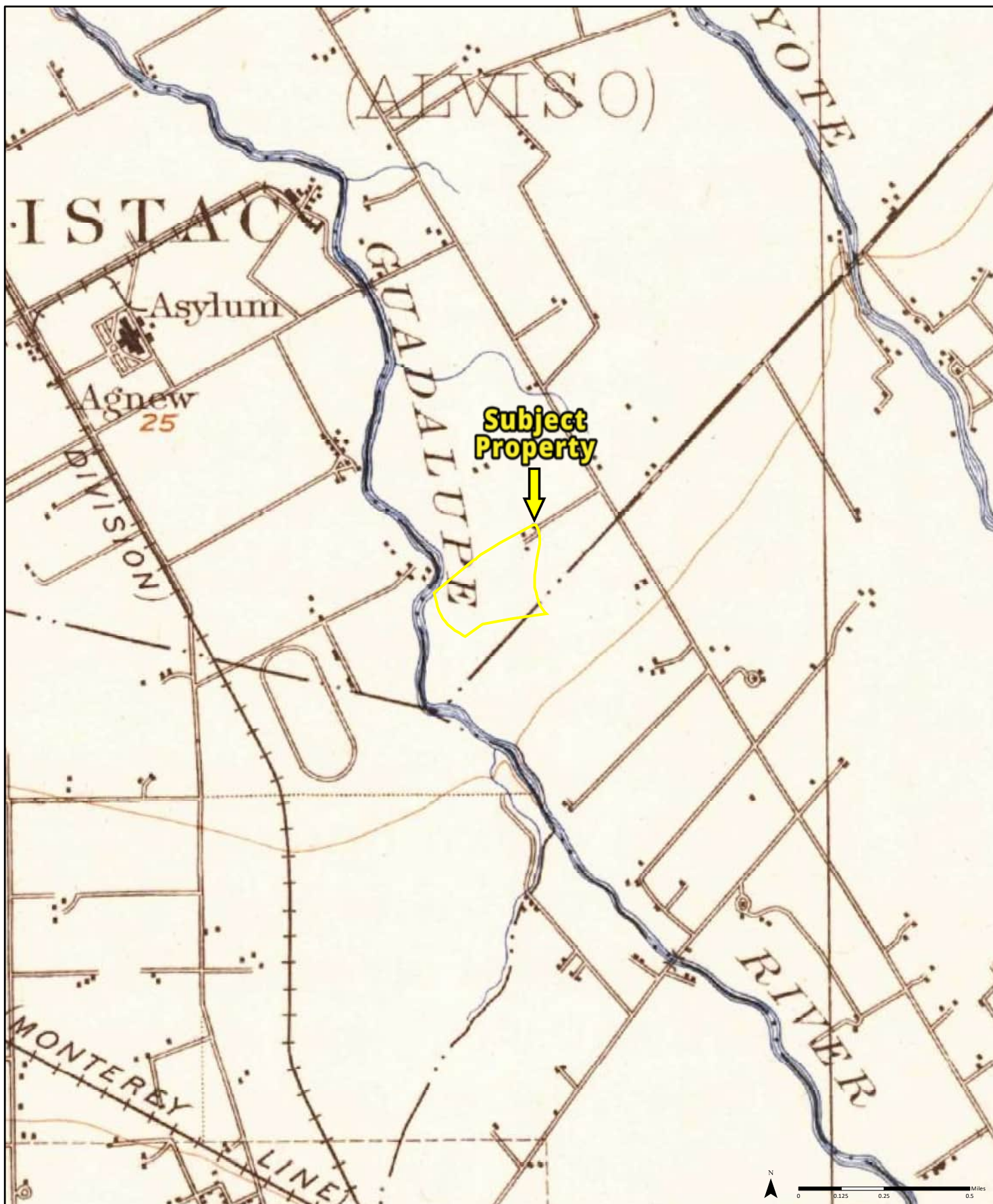
ORCHARD PKWY

SOURCE: POLKS

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED



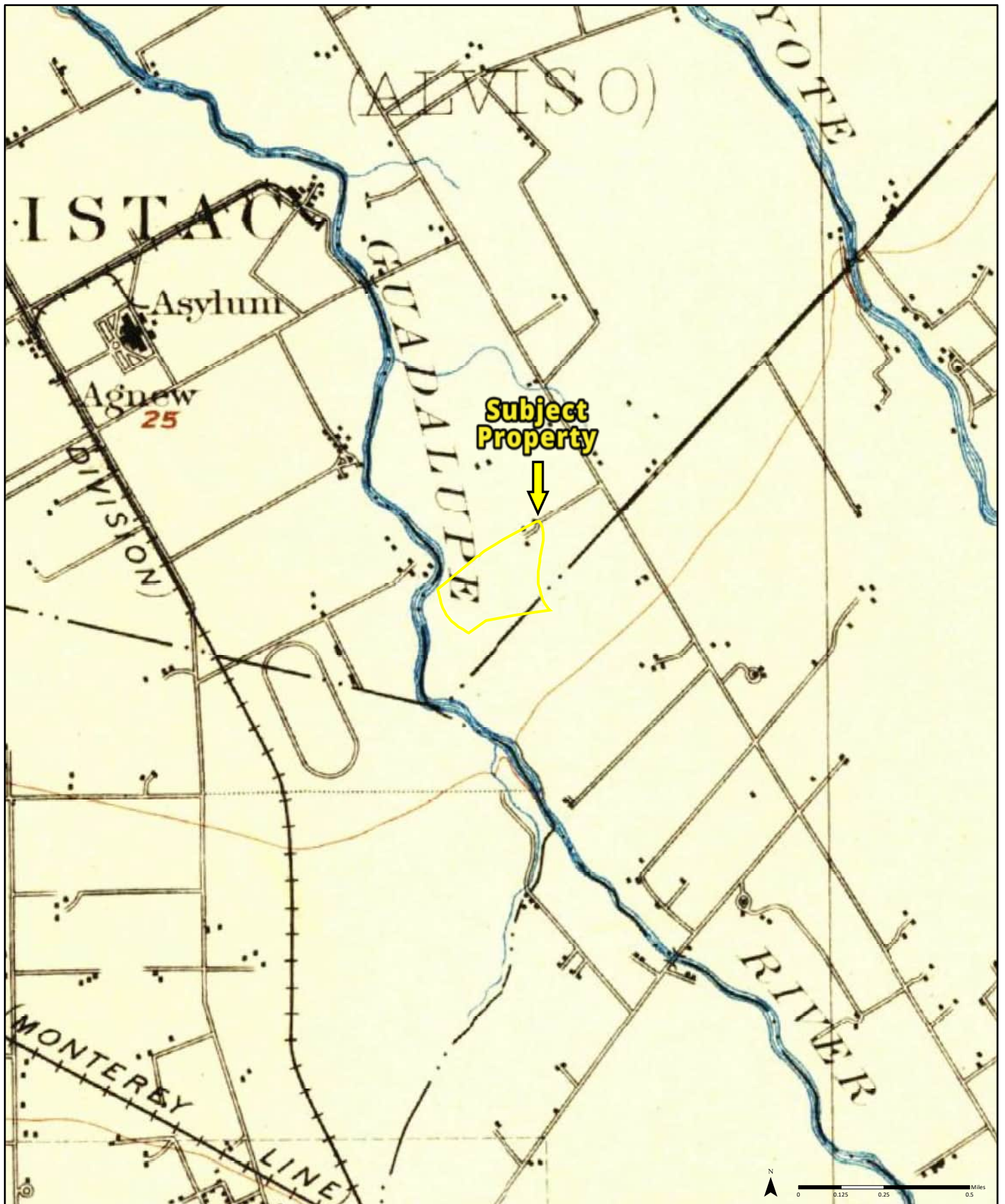
1889

Quadrangle(s): San Jose, CA

Order No. 24082701410

Source: USGS 15 Minute Topographic Map

PARTNER



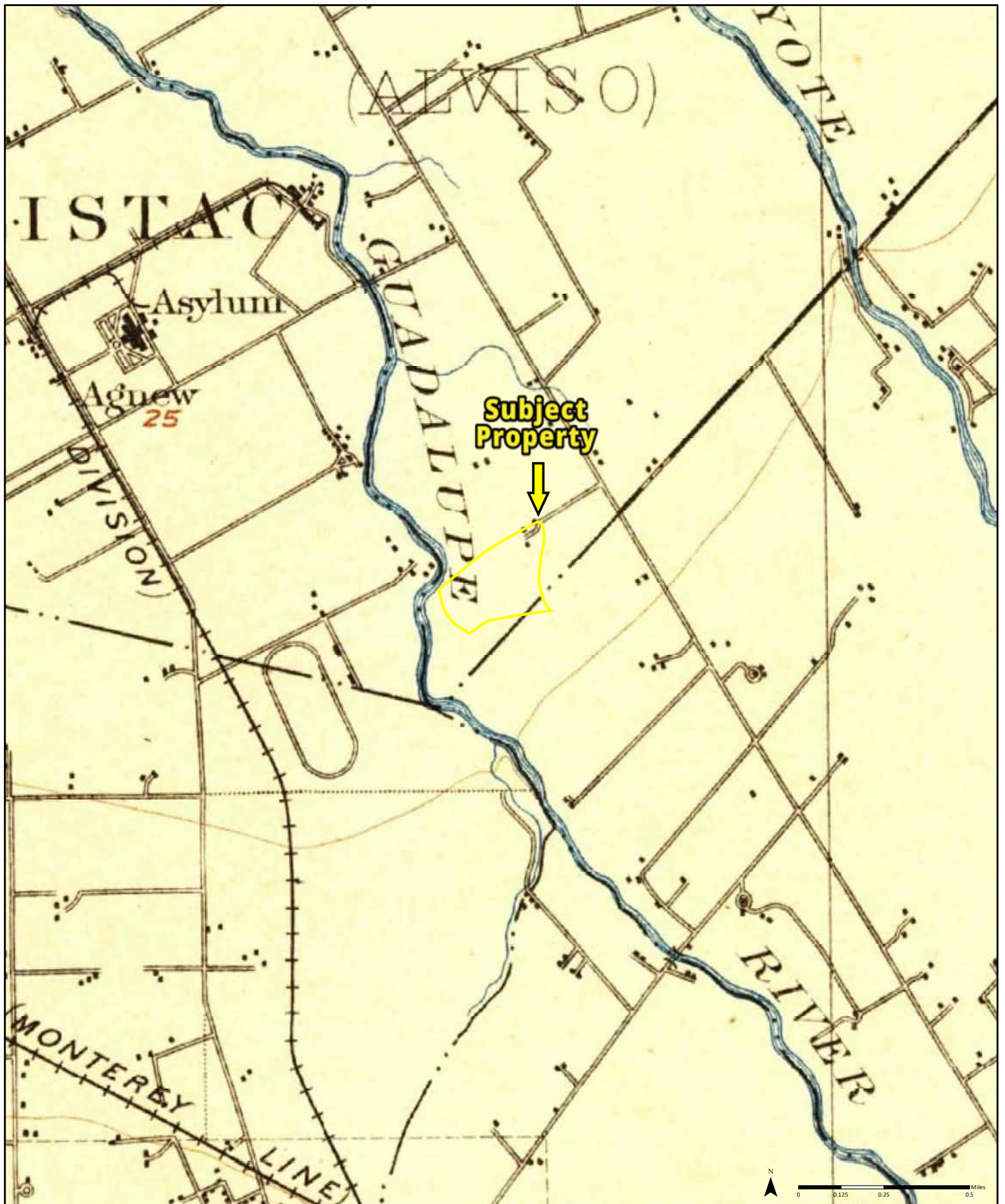
1897

Quadrangle(s): San Jose, CA

Order No. 24082701410

Source: USGS 15 Minute Topographic Map

PARTNER



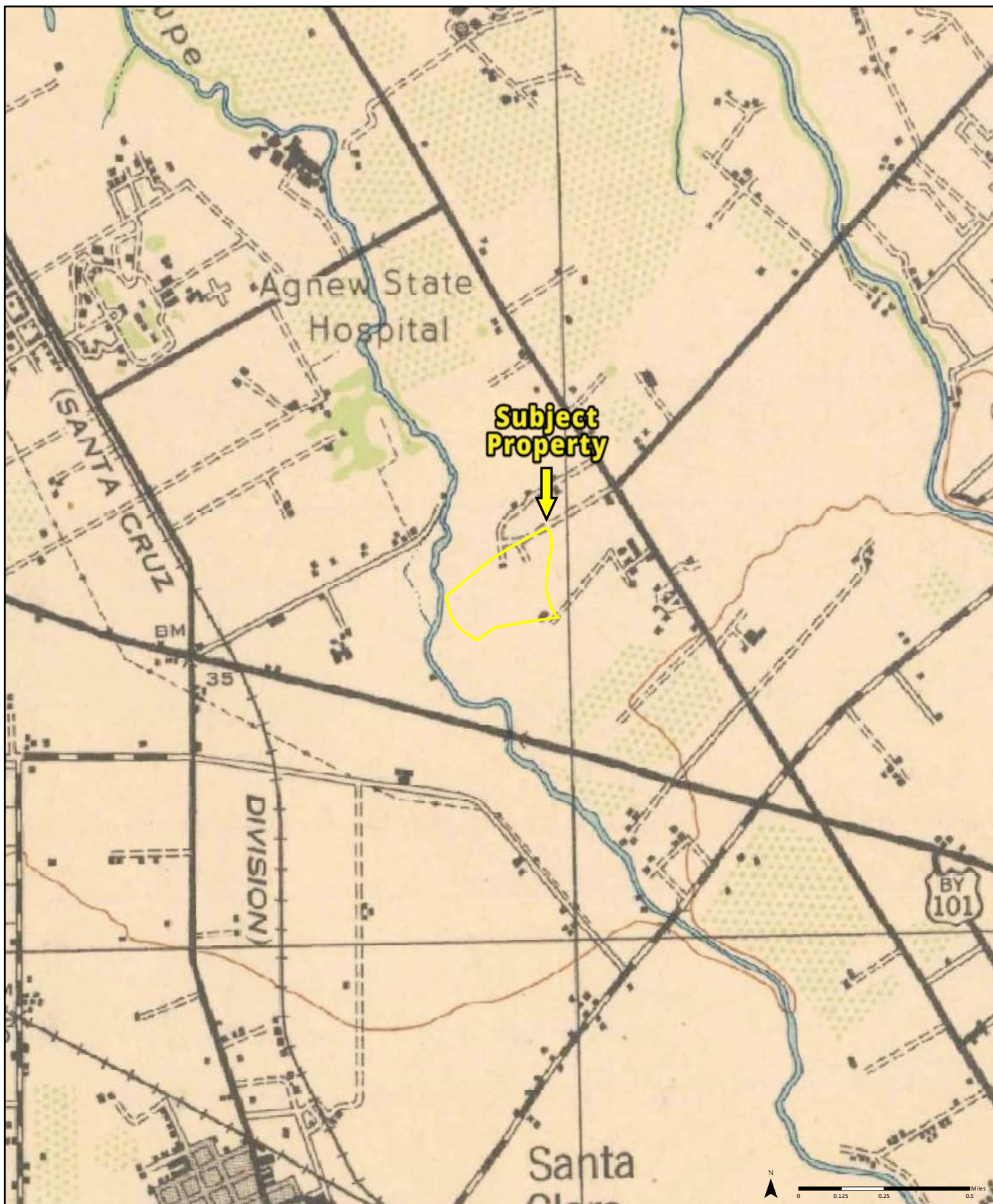
1899

Quadrangle(s): San Jose, CA

Order No. 24082701410

Source: USGS 15 Minute Topographic Map

PARTNER



1943

(1-1943)
Aerial Photo Year: 1939

Quadrangle(s): San Jose, CA(1-1943)

Order No. 24082701410

Source: USGS 15 Minute Topographic Map

PARTNER



1953

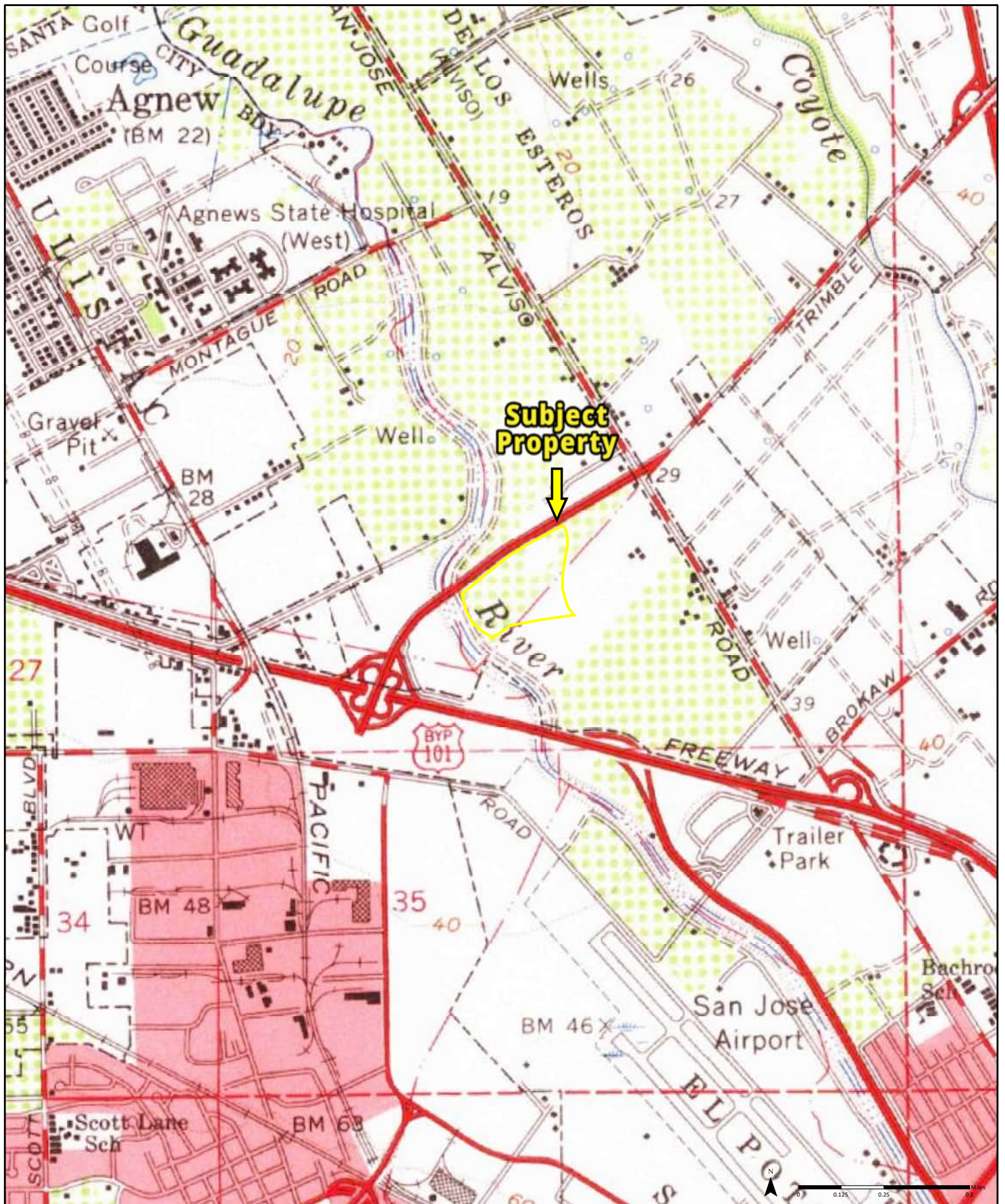
(1-1953)
Aerial Photo Year: 1948

Quadrangle(s): San Jose, CA(1-1953)

Order No. 24082701410

Source: USGS 15 Minute Topographic Map

PARTNER



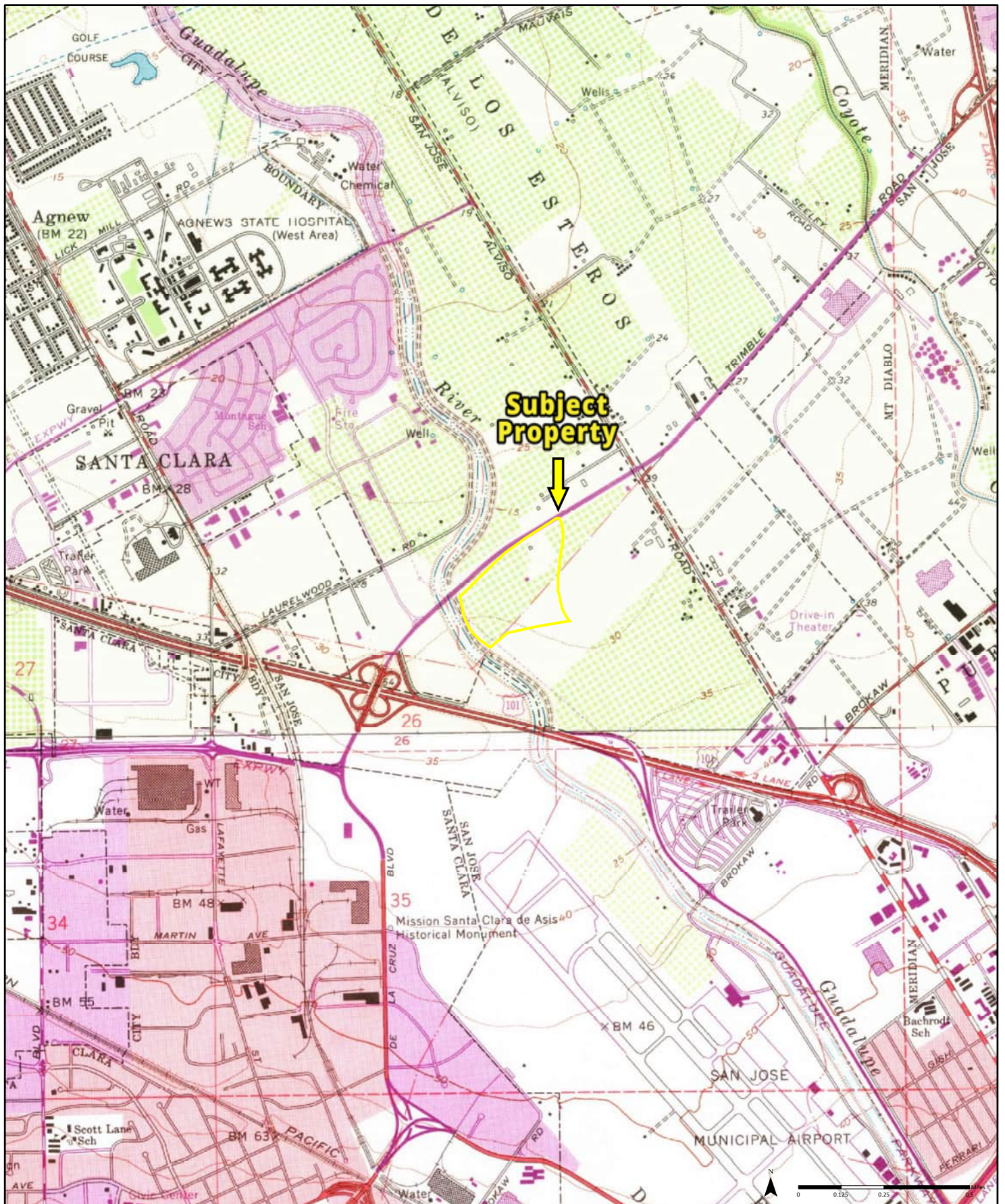
1961

Quadrangle(s): San Jose, CA

Order No. 24082701410

Source: USGS 15 Minute Topographic Map

PARTNER



1968

(1-1968) Aerial Photo Year: 1968
Photo Revision Year: 1968

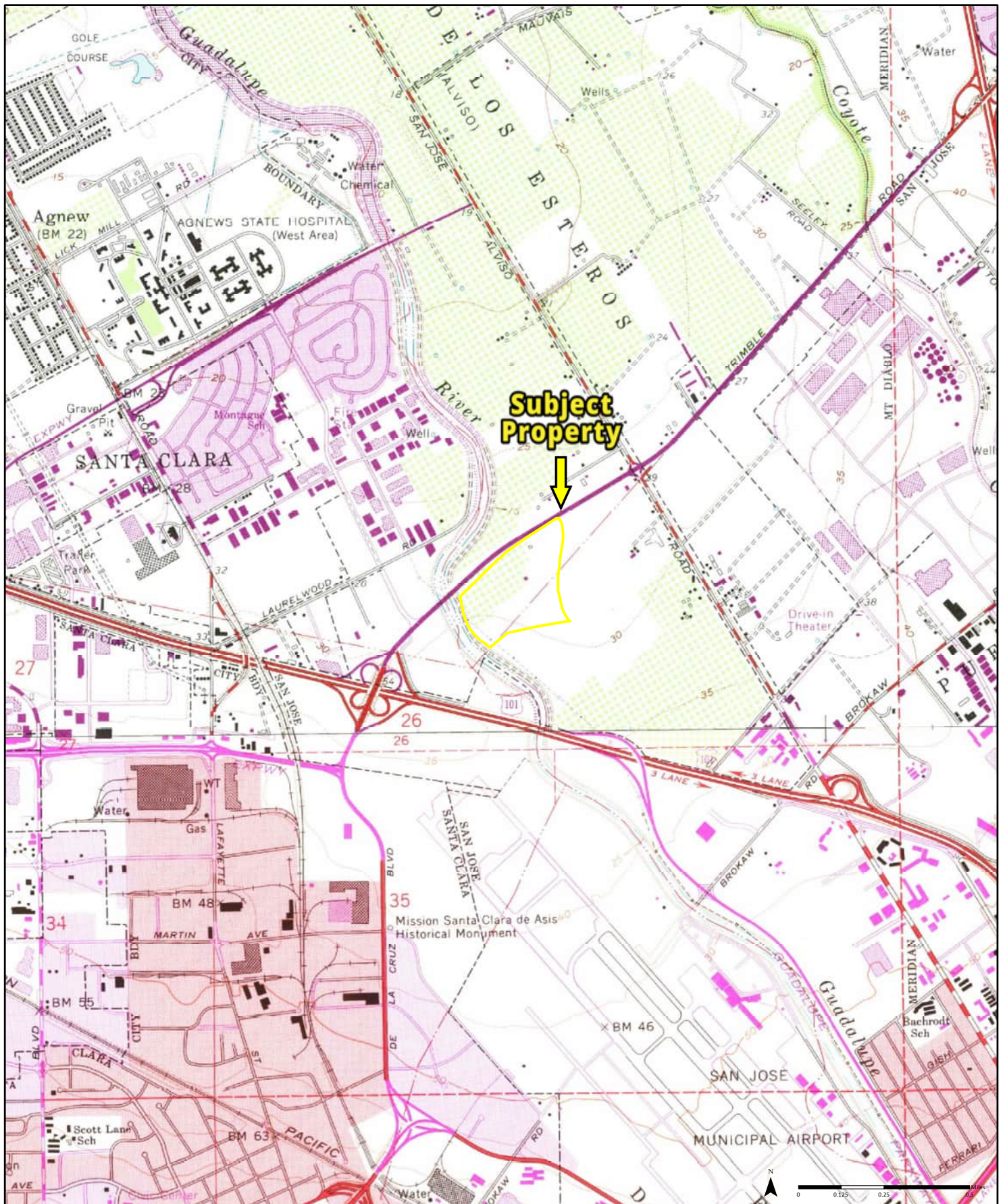
(2-1968) Aerial Photo Year: 1968
Photo Revision Year: 1968

Quadrangle(s): Milpitas, CA(1-1968)
San Jose West, CA(2-1968)

Order No. 24082701410

Source: USGS 7.5 Minute Topographic Map

PARTNER



1973

(1-1973) Aerial Photo Year: 1973
Photo Revision Year: 1973

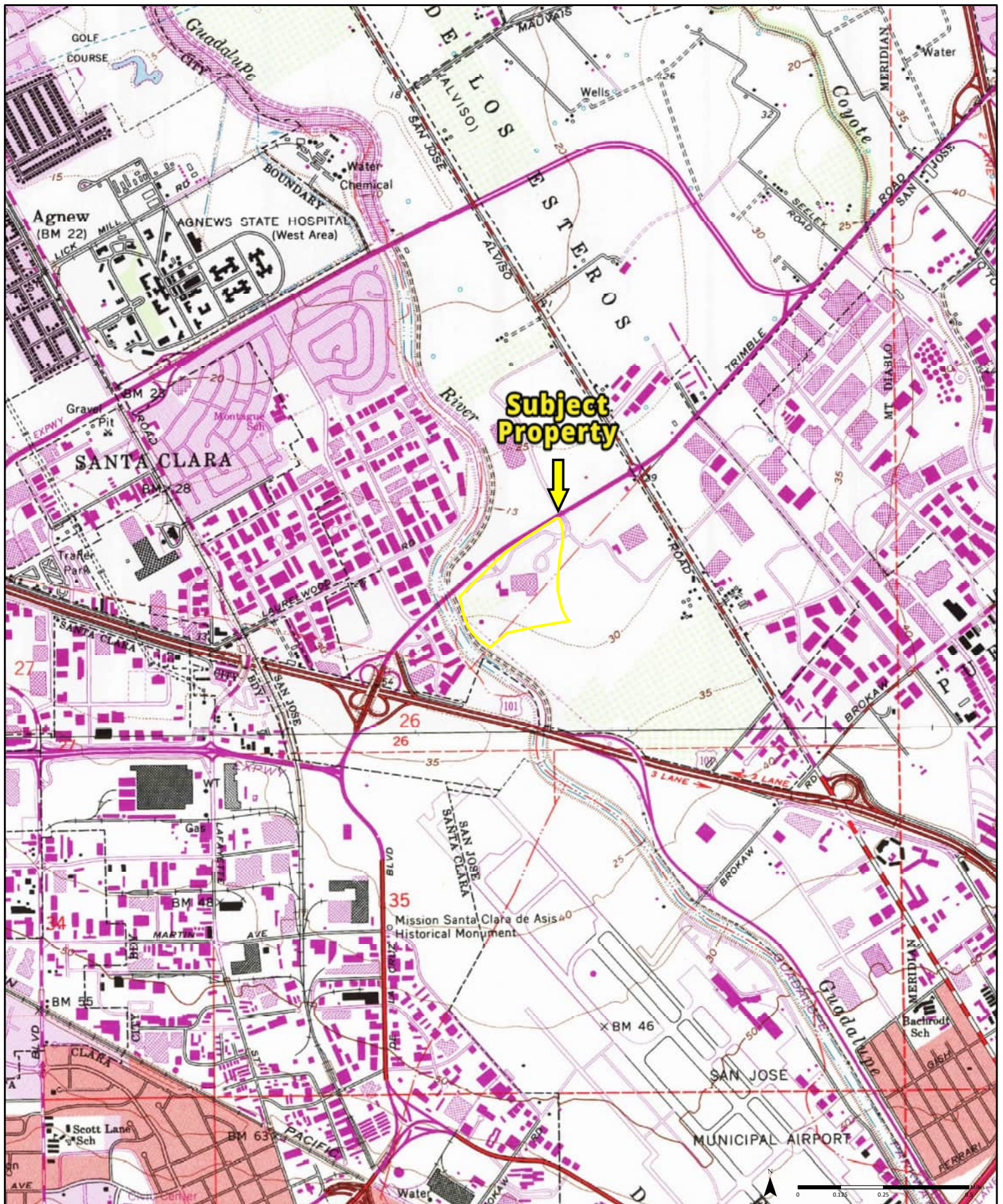
(2-1973) Aerial Photo Year: 1973
Photo Revision Year: 1973

Quadrangle(s): Milpitas, CA(2-1973)
San Jose West, CA(1-1973)

Order No. 24082701410

Source: USGS 7.5 Minute Topographic Map

PARTNER



1980

(1-1980) Aerial Photo Year: 1979
Photo Revision Year: 1980

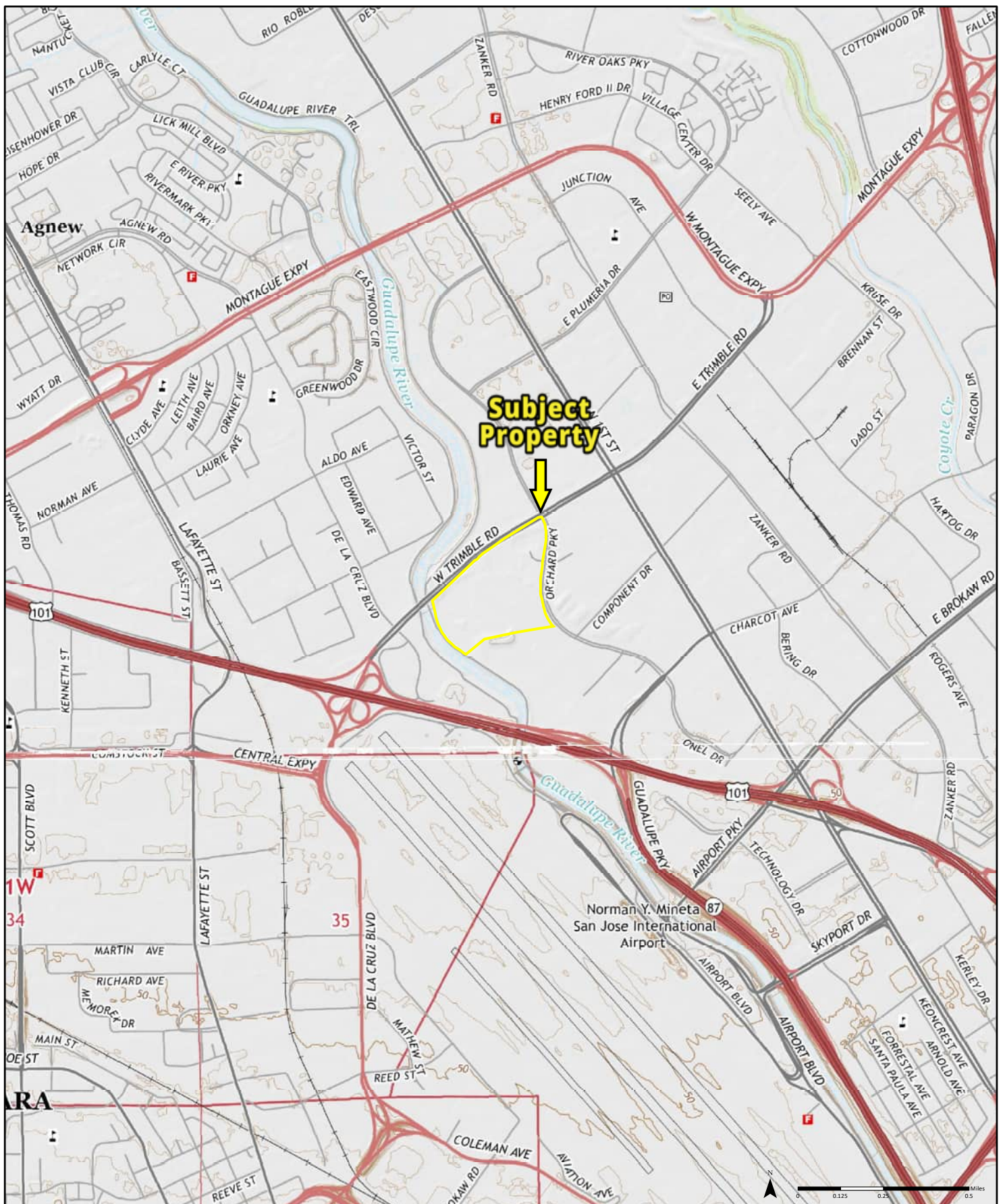
(2-1980) Aerial Photo Year: 1979
Photo Revision Year: 1980

Quadrangle(s): Milpitas, CA(2-1980)
San Jose West, CA(1-1980)

Order No. 24082701410

Source: USGS 7.5 Minute Topographic Map

PARTNER



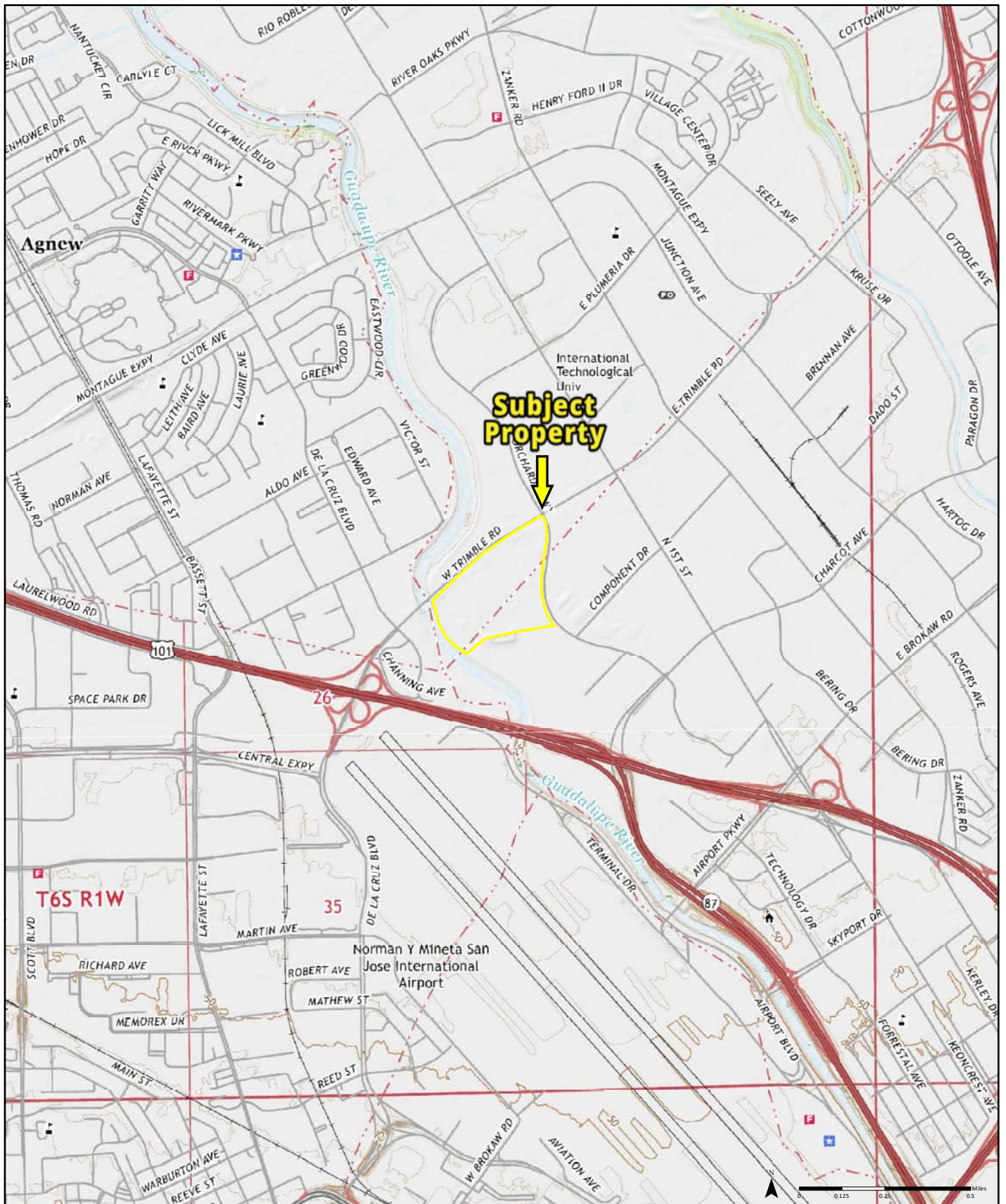
2015

Quadrangle(s): Milpitas, CA
San Jose West, CA

Order No. 24082701410

Source: USGS 7.5 Minute Topographic Map





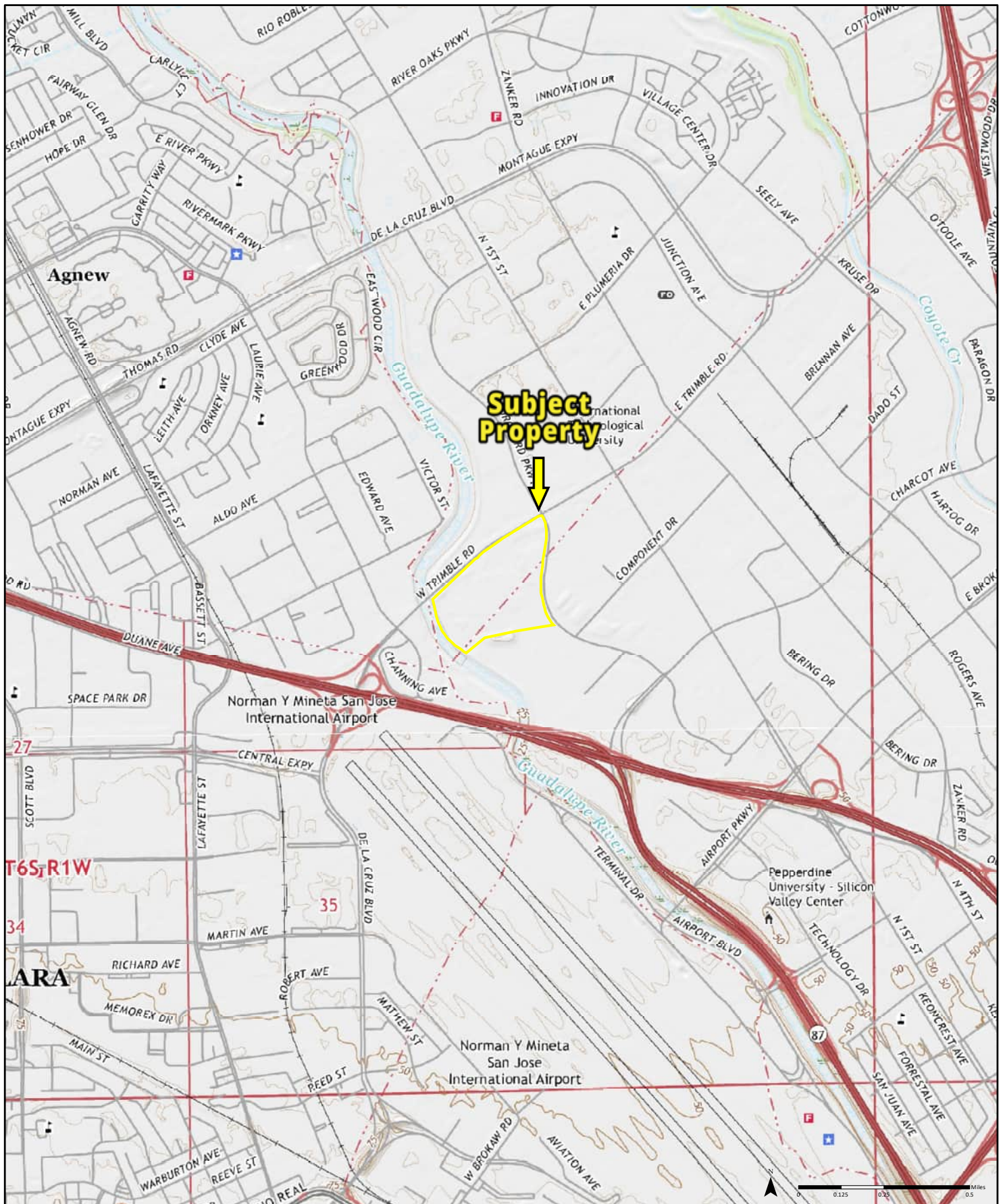
2018

**Quadrangle(s): Milpitas, CA
San Jose West, CA**

Order No. 24082701410

Source: USGS 7.5 Minute Topographic Map

PARTNER



2021

**Quadrangle(s): Milpitas, CA
San Jose West, CA**

Order No. 24082701410

Source: USGS 7.5 Minute Topographic Map

PARTNER

August 12, 2024 Amendment



First American Title Insurance Company
National Commercial Services
18500 Von Karman Ave, Suite 600
Irvine, CA 92612

Chris Karacic
LBA Realty
3347 Michelson Drive, Suite 200
Irvine, CA 92612
Phone: (949)757-2336
Fax: (949)955-9325

Customer Reference: 350 Trimble

Title Officer: Gibson Reese
Phone: (949)885-2454
Email: greese@firstam.com

Property: 350 West Trimble Road, San Jose, CA

PRELIMINARY REPORT

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

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

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

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

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

Dated as of August 07, 2024 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

LBA RVI-Company I LP, a Delaware limited partnership

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee as to Parcel One, an Easement as to Parcels Three, Four and Five

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.
2. The lien of special tax assessed pursuant to Chapter 2.5 commencing with Section 53311 of the California Government Code for Community Facilities District No. 2010-1, as disclosed by Notice of Special Tax Lien recorded March 01, 2011 as Document No. [21097317](#) of Official Records.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. An easement for public utilities and incidental purposes, recorded March 16, 1960 as [Book 4730, Page 297](#) of Official Records.

In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: as described therein

Document(s) declaring modifications thereof recorded December 06, 1999 as Document No. [15079839](#) of Official Records.

5. An easement for public utilities and incidental purposes, recorded July 12, 1961 as [Book 5227, Page 370](#), Re-Recorded August 15, 1961 in [Book 5264, Page 553](#), and September 12, 1961 in [Book 5294, Page 227](#), all of Official Records.

In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: as described therein

6. An easement for public utilities and incidental purposes, recorded June 18, 1975 as [Book B469, Page 648](#) of Official Records.

In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: as described therein

7. The fact that the land lies within the boundaries of the Rincon De Los Esteros Redevelopment Project Area, as disclosed by the document recorded July 11, 1975 as [Book B502, Page 711](#) of Official Records.

8. The terms and provisions contained in the document entitled "Agreement between the City of San Jose and Hewlett-Packard for Sharing the Costs of Certain Street and Related Improvements on Trimble Road and North First Street" recorded May 03, 1977 as [Book C790, Page 220](#) of Official Records.

9. An easement for a right-of-way for the free and unrestricted passage of aircraft of any and all kinds now or hereafter known and incidental purposes, recorded November 25, 1977 as [Book D298, Page 630](#) of Official Records.

In Favor of: City of San Jose, a municipal corporation of the State of California
Affects: as described therein

10. An easement shown or dedicated on the map of Parcel Map recorded March 28, 1978 and on file in [Book 415, Page\(s\) 40 and 41](#), of Maps.
For: Water line, sanitary sewer and incidental purposes.

11. An easement for public utilities and incidental purposes, recorded March 31, 1978 as [Book D564, Page 485](#) of Official Records.

In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: as described therein

Document(s) declaring modifications thereof recorded December 06, 1999 as Document No. [15079839](#) of Official Records.

12. An easement for public utilities facilities, ingress and egress and incidental purposes, recorded March 31, 1978 as [Book D564, Page 507](#) of Official Records.

In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: as described therein

13. An easement for roadways, walkways, ingress and egress for vehicular and pedestrians, along with the right to enter and maintain such easements for such purposes and incidental purposes, recorded May 05, 1978 as [Book D646, Page 548](#) of Official Records.

In Favor of: Watkins-Johnson Company, a California corporation
Affects: as described therein

14. An easement for A perpetual right and easement to construct, install, maintain, repair, renew, replace, operate and use a sanitary sewer pipe line or lines and appurtenances, of any size or material and incidental purposes, recorded January 20, 1978 as [Book D420, Page 321](#) of Official Records.

In Favor of: City of Santa Clara, a municipal corporation of the State of California
Affects: as described therein

15. The terms, provisions and easement(s) contained in the document entitled "Ingress/Egress Easement Agreement" recorded September 11, 1980 as [Book F574, Page 67](#) of Official Records.

16. TERMS AND CONDITIONS of that certain Permit
File No.: PDSH 94-05-016
Disclosed By: Certificate of Permit
Recorded: October 19, 1994 as Document No. [Book N638, Page 197](#), Official Records

Reference is hereby made to the record for particulars.

17. TERMS AND CONDITIONS of that certain Permit
File No.: PDA 94-01-016
Disclosed By: Certificate of Permit
Recorded: January 28, 2000 as Document No. [15136938](#), Official Records

Reference is hereby made to the record for particulars.

18. An easement shown or dedicated on the map of Parcel Map recorded January 30, 2001 and on file in [Book 736, Page\(s\) 30 - 32](#), of Maps.
For: Private Utility, Public Service and riparian setback and incidental purposes.

19. The terms and provisions contained in the document entitled "Agreement Containing Covenants Running with the Land" recorded February 13, 2001 as Document No. [15558028](#) of Official Records.

20. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement (Telecommunications)" recorded February 13, 2001 as Document No. [15558029](#) of Official Records.

21. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement (Substation)" recorded February 13, 2001 as Document No. [15558030](#) of Official Records.

22. TERMS AND CONDITIONS of that certain Permit
File No.: PD 00-08-063
Disclosed By: Certificate of Permit
Recorded: February 14, 2001 as Document No. [15560747](#), Official Records

Reference is hereby made to the record for particulars.

23. TERMS AND CONDITIONS of that certain Permit
File No.: PDA94-016-02
Disclosed By: Certificate of Permit
Recorded: November 10, 2005 as Document No. [18673892](#), Official Records

Reference is hereby made to the record for particulars.

24. An easement shown or dedicated on the map of Parcel Map recorded September 17, 2007 and on file in [Book 818, Page\(s\) 19 through 21](#), of Maps.
For: Public Service and incidental purposes.
25. The terms and provisions contained in the document entitled "Agreement Containing Covenants Running with the Land" recorded September 21, 2007 as Document No. [19592963](#) of Official Records.
26. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded September 21, 2007 as Document No. [19592964](#) of Official Records.
27. The terms, provisions and easement(s) contained in the document entitled "Grant of Pipeline Easement" recorded July 08, 2010 as Document No. [20767181](#) of Official Records.

Document(s) declaring modifications thereof recorded February 17, 2011 as Document No. [21086359](#) of Official Records.

28. TERMS AND CONDITIONS of that certain Permit
File No.: CP09-012
Disclosed By: Certificate of Permit
Recorded: September 16, 2010 as Document No. [20871667](#), Official Records

Reference is hereby made to the record for particulars.

29. TERMS AND CONDITIONS of that certain Permit
File No.: PDA94-016-05
Disclosed By: Certificate of Permit
Recorded: August 06, 2012 as Document No. [21777897](#), Official Records

Reference is hereby made to the record for particulars.

30. TERMS AND CONDITIONS of that certain Permit
File No.: PDA94-016-04
Disclosed By: Certificate of Permit
Recorded: October 01, 2012 as Document No. [21881740](#), Official Records

Reference is hereby made to the record for particulars.

31. TERMS AND CONDITIONS of that certain Permit
File No.: PDA07-081-01
Disclosed By: Certificate of Permit
Recorded: July 02, 2018 as Document No. [23968365](#), Official Records

Reference is hereby made to the record for particulars.

32. TERMS AND CONDITIONS of that certain Permit
File No.: PD18-009
Disclosed By: Certificate of Permit
Recorded: April 18, 2019 as Document No. [24159440](#), Official Records

Reference is hereby made to the record for particulars.

33. TERMS AND CONDITIONS of that certain Permit
File No.: PDA 18-009-01
Disclosed By: Certificate of Permit
Recorded: March 04, 2020 as Document No. [24420377](#), Official Records

Reference is hereby made to the record for particulars.

34. TERMS AND CONDITIONS of that certain Permit
File No.: PDA 94-016-07
Disclosed By: Certificate of Permit
Recorded: March 12, 2020 as Document No. [24429024](#), Official Records

Reference is hereby made to the record for particulars.

35. A Deed of Trust to secure an original indebtedness of \$111,100,000.00 recorded June 15, 2022 as Instrument No. [25320222](#) of Official Records.
Dated: June 14, 2022
Trustor: LBA RVI-COMPANY I, LP, a Delaware limited partnership
Trustee: First American Title Insurance Company
Beneficiary: FS CREIT NORTH TOWN LLC, a California limited liability company

A document entitled "Assignment of Leases and Rents" recorded June 15, 2022 as Instrument No. [25320223](#) of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust.

The beneficial interest in the Deed of Trust was assigned to FS Rialto 2022-FL6 Issuer, LLC, a Delaware Limited Liability Company by mesne instruments of record, the last of which recorded October 31, 2022 as Instrument No. [25394232](#) of Official Records

The interest of FS Creit Finance Holdings LLC, a Delaware Limited Liability Company under said Assignment of Assignment of Leases and Rents was purportedly assigned to FS Rialto 2022-FL6 Issuer, LLC, a Delaware Limited Liability Company by document recorded October 31, 2022 as Instrument No. [25394233](#) of Official Records.

A document recorded April 26, 2023 as Instrument No. [25466853](#) of Official Records provides that FS Rialto 2022-FL6 Issuer, LLC, a Delaware Limited Liability Company was substituted as trustee under the deed of trust.

The Deed of Trust/Mortgage was Partially reconveyed as to Parcel Two by instrument recorded April 26, 2023 under Instrument No. [25466853](#).

36. A financing statement recorded June 15 , 2022 as Instrument No. [25320224](#) of Official Records.
Debtor: LBA RVI-Company I, LP
Secured party: Fs Creit North Town LLC

According to the public records, the security interest of the secured party was assigned to FS Rialto 2022-FL6 Issuer, LLC by document recorded October 31, 2022 as Instrument No. [25394234](#) of Official Records.

An amendment to the financing statement was recorded May 01, 2023 as Instrument No. [25468672](#) of Official Records.

37. TERMS AND CONDITIONS of that certain Permit
File No.: PD22-028
Disclosed By: Certificate of Permit
Recorded: November 07, 2023 as Document No. [25556068](#), Official Records

Reference is hereby made to the record for particulars.

38. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the riverbank.
39. Water rights, claims or title to water, whether or not shown by the Public Records.
40. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.
41. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
42. Rights of parties in possession.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of \$75 up to \$225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. Taxes for proration purposes only for the fiscal year 2023-2024.

First Installment: \$650,017.30, PAID
Second Installment: \$650,017.30, PAID
Tax Rate Area: 017-113
APN: 101-02-018

(Affects portion of the land)

2. Taxes for proration purposes only for the fiscal year 2023-2024.

First Installment: \$114,793.21, PAID
Second Installment: \$114,793.21, PAID
Tax Rate Area: 017-113
APN: 101-02-019

(Affects portion of the land and other property)

3. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 350 West Trimble Road, San Jose, CA.
4. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded April 25, 2023 as Instrument No. [25466609](#) of Official Records.

From: LBA RVI-Company I LP, a Delaware limited partnership
To: LBA RVI-Company I LP, a Delaware limited partnership

5. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
6. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:
- A. WITH RESPECT TO A CORPORATION:
1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.

3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendment;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
 2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.

5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:
1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:
1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT PERMIT, AS EVIDENCED BY DOCUMENT RECORDED APRIL 25, 2023 AS INSTRUMENT NO. [25466607](#) OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON APRIL 20, 2021, IN [BOOK 937 OF MAPS, PAGE 43](#), SANTA CLARA COUNTY RECORDS:

EXCEPTING THEREFROM, THE FOLLOWING AREA:

REAL PROPERTY IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON APRIL 20, 2021, IN [BOOK 937 OF MAPS, PAGE 43](#), SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 1, BEING ON THE SOUTHWESTERLY LINE OF ORCHARD PARKWAY;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, SOUTH 81°52'41" WEST, 437.19 FEET;

THENCE NORTH 11°35'34" EAST, 116.85 FEET;

THENCE NORTH 81°52'41" EAST, 345.92 FEET TO THE SOUTHWESTERLY LINE OF ORCHARD PARKWAY;

THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET, WHOSE CENTER BEARS NORTH 60°30'49" EAST, THROUGH A CENTRAL ANGLE OF 07°44'52" FOR AN ARC LENGTH OF 121.70 FEET, TO THE POINT OF BEGINNING.

PARCEL TWO:

INTENTIONALLY DELETED.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR PRIVATE UTILITY PURPOSES, AS GRANTED IN THAT CERTAIN "EASEMENT AGREEMENT (TELECOMMUNICATIONS)" RECORDED FEBRUARY 13, 2001 AS INSTRUMENT NO. [15558029](#), SANTA CLARA COUNTY OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT 39.939 ACRE PARCEL, AS SAID PARCEL IS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD ON OCTOBER 6, 1976, IN [BOOK 381 OF MAPS, AT PAGES 19 THROUGH 23](#), SANTA CLARA COUNTY RECORDS, SAID PORTION BEING A 20.00 FEET WIDE STRIP OF LAND FOR PRIVATE UTILITY EASEMENT PURPOSES, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF NORTH FIRST STREET WITH

THE NORTHEASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID 39.939 ACRE PARCEL, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF PARCEL "D", AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON MARCH 28, 1978, IN [BOOK 415 OF MAPS, AT PAGES 40 AND 41](#), SANTA CLARA COUNTY RECORDS; SAID POINT OF INTERSECTION BEARING NORTH 43° 13' 51" EAST AND 80.11 FEET DISTANT ALONG SAID PROLONGATION LINE FROM THE MOST EASTERLY CORNER OF SAID PARCEL "D", AS DELINEATED ON SAID PARCEL MAP; THENCE SOUTHERLY ALONG SAID CENTERLINE SOUTH 30° 45' 42" EAST, 99.01 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 59° 14' 18" WEST 71.61 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH FIRST STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTH 48° 52' 01" WEST, 269.79 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 915.50 FEET, THROUGH A CENTRAL ANGLE OF 5° 38' 10", FOR A DISTANCE OF 90.06 FEET TO A TANGENT LINE;

THENCE ALONG SAID TANGENT LINE SOUTH 43° 13' 51" WEST, 1351.98 FEET TO THE POINT OF TERMINATION, SAID POINT OF TERMINATION BEING ON THE NORTHEASTERLY RIGHT OF WAY OF THE FUTURE EXTENSION OF ORCHARD PARKWAY.

THE SIDELINES OF THE HEREIN DESCRIBED 20 FEET WIDE STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH THE AFORESAID WESTERLY RIGHT OF WAY LINE AT THE BEGINNING, AND WITH SAID FUTURE NORTHEASTERLY RIGHT OF WAY LINE AT THE TERMINATION.

PARCEL FOUR:

A NON-EXCLUSIVE 15-FOOT WIDE EASEMENT FOR PRIVATE UTILITY PURPOSES, AS GRANTED IN THAT CERTAIN "EASEMENT AGREEMENT (SUBSTATION)" RECORDED FEBRUARY 13, 2001 AS INSTRUMENT NO. [15558030](#), SANTA CLARA COUNTY OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL "D", AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON MARCH 28, 1978, IN [BOOK 415 OF MAPS, AT PAGES 40 AND 41](#), SANTA CLARA COUNTY RECORDS, SAID PORTION BEING A 15.00 FEET WIDE STRIP OF LAND FOR PRIVATE UTILITY EASEMENT PURPOSES, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT IN THE BOUNDARY COMMON TO PARCELS "A" AND "D" AS SHOWN ON SAID PARCEL MAP, SAID ANGLE POINT BEING AT THE NORTHWESTERLY TERMINUS OF A COURSE IN SAID COMMON BOUNDARY HAVING A BEARING OF NORTH 46° 46' 09" WEST AND A DISTANCE OF 233.00 FEET AS SHOWN ON SAID PARCEL MAP; THENCE PROCEEDING SOUTHEASTERLY ALONG SAID COURSE, SOUTH 46° 46' 09" EAST 52.91 FEET; THENCE LEAVING SAID COMMON BOUNDARY ALONG A LINE PERPENDICULAR TO SAID COURSE, SOUTH 43° 13' 51" WEST 7.50 FEET TO THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING, ALONG A LINE PARALLEL WITH, AND 7.50 FEET DISTANT BY RIGHT ANGLE MEASUREMENT, FROM SAID COMMON BOUNDARY COURSE, NORTH 46° 46' 09" WEST 36.76 FEET;

THENCE ALONG THE FOLLOWING SIX (6) COURSES:

NORTH 89° 01' 08" WEST, 183.91 FEET;
SOUTH 87° 11' 13" WEST, 201.42 FEET;
NORTH 84° 34' 12" WEST, 72.48 FEET;
NORTH 59° 35' 26" WEST, 59.47 FEET;

NORTH 30° 46' 57" WEST, 210.43 FEET;
SOUTH 73° 59' 24" WEST, 184.49 FEET;

THENCE SOUTH 82° 12' 14" WEST, 108.46 FEET TO THE POINT OF TERMINATION ON THE SOUTHERLY PROLONGATION OF THE EAST RIGHT OF WAY LINE OF ORCHARD PARKWAY (100 FEET WIDE) AS SAID RIGHT OF WAY IS DESCRIBED IN THAT DOCUMENT RECORDED OCTOBER 18, 1999 AS INSTRUMENT NO. [15021133](#), OFFICIAL RECORDS, SANTA CLARA COUNTY.

THE SIDELINES OF THE HEREIN DESCRIBED 15 FEET WIDE STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH THE AFORESAID PERPENDICULAR LINE AT THE BEGINNING, AND WITH SAID PROLONGED RIGHT OF WAY LINE AT THE TERMINATION.

PARCEL FIVE:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AS GRANTED IN THAT CERTAIN "EASEMENT AGREEMENT" RECORDED SEPTEMBER 21, 2007 AS INSTRUMENT NO. [19592964](#), SANTA CLARA COUNTY OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN [BOOK 818 OF MAPS, AT PAGES 19, 20 AND 21](#), SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2 AND AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF ORCHARD PARKWAY WITH THE NORTHWESTERLY LINE OF 80' PG&E EASEMENT, RECORDED MARCH 31, 1978 IN [BOOK D564, PAGE 507](#), OFFICIAL RECORDS, AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING DISTANT S76°24'37"W, 81.31 FEET FROM THE MONUMENT AT THE INTERSECTION OF THE ORCHARD PARKWAY MONUMENT LINE AND THE MONUMENT LINE OF COMPONENT DRIVE, AS SHOWN ON SAID MAP;

THENCE FROM SAID POINT OF BEGINNING ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL 2 AND SAID 80' PG&E EASEMENT SOUTH 43°13'51" WEST, 522.95 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 46°46'09" EAST, 54.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND DISTANT 54.00 FEET SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF SAID PARCEL 2 AND THE 80' PG&E EASEMENT NORTH 43°13'51" EAST, 325.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'31" HAVING A RADIUS OF 184.00 FEET AND ALONG AN ARC DISTANCE OF 63.93 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 15°47'33" HAVING A RADIUS OF 349.00 FEET AND AN ARC DISTANCE OF 96.20 FEET;

THENCE ALONG A NON-TANGENT LINE NORTH 44°05'03" EAST, 67.04 FEET TO SAID SOUTHWESTERLY LINE OF ORCHARD PARKWAY AND TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT A RADIAL LINE BEARS NORTH 23°22'08" EAST;

THENCE NORTHWESTERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 5°42'20" HAVING A RADIUS OF 903.00 FEET AND ARC DISTANCE OF 89.92 TO THE POINT OF BEGINNING.

APN: 101-02-018 (Affects portion of the land) and 101-02-019 (Affects portion of the land and other property)

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building;
 - (b) zoning;
 - (c) land use;
 - (d) improvements on the Land;
 - (e) land division; and
 - (f) environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

Your Deductible Amount	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - (a) that are created, allowed, or agreed to by you

(b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
(c) that result in no loss to you
(d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks

4. Failure to pay value for your title.

5. Lack of a right:

(a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR

(b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - a. a fraudulent conveyance or fraudulent transfer; or
 - b. a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

**2021 ALTA LOAN POLICY (7-1-21)
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
- 5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
- 7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
- 8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
- 9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
- 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2021 ALTA OWNER'S POLICY (7-1-21) EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
- 2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
- 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction

vesting the Title as shown in Schedule A is a:

- a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

USTinspector

From: Joanna Chavez <joanna@balchpetroleum.com>
Sent: Monday, March 15, 2021 9:56 AM
To: USTinspector
Cc: Lim, Loren
Subject: [EXTERNAL] RE: 2/19/21 at 9:00 AM - Testing Scheduled for MSC
Attachments: Lumileds_SB.21.pdf; Lumileds_MSC.combined.21.pdf

Categories: Test Reports to be Filed

Good Morning,

Enclosed is MSC and Spill Bucket test results for Lumileds.

Thank you.

From: USTinspector <USTinspector@deh.sccgov.org>
Sent: Wednesday, February 10, 2021 9:01 AM
To: Joanna Chavez <joanna@balchpetroleum.com>
Cc: Lim, Loren <Loren.Lim@cep.sccgov.org>
Subject: RE: 2/19/21 at 9:00 AM - Testing Scheduled for MSC

This email serves as confirmation for the Annual Monitoring System Certification scheduled for **2/19/21 at 9:00 AM**.

Due to limited inspection staff availability during the Covid-19 state of emergency, we recommend that you **provide at least 10 days advance notice** to ensure proper coordination. Tests performed without adequate coordination or notice may need to be repeated at the UST owner/operator's expense.

Please note the following new requirement: Pursuant to the County Health Officer's Order, all businesses are required to have a **COVID-19 Site-Specific Protection Plan** (social distancing protocol). **Prior to the date of testing, please email to ustinspector@deh.sccgov.org a copy of your client's site-specific plan.** Generic, non-site specific plans are not acceptable. Additional information regarding the Order and social distancing protocols is available at www.sccgov.org/sites/covid19/Pages/home.aspx.

As a reminder, please inform the certifying technician that copies of all required certifications should be available on the date of testing. Technician qualifications, including ICC UST Service Technician and applicable equipment manufacturers' training certification(s), which are required per Title 23 California Code of Regulations, Section 2715(f), will be verified by the Inspector. Tests performed without required certifications will be invalid.

Thank you,

Myra Reichardt
Hazardous Materials Technician



County of Santa Clara Dept. of Environmental Health | Hazardous Materials
Compliance Division
1555 Berger Drive, Suite 300 | San Jose, CA 95112
Phone 408-918-1984 | Tele-Work Schedule: Mon – Thurs
<https://www.sccgov.org/sites/hazmat/Pages/hmp.aspx>

Please practice social distancing, wear a face mask, and wash your hands.
[County of Santa Clara Public Health Department COVID19 Information Website](#)

From: Joanna Chavez <joanna@balchpetroleum.com>
Sent: Friday, February 5, 2021 10:16 AM
To: USTinspector <USTinspector@deh.sccgov.org>
Subject: [EXTERNAL] 2/19/21 at 9:00 AM - Testing Scheduled for MSC

Test Type: Monitoring System Certification
Client: Lumileds LLC
Location: 370 W. Trimble Road, San Jose, CA 95131
Date: Friday, February 19, 2021 at 9:00 AM

Please confirm is works for your schedule.

Joanna Chavez



Service Administrator
Phone: (408) 942-8686 ext: 104

Appendix VI Underground Storage Tank Monitoring System Certification Form

TYPE OF ACTION ☐ Installation ☐ Repair ☒ 12 Month

1. FACILITY INFORMATION		
CERS ID		Certification Date 2/19/2021
Facility Name Lumileds		
Facility Address 350 West Trimble Road	City San Jose	ZIP Code 95131
2. SERVICE TECHNICIAN INFORMATION		
Company Performing the Certification Balch Petroleum		Phone (408) 942-8686
Mailing Address 930 Ames Ave. Milpitas, Ca. 95035		
Service Technician Performing Test Elmer Mortera		
Contractor/Tank Tester License Number 396575		
ICC Number 5248052-UT		ICC Expiration Date 2/22/2022
3. TRAINING AND CERTIFICATIONS		
<i>Manufacturer and Test Equipment Training Certifications</i>		<i>Expiration Date</i>
Veeder Root		7/2/2022
Franklin Fueling		
4. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING TEST		
<i>I hereby certify that the monitoring system is operational in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2638; that required supporting documentation is attached; and all information contained herein is accurate.</i>		
Service Technician Signature 	Date 2/19/2021	Total # of Pages

CERS = California Environmental Reporting System, GPH = Gallons Per Hour, ID = Identification, ICC = International Code Council, LLD = Line Leak Detector, NA = Not Applicable, SW = Single-Walled, UDC = Under-Dispenser Containment, UST = Underground Storage Tank, VPH = Vacuum/Pressure/Hydrostatic

Underground Storage Tank Monitoring System Certification Form

5. MONITORING SYSTEM AND PROGRAMMING					
<i>A separate Monitoring System Certification Form must be prepared for each control panel.</i>					
Make of Monitoring System Control Panel Veeder Root	Model of Monitoring System Control Panel TLS350	Software Version Installed 123.01			
<i>Attach the post-certification reports if the monitoring system is capable of generating either; ☒ Monitoring System Set-up ☒ Alarm History Report</i>			Yes ☒	No ☐	NA ☐
All monitoring equipment is operational per manufacturer's specifications?			☒	☐	☐
Secondary containment systems are free of damage, debris, or liquid?			☒	☐	☐
Are the audible and visual alarms operational?			☒	☐	☐
All sensors have been: 1) visually inspected for wiring kinks, breaks and residual buildup on floats; and 2) tested for functionality and confirmed operational?			☒	☐	☐
Are all sensors installed to detect a release at the earliest opportunity in the secondary containment?			☒	☐	☐
The monitoring system set-up was reviewed, and proper settings confirmed?			☒	☐	☐
Was the monitoring control panel's backup battery visually inspected, functionally tested, and confirmed operational?			☒	☐	☐
Does the flow of fuel stop at the dispenser if a release is detected in the under-dispenser containment?			☐	☐	☒
Does the turbine automatically shut down if the piping secondary containment monitoring system fails to operate or is electrically disconnected?			☐	☐	☒
Does the turbine automatically shut down if the piping secondary containment monitoring system detects a release? Which sensors initiate positive shut down? (Check all that apply) ☐ Sump ☐ UDC			☐	☐	☒
If monitoring system alarms are relayed to a remote monitoring center, is all communication equipment operational?			☒	☐	☐

*Describe all answers marked "No" or "Fail" and proposed remedy in **Section 9**.
List all monitoring equipment either replaced or repaired in **Section 9***

Underground Storage Tank Monitoring System Certification Form

6. SENSOR TESTING RESULTS

List only sensors tested on date of this certification. List "**Sensor ID**" as labeled in system programming. Additional copies of this page may be attached to accommodate all sensors tested.

[illegible]

*Describe all answers marked “No” or “Fail” and proposed remedy in **Section 9**.*

*List all monitoring equipment either replaced or repaired in **Section 9***

Underground Storage Tank Monitoring System Certification Form

7. LINE LEAK DETECTOR TESTING

☒ Check this box if line leak detectors **ARE NOT** installed. *(Do not complete this section.)*

Simulated release rate verified: (Check all that apply.)

☐ 3 GPH ☐ 0.1 GPH ☐ 0.2 GPH

	Yes	No	NA
Has the testing apparatus been properly calibrated?	☐	☐	☐
For emergency generator tank systems, does the LLD create an audible and visual alarm when a leak is detected?	☐	☐	☐
For mechanical LLDs, does the LLD restrict the flow through the pipe when a release is detected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off when a release is detected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system is disabled or disconnected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system malfunctions or fails a tightness test?	☐	☐	☐
For electronic LLDs, have all accessible wiring connections been visually inspected for kinks and breaks?	☐	☐	☐
Were all items on the equipment manufacturer's maintenance checklist completed?	☐	☐	☐
Were all LLDs confirmed operational within regulatory requirements?	☐	☐	☐

LLD ID	LLD Model	Lines Monitored	Pass	Fail
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

Describe all answers marked "No" or "Fail" and proposed remedy in **Section 9**.
List all monitoring equipment either replaced or repaired in **Section 9**

Underground Storage Tank Monitoring System Certification Form

8. IN-TANK GAUGING TESTING

☒ Check this box if tank gauging is used only for inventory control. ☐ Check this box if NO tank gauging equipment is installed. <i>(Do not complete this section if either box is checked.)</i>	Yes	No	NA
All wiring has been: 1) visually inspected for kinks, breaks and proper entry and termination; and 2) tested for ground faults?	☐	☐	☐
Were all in-tank gauging probes visually inspected for damage and residue buildup to ensure that floats move freely, functionally tested, and confirmed operational?	☐	☐	☐
Was accuracy of system's product level readings tested?	☐	☐	☐
Was accuracy of system's water level readings tested?	☐	☐	☐
Were all probes reinstalled properly?	☐	☐	☐
Were all items on the equipment manufacturer's maintenance checklist completed?	☐	☐	☐

Probe ID	Probe Model	Tanks Monitored	Pass	Fail
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

9. COMMENTS

*Describe all answers marked "No" or "Fail" and proposed remedy.
List all monitoring equipment either replaced or repaired.*

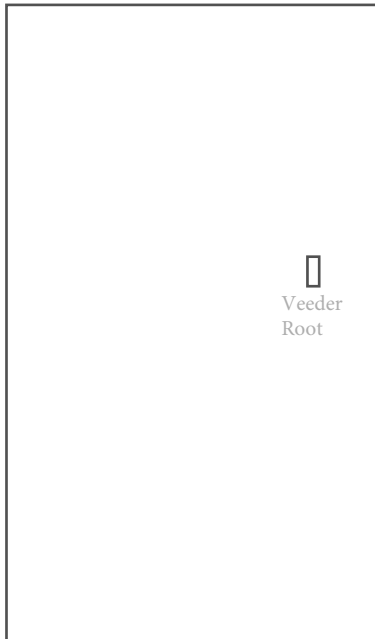
NOTE: UST system is used for the stand by generator.

Underground Storage Tank Monitoring System Certification Form

10. MONITORING SITE PLAN

Date site plan was prepared:

If a site plan has been prepared that shows all required information, you may include it, rather than this page, with your Monitoring System Certification Form. The site plan must show the general layout of tanks and identify locations of the monitoring panel, and all leak detection equipment and monitoring locations. Include a legend for all symbols depicted.



○ spill bucket

◦ L1

Appendix VIII

Underground Storage Tank

Spill Container Testing Report Form

TYPE OF ACTION

☐ Installation

☐ Repair

☒ 12 Month

1. FACILITY INFORMATION

CERS ID

Test Date

2/19/2021

Facility Name

Lumileds

Facility Address

350 West Trimble Road

City

San Jose

ZIP Code

95131

2. SERVICE TECHNICIAN INFORMATION

Company Performing the Test

Balch Petroleum

Phone

(408) 942-8686

Mailing Address

930 Ames Ave. Milpitas, Ca. 95035

Service Technician Performing Test

Elmer Mortera

Contractor/Tank Tester License Number

396575

ICC Number

5248052-UT

ICC Expiration Date

5/24/2022

3. TRAINING AND CERTIFICATIONS

Manufacturer and Test Equipment Training Certifications

Expiration Date

Caldwell Sump Tester

12/31/2021

4. TEST PROCEDURE INFORMATION

Test Procedures Used

Components Tested

Caldwell Sump Tester

Diesel Spill Bucket

5. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING TEST

I hereby certify that each spill container was tested in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2637.1; that required supporting documentation is attached; and all information contained herein is accurate. I understand that test procedures shall be made available upon request by the governing authority.

Service Technician Signature

Elmer Mortera

Date

2/19/2021

Total # of Pages

CERS = California Environmental Reporting System, ID = Identification, ICC = International Code Council

Underground Storage Tank Spill Container Testing Report Form

6. SPILL CONTAINER DETAILS

Test Method Developed by ☐ Manufacturer ☒ Industry Standard ☐ Professional Engineer

Test Type ☐ Pressure ☐ Vacuum ☒ Hydrostatic

Tank ID	Tank 1			
Spill Container Manufacturer:	OPW			
Method of Cathodic Protection	☒ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other
Is the spill container minimum capacity five gallons excluding riser volume?	☒ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*
Method to keep spill container empty	☒ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other
Spill Container Test Results	☒ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Tank ID				
Spill Container Manufacturer:				
Method of Cathodic Protection	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other
Is the spill container minimum capacity five gallons excluding riser volume?	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*
Method to keep spill container empty	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other
Spill Container Test Results	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

8. COMMENTS

Describe all answers marked "Other," "No," or "Fail" and each proposed remedy.

* Mark here if:

☐ Spill containers do not have a minimum capacity of five gallons and require replacement.

Additional copies of this page may be attached.

LUMILED
350.W.TRIMBLE RD.
SAN JOSE.CA. 95131.

FEB-19, 2021 8:20 AM

SYSTEM STATUS REPORT

ALL FUNCTIONS NORMAL

INVENTORY REPORT

T 1:DIESEL
VOLUME = 4483 GALS
ULLAGE = 7517 GALS
90% ULLAGE= 6317 GALS
TC VOLUME = 4468 GALS
HEIGHT = 36.80 INCHES
WATER VOL = 0 GALS
WATER = 0.00 INCHES
TEMP = 67.0 DEG F

*****END*****

SYSTEM SETUP

FEB 19, 2021 8:20 AM

SYSTEM UNITS

U.S.
SYSTEM LANGUAGE
ENGLISH
SYSTEM DATE/TIME FORMAT
MON DD YYYY HH:MM:SS XM

LUMILED
350 W.TRIMBLE RD.
SAN JOSE.CA. 95131

SHIFT TIME 1 : DISABLED
SHIFT TIME 2 : DISABLED
SHIFT TIME 3 : DISABLED
SHIFT TIME 4 : DISABLED

TANK PER TST NEEDED WRN
DISABLED
TANK ANN TST NEEDED WRN
DISABLED

LINE RE-ENABLE METHOD
PASS LINE TEST

LINE PER TST NEEDED WRN
DISABLED
LINE ANN TST NEEDED WRN
DISABLED

PRINT TC VOLUMES
ENABLED

TEMP COMPENSATION
VALUE (DEG F) : 60.0
STICK HEIGHT OFFSET
DISABLED
DAYLIGHT SAVING TIME
ENABLED
START DATE
MAR WEEK 2 SUN
START TIME
2:00 AM
END DATE
NOV WEEK 1 SUN
END TIME
2:00 AM

SYSTEM SECURITY
CODE : 000000

CUSTOM ALARM LABELS
DISABLED

COMMUNICATIONS SETUP

PORT SETTINGS:

NONE FOUND

RS-232 END OF MESSAGE
DISABLED

IN-TANK SETUP

T 1:DIESEL
PRODUCT CODE : 1
THERMAL COEFF : .000470
TANK DIAMETER : 92.00
TANK PROFILE : 1 PT
FULL VOL : 12000

FLOAT SIZE: 4.0 IN.

WATER WARNING : 2.0
HIGH WATER LIMIT: 3.0

MAX OR LABEL VOL: 12000
OVERFILL LIMIT : 90%
10800
HIGH PRODUCT : 95%
11400
DELIVERY LIMIT : 10%
1200

LOW PRODUCT : 1000
LEAK ALARM LIMIT: 99
SUDDEN LOSS LIMIT: 99
TANK TILT : 0.00
PROBE OFFSET : 0.00

SIPHON MANIFOLDED TANKS
T#: NONE
LINE MANIFOLDED TANKS
T#: NONE

LEAK MIN PERIODIC: 0%
0

LEAK MIN ANNUAL : 0%
0

PERIODIC TEST TYPE
STANDARD

ANNUAL TEST FAIL
ALARM DISABLED

PERIODIC TEST FAIL
ALARM DISABLED

GROSS TEST FAIL
ALARM DISABLED

ANN TEST AVERAGING: OFF
PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TNK TST SIPHON BREAK:OFF

DELIVERY DELAY : 5 MIN
PUMP THRESHOLD : 10.00%

LEAK TEST METHOD

TEST ON DATE : ALL TANK
JAN 1, 1996
START TIME : DISABLED
TEST RATE : 0.20 GAL/HR
DURATION : 2 HOURS

TST EARLY STOP:DISABLED

LEAK TEST REPORT FORMAT
NORMAL

LIQUID SENSOR SETUP

L 1:ANNULAR
TRI-STATE (SINGLE FLOAT)
CATEGORY : ANNULAR SPACE

L 2:PIPING SUMP
TRI-STATE (SINGLE FLOAT)
CATEGORY : PIPING SUMP

OUTPUT RELAY SETUP

R 1:ALARM
TYPE:
STANDARD
NORMALLY OPEN

IN-TANK ALARMS

T 1:LEAK ALARM
T 1:HIGH WATER ALARM
T 1:OVERFILL ALARM
T 1:LOW PRODUCT ALARM
T 1:PROBE OUT
T 1:HIGH WATER WARNING
T 1:DELIVERY NEEDED

LIQUID SENSOR ALMS

L 1:FUEL ALARM
L 2:FUEL ALARM
L 1:SENSOR OUT ALARM
L 2:SENSOR OUT ALARM
L 1:SHORT ALARM
L 2:SHORT ALARM

RECONCILIATION SETUP

AUTOMATIC DAILY CLOSING
TIME: 2:00 AM

PERIODIC RECONCILIATION
MODE: MONTHLY

TEMP COMPENSATION
STANDARD

BUS SLOT FUEL METER TANK
TANK MAP EMPTY

SYSTEM CONFIGURATION

SLOT 1 4 PROBE / G.T.
SLOT 2 INTERSTITIAL BD
SLOT 3 UNUSED
SLOT 4 UNUSED
SLOT 5 UNUSED
SLOT 6 UNUSED
SLOT 7 UNUSED
SLOT 8 UNUSED

SLOT 9 RELAY BOARD
SLOT 10 UNUSED
SLOT 11 UNUSED
SLOT 12 UNUSED
SLOT 13 UNUSED
SLOT 14 UNUSED
SLOT 15 UNUSED
SLOT 16 UNUSED

COMM 1 UNUSED
COMM 2 UNUSED
COMM 3 UNUSED
COMM 4 UNUSED
COMM 5 UNUSED
COMM 6 UNUSED

SOFTWARE REVISION LEVEL
VERSION 123.01
SOFTWARE# 346123-100-B
CREATED - 02.06.21.13.00

NO SOFTWARE MODULE
SYSTEM FEATURES:
PERIODIC IN-TANK TESTS
ANNUAL IN-TANK TESTS

ALARM HISTORY REPORT

----- SYSTEM ALARM -----
PAPER OUT
MAR 9, 2020 8:43 AM
PRINTER ERROR
MAR 9, 2020 8:43 AM
BATTERY IS OFF
JAN 1, 1996 8:00 AM

ALARM HISTORY REPORT

----- IN-TANK ALARM -----
T 1:DIESEL

LOW PRODUCT ALARM
MAY 19, 2013 6:54 AM

PROBE OUT
SEP 29, 2009 10:13 AM
DEC 15, 2004 10:06 AM

DELIVERY NEEDED
MAY 19, 2013 2:00 AM
APR 29, 2012 4:26 PM

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 1:ANNULAR
ANNULAR SPACE
FUEL ALARM
FEB 14, 2020 10:14 AM
FUEL ALARM
FEB 14, 2020 10:14 AM
FUEL ALARM
FEB 14, 2020 10:14 AM

* * * * * END * * * * *

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 2:PIPING SUMP
PIPING SUMP
FUEL ALARM
JUL 27, 2020 5:17 AM
FUEL ALARM
FEB 14, 2020 9:09 AM
FUEL ALARM
FEB 28, 2019 9:44 AM

LUMILED
350 W.TRIMBLE RD.
SAN JOSE,CA. 95131

FEB 19, 2021 9:05 AM

SYSTEM STATUS REPORT

L 1:FUEL ALARM

----- SENSOR ALARM -----
L 2:PIPING SUMP
PIPING SUMP
FUEL ALARM
FEB 19, 2021 9:01 AM

----- SENSOR ALARM -----
L 1:ANNULAR
ANNULAR SPACE
FUEL ALARM
FEB 19, 2021 9:16 AM

----- SENSOR ALARM -----
L 1:ANNULAR
ANNULAR SPACE
FUEL ALARM
FEB 19, 2021 9:03 AM

LUMILED
350 W.TRIMBLE RD.
SAN JOSE,CA. 95131

FEB 19, 2021 9:21 AM

SYSTEM STATUS REPORT

ALL FUNCTIONS NORMAL

----- SENSOR ALARM -----
L 1:ANNULAR
ANNULAR SPACE
FUEL ALARM
FEB 19, 2021 9:04 AM

LUMILED
350 W.TRIMBLE RD.
SAN JOSE,CA. 95131

FEB 19, 2021 9:21 AM

SYSTEM STATUS REPORT

ALL FUNCTIONS NORMAL

USTInspector

From: Kelly Skurla <kelly@balchpetroleum.com>
Sent: Monday, March 7, 2022 10:31 AM
To: USTInspector; Cooper, James
Cc: Rolando Urbina; Rolando Urbina
Subject: [EXTERNAL] RE: Lumileds. LLC
Attachments: 2022-FEB-24 Lumileds MSC - PASS.pdf; 2022-FEB-24 Lumileds OPI - PASS.pdf; 2022-FEB-24 Lumileds SB - PASS.pdf; 2022-FEB-24 Lumileds SB989 - PASS.pdf

Categories: Test Reports to be Filed, In Process- Karl

Good morning,
Please see attached test results.
Thank you.
Kelly

From: USTInspector <USTInspector@deh.sccgov.org>
Sent: Monday, February 14, 2022 10:42 AM
To: Kelly Skurla <kelly@balchpetroleum.com>
Subject: RE: Lumileds. LLC

This email serves as confirmation for the *Annual Monitoring Certification* SB, OPI and SB989 scheduled for **2/24/2022 at 9:00am**.

As a reminder, please inform the certifying technician that copies of all required certifications should be available on the date of testing. Technician qualifications, including ICC UST Service Technician and applicable equipment manufacturers' training certification(s), which are required per Title 23 California Code of Regulations, Section 2715(f), will be verified by the Inspector. Tests performed without required certifications will be invalid.

Regards,

Myra Reichardt
Hazardous Materials Technician



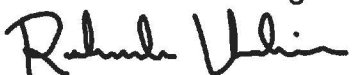
County of Santa Clara Dept. of Environmental Health | Hazardous Materials
Compliance Division
1555 Berger Drive, Suite 300 | San Jose, CA 95112
Main Office- 408-918-3400 | Direct: 408-918-1984 Work Schedule: Mon-Thurs.
<https://www.sccgov.org/sites/hazmat/Pages/hmp.aspx>

Slow the spread of COVID-19 by following State and local guidance,
available at www.sccgov.org/covid19 and covid19.ca.gov.

From: Kelly Skurla <kelly@balchpetroleum.com>
Sent: Friday, February 11, 2022 1:49 PM

Appendix VI
Underground Storage Tank
Monitoring System Certification Form

TYPE OF ACTION ☐ Installation ☐ Repair ☒ 12 Month

1. FACILITY INFORMATION		
CERS ID 10132666	Certification Date 2/24/2022	
Facility Name Lumileds		
Facility Address 370 W. Trimble Road	City San Jose	ZIP Code 95131
2. SERVICE TECHNICIAN INFORMATION		
Company Performing the Certification Balch Petroleum	Phone (408) 942-8686	
Mailing Address 930 Ames Ave. Milpitas, CA 95035		
Service Technician Performing Test Rolando Urbina		
Contractor/Tank Tester License Number 396575		
ICC Number 8009631-UT	ICC Expiration Date 8/19/2023	
3. TRAINING AND CERTIFICATIONS		
Manufacturer and Test Equipment Training Certifications	Expiration Date	
Veeder-Root B38055	4/29/2023	
4. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING TEST		
<i>I hereby certify that the monitoring system is operational in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2638; that required supporting documentation is attached; and all information contained herein is accurate.</i>		
Service Technician Signature 	Date 2/24/2022	Total # of Pages 8

CERS = California Environmental Reporting System, GPH = Gallons Per Hour, ID = Identification, ICC = International Code Council, LLD = Line Leak Detector, NA = Not Applicable, SW = Single-Walled, UDC = Under-Dispenser Containment, UST = Underground Storage Tank, VPH = Vacuum/Pressure/Hydrostatic

Underground Storage Tank Monitoring System Certification Form

5. MONITORING SYSTEM AND PROGRAMMING

A separate Monitoring System Certification Form must be prepared for each control panel.

Make of Monitoring System Control Panel Gilbarco	Model of Monitoring System Control Panel EMC	Software Version Installed 123.01		
<i>Attach the post-certification reports if the monitoring system is capable of generating either; ☒ Monitoring System Set-up ☒ Alarm History Report</i>		Yes	No	NA
All monitoring equipment is operational per manufacturer's specifications?		☒	☐	☐
Secondary containment systems are free of damage, debris, or liquid?		☒	☐	☐
Are the audible and visual alarms operational?		☒	☐	☐
All sensors have been: 1) visually inspected for wiring kinks, breaks and residual buildup on floats; and 2) tested for functionality and confirmed operational?		☒	☐	☐
Are all sensors installed to detect a release at the earliest opportunity in the secondary containment?		☒	☐	☐
The monitoring system set-up was reviewed, and proper settings confirmed?		☒	☐	☐
Was the monitoring control panel's backup battery visually inspected, functionally tested, and confirmed operational?		☒	☐	☐
Does the flow of fuel stop at the dispenser if a release is detected in the under-dispenser containment?		☐	☐	☒
Does the turbine automatically shut down if the piping secondary containment monitoring system fails to operate or is electrically disconnected?		☐	☐	☒
Does the turbine automatically shut down if the piping secondary containment monitoring system detects a release? Which sensors initiate positive shut down? (Check all that apply) ☐ Sump ☐ UDC		☐	☐	☒
If monitoring system alarms are relayed to a remote monitoring center, is all communication equipment operational?		☐	☐	☒

*Describe all answers marked "No" or "Fail" and proposed remedy in **Section 9**.
List all monitoring equipment either replaced or repaired in **Section 9***

Underground Storage Tank Monitoring System Certification Form

6. SENSOR TESTING RESULTS

List only sensors tested on date of this certification. List **"Sensor ID"** as labeled in system programming. Additional copies of this page may be attached to accommodate all sensors tested.

[illegible]

Describe all answers marked "No" or "Fail" and proposed remedy in Section 9.

List all monitoring equipment either replaced or repaired in Section 9

Underground Storage Tank Monitoring System Certification Form

7. LINE LEAK DETECTOR TESTING

☒ Check this box if line leak detectors **ARE NOT** installed. *(Do not complete this section.)*

Simulated release rate verified: (Check all that apply.) ☐ 3 GPH ☐ 0.1 GPH ☐ 0.2 GPH	Yes	No	NA
Has the testing apparatus been properly calibrated?	☐	☐	☐
For emergency generator tank systems, does the LLD create an audible and visual alarm when a leak is detected?	☐	☐	☐
For mechanical LLDs, does the LLD restrict the flow through the pipe when a release is detected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off when a release is detected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system is disabled or disconnected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system malfunctions or fails a tightness test?	☐	☐	☐
For electronic LLDs, have all accessible wiring connections been visually inspected for kinks and breaks?	☐	☐	☐
Were all items on the equipment manufacturer's maintenance checklist completed?	☐	☐	☐
Were all LLDs confirmed operational within regulatory requirements?	☐	☐	☐

LLD ID	LLD Model	Lines Monitored	Pass	Fail
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

Describe all answers marked "No" or "Fail" and proposed remedy in **Section 9**.
List all monitoring equipment either replaced or repaired in **Section 9**

Underground Storage Tank Monitoring System Certification Form

8. IN-TANK GAUGING TESTING

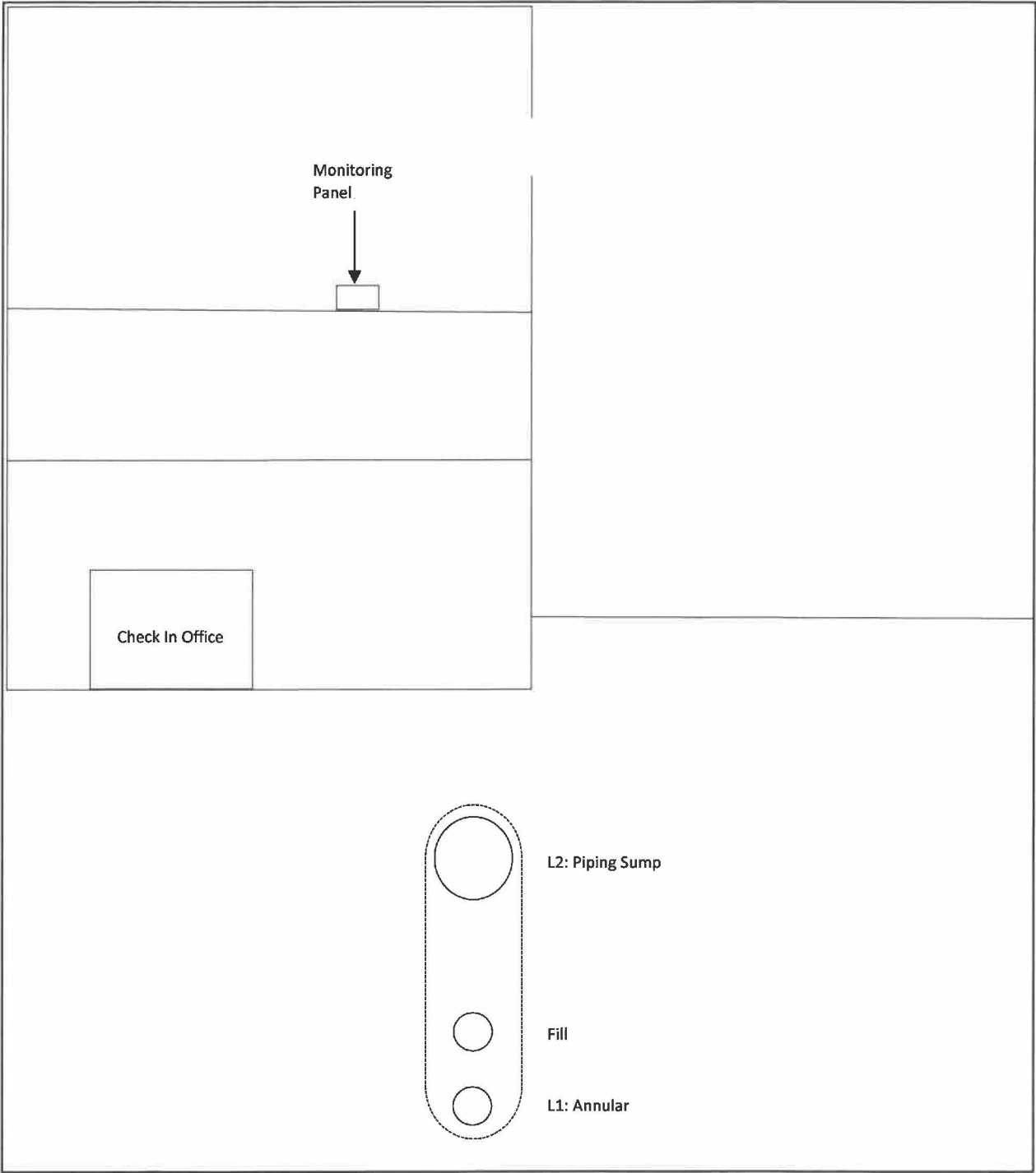
☒ Check this box if tank gauging is used only for inventory control. ☐ Check this box if NO tank gauging equipment is installed. <i>(Do not complete this section if either box is checked.)</i>	Yes	No	NA
All wiring has been: 1) visually inspected for kinks, breaks and proper entry and termination; and 2) tested for ground faults?	☐	☐	☐
Were all in-tank gauging probes visually inspected for damage and residue buildup to ensure that floats move freely, functionally tested, and confirmed operational?	☐	☐	☐
Was accuracy of system's product level readings tested?	☐	☐	☐
Was accuracy of system's water level readings tested?	☐	☐	☐
Were all probes reinstalled properly?	☐	☐	☐
Were all items on the equipment manufacturer's maintenance checklist completed?	☐	☐	☐

Probe ID	Probe Model	Tanks Monitored	Pass	Fail
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

9. COMMENTS

*Describe all answers marked "No" or "Fail" and proposed remedy.
List all monitoring equipment either replaced or repaired.*

Generator System



Appendix VIII Underground Storage Tank Spill Container Testing Report Form

TYPE OF ACTION

☐ Installation

☐ Repair

☒ 12 Month

1. FACILITY INFORMATION

CERS ID
10132666

Test Date
2/24/2022

Facility Name
Lumileds

Facility Address
370 W. Trimble

City
San Jose

ZIP Code
95131

2. SERVICE TECHNICIAN INFORMATION

Company Performing the Test
Balch Petroleum

Phone
(408) 942-8686

Mailing Address
930 Ames Ave. Milpitas, CA 95035

Service Technician Performing Test
Rolando Urbina

Contractor/Tank Tester License Number
396575

ICC Number
8009631-UT

ICC Expiration Date
8/19/2023

3. TRAINING AND CERTIFICATIONS

Manufacturer and Test Equipment Training Certifications

Expiration Date

4. TEST PROCEDURE INFORMATION

Test Procedures Used

Components Tested

RP1200

Spill Bucket

5. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING TEST

I hereby certify that each spill container was tested in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2637.1; that required supporting documentation is attached; and all information contained herein is accurate. I understand that test procedures shall be made available upon request by the governing authority.

Service Technician Signature



Date

2/24/2022

Total # of Pages

2

CERS = California Environmental Reporting System, ID = Identification, ICC = International Code Council

Underground Storage Tank Spill Container Testing Report Form

6. SPILL CONTAINER DETAILS

Test Method Developed by ☐ Manufacturer ☒ Industry Standard ☐ Professional Engineer

Test Type ☐ Pressure ☐ Vacuum ☒ Hydrostatic

Tank ID	T1: Diesel			
Spill Container Manufacturer:	EBW			
Method of Cathodic Protection	☒ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other
Is the spill container minimum capacity five gallons excluding riser volume?	☒ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*
Method to keep spill container empty	☒ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other
Spill Container Test Results	☒ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Tank ID				
Spill Container Manufacturer:				
Method of Cathodic Protection	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other
Is the spill container minimum capacity five gallons excluding riser volume?	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*
Method to keep spill container empty	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other
Spill Container Test Results	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

8. COMMENTS

Describe all answers marked "Other," "No," or "Fail" and each proposed remedy.

* Mark here if:

☐ Spill containers do not have a minimum capacity of five gallons and require replacement.

Additional copies of this page may be attached.

SYSTEM SETUP

FEB 24, 2022 11:31 AM

SYSTEM UNITS

U.S.
SYSTEM LANGUAGE
ENGLISH
SYSTEM DATE/TIME FORMAT
MON DD YYYY HH:MM:SS xM
LUMILED
350 W.TRIMBLE RD.
SAN JOSE,CA. 95131

SHIFT TIME 1 : DISABLED
SHIFT TIME 2 : DISABLED
SHIFT TIME 3 : DISABLED
SHIFT TIME 4 : DISABLED

TANK PER TST NEEDED WRN
DISABLED
TANK ANN TST NEEDED WRN
DISABLED

LINE RE-ENABLE METHOD
PASS LINE TEST

LINE PER TST NEEDED WRN
DISABLED
LINE ANN TST NEEDED WRN
DISABLED

PRINT TC VOLUMES
ENABLED

TEMP COMPENSATION
VALUE (DEG F) : 60.0
STICK HEIGHT OFFSET
DISABLED
DAYLIGHT SAVING TIME
ENABLED
START DATE
MAR WEEK 2 SUN
START TIME
2:00 AM
END DATE
NOV WEEK 1 SUN
END TIME
2:00 AM

SYSTEM SECURITY
CODE : 000000

CUSTOM ALARM LABELS
DISABLED

COMMUNICATIONS SETUP

PORT SETTINGS:

NONE FOUND

RS-232 END OF MESSAGE
DISABLED

IN-TANK SETUP

T 1:DIESEL
PRODUCT CODE : 1
THERMAL COEFF : .000470
TANK DIAMETER : 92.00
TANK PROFILE : 1 PT
FULL VOL : 12000

FLOAT SIZE: 4.0 IN.

WATER WARNING : 2.0
HIGH WATER LIMIT: 3.0

MAX OR LABEL VOL: 12000
OVERFILL LIMIT : 90%
HIGH PRODUCT : 10800
DELIVERY LIMIT : 95%
11400
10%
1200

LOW PRODUCT : 1000
LEAK ALARM LIMIT: 99
SUDDEN LOSS LIMIT: 99
TANK TILT : 0.00
PROBE OFFSET : 0.00

SIPHON MANIFOLDED TANKS
T#: NONE
LINE MANIFOLDED TANKS
T#: NONE

LEAK MIN PERIODIC: 0%
0

LEAK MIN ANNUAL : 0%
0

PERIODIC TEST TYPE

STANDARD

ANNUAL TEST FAIL
ALARM DISABLED

PERIODIC TEST FAIL
ALARM DISABLED

GROSS TEST FAIL
ALARM DISABLED

ANN TEST AVERAGING: OFF
PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TNK TST SIPHON BREAK:OFF

DELIVERY DELAY : 5 MIN
PUMP THRESHOLD : 10.00%

LEAK TEST METHOD

TEST ON DATE : ALL TANK
JAN 1, 1996
START TIME : DISABLED
TEST RATE : 0.20 GAL/HR
DURATION : 2 HOURS

TST EARLY STOP:DISABLED

LEAK TEST REPORT FORMAT
NORMAL

LIQUID SENSOR SETUP

L 1:ANNULAR
TRI-STATE (SINGLE FLOAT)
CATEGORY : ANNULAR SPACE

L 2:PIPING SUMP
TRI-STATE (SINGLE FLOAT)
CATEGORY : PIPING SUMP

OUTPUT RELAY SETUP

R 1:ALARM
TYPE:
STANDARD
NORMALLY OPEN

IN-TANK ALARMS
T 1:LEAK ALARM
T 1:HIGH WATER ALARM
T 1:OVERFILL ALARM
T 1:LOW PRODUCT ALARM
T 1:PROBE OUT
T 1:HIGH WATER WARNING
T 1:DELIVERY NEEDED

LIQUID SENSOR ALMS
L 1:FUEL ALARM
L 2:FUEL ALARM
L 1:SENSOR OUT ALARM
L 2:SENSOR OUT ALARM
L 1:SHORT ALARM
L 2:SHORT ALARM

RECONCILIATION SETUP

AUTOMATIC DAILY CLOSING
TIME: 2:00 AM

PERIODIC RECONCILIATION
MODE: MONTHLY

TEMP COMPENSATION
STANDARD

BUS SLOT FUEL METER TANK
TANK MAP EMPTY

SOFTWARE REVISION LEVEL
VERSION 123.01
SOFTWARE# 346123-100-B
CREATED - 02.06.21.13.00

NO SOFTWARE MODULE
SYSTEM FEATURES:
PERIODIC IN-TANK TESTS
ANNUAL IN-TANK TESTS

ALARM HISTORY REPORT

----- IN-TANK ALARM -----

T 1:DIESEL
LOW PRODUCT ALARM
MAY 19, 2013 6:54 AM

PROBE OUT
SEP 29, 2009 10:13 AM
DEC 15, 2004 10:06 AM

DELIVERY NEEDED
MAY 19, 2013 2:00 AM
APR 29, 2012 4:26 PM

***** END *****

ALARM HISTORY REPORT

----- SENSOR ALARM -----

L 2:PIPING SUMP
PIPING SUMP
FUEL ALARM
FEB 24, 2022 10:20 AM

FUEL ALARM
FEB 11, 2022 8:37 AM

FUEL ALARM
JUL 12, 2021 6:58 PM

***** END *****

LUMILED
350 W.TRIMBLE RD.
SAN JOSE.CA, 95131

FEB 24, 2022 11:32 AM

ALARM HISTORY REPORT

----- SENSOR ALARM -----

L 1:ANNULAR
ANNULAR SPACE
FUEL ALARM
FEB 24, 2022 10:26 AM

FUEL ALARM
FEB 24, 2022 10:20 AM

FUEL ALARM
FEB 24, 2022 7:38 AM

SYSTEM STATUS REPORT

ALL FUNCTIONS NORMAL

USTinspector

From: Kelly Skurla <kelly@balchpetroleum.com>
Sent: Friday, March 10, 2023 2:32 PM
To: USTinspector; Cole, Mitchell
Cc: McDermott, Ethan
Subject: [EXTERNAL] RE: Lumileds Annual MSC and Spill Bucket, Thursday 2/16/23 @ 9 am
Attachments: 2023-FEB-16 Lumileds MSC.pdf; 2023-FEB-16 Lumileds SB.pdf

Categories: Test Reports to be Filed

Good afternoon,
Please see attached test reports.
Thanks.
Kelly

From: USTinspector <USTinspector@deh.sccgov.org>
Sent: Wednesday, February 1, 2023 3:08 PM
To: Kelly Skurla <kelly@balchpetroleum.com>
Cc: McDermott, Ethan <ethan.mcdermott@deh.sccgov.org>
Subject: RE: Lumileds Annual MSC and Spill Bucket, Thursday 2/16/23 @ 9 am

This email serves as confirmation for the *Annual Monitoring Certification* scheduled for **2/16/23 at 9:00am**.

As a reminder, please inform the certifying technician that copies of all required certifications should be available on the date of testing. Technician qualifications, including ICC UST Service Technician and applicable equipment manufacturers' training certification(s), which are required per Title 23 California Code of Regulations, Section 2715(f), will be verified by the Inspector. Tests performed without required certifications will be invalid.

Note: If an inspector from our department is not on-site within 15 minutes of the scheduled start time, the technician may proceed with the testing.

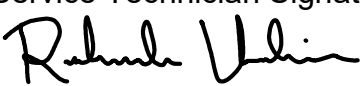
Best regards,
Myra Reichardt
Hazardous Materials Technician



County of Santa Clara Dept. of Environmental Health | Hazardous Materials
Compliance Division
1555 Berger Drive, Suite 300 | San Jose, CA 95112
Main Office- 408-918-3400 | Direct: 408-918-1984 Work Schedule: **Telework on
Tuesdays- Office Wed-Fri.**
<https://www.sccgov.org/sites/hazmat/Pages/hmp.aspx>

Appendix VI Underground Storage Tank Monitoring System Certification Form

TYPE OF ACTION ☐ Installation ☐ Repair ☒ 12 Month

1. FACILITY INFORMATION		
CERS ID 10132666	Certification Date 2/16/2023	
Facility Name Lumileds		
Facility Address 370 W. Trimble Road	City San Jose	ZIP Code 95131
2. SERVICE TECHNICIAN INFORMATION		
Company Performing the Certification Balch Petroleum		Phone (408) 942-8686
Mailing Address 930 Ames Ave. Milpitas, CA 95035		
Service Technician Performing Test Rolando Urbina		
Contractor/Tank Tester License Number 396575		
ICC Number 8009631-UT		ICC Expiration Date 8/19/2023
3. TRAINING AND CERTIFICATIONS		
<i>Manufacturer and Test Equipment Training Certifications</i>		<i>Expiration Date</i>
Veeder-Root B38055		4/29/2023
4. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING TEST		
<i>I hereby certify that the monitoring system is operational in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2638; that required supporting documentation is attached; and all information contained herein is accurate.</i>		
Service Technician Signature 	Date 2/16/2023	Total # of Pages 8

CERS = California Environmental Reporting System, GPH = Gallons Per Hour, ID = Identification, ICC = International Code Council, LLD = Line Leak Detector, NA = Not Applicable, SW = Single-Walled, UDC = Under-Dispenser Containment, UST = Underground Storage Tank, VPH = Vacuum/Pressure/Hydrostatic

Underground Storage Tank Monitoring System Certification Form

5. MONITORING SYSTEM AND PROGRAMMING					
<i>A separate Monitoring System Certification Form must be prepared for each control panel.</i>					
Make of Monitoring System Control Panel Gilbarco	Model of Monitoring System Control Panel EMC	Software Version Installed 123.01			
<i>Attach the post-certification reports if the monitoring system is capable of generating either; ☒ Monitoring System Set-up ☒ Alarm History Report</i>			Yes	No	NA
All monitoring equipment is operational per manufacturer's specifications?			☒	☐	
Secondary containment systems are free of damage, debris, or liquid?			☒	☐	
Are the audible and visual alarms operational?			☒	☐	
All sensors have been: 1) visually inspected for wiring kinks, breaks and residual buildup on floats; and 2) tested for functionality and confirmed operational?			☒	☐	☐
Are all sensors installed to detect a release at the earliest opportunity in the secondary containment?			☒	☐	☐
The monitoring system set-up was reviewed, and proper settings confirmed?			☒	☐	☐
Was the monitoring control panel's backup battery visually inspected, functionally tested, and confirmed operational?			☒	☐	☐
Does the flow of fuel stop at the dispenser if a release is detected in the under-dispenser containment?			☐	☐	☒
Does the turbine automatically shut down if the piping secondary containment monitoring system fails to operate or is electrically disconnected?			☐	☐	☒
Does the turbine automatically shut down if the piping secondary containment monitoring system detects a release? Which sensors initiate positive shut down? (Check all that apply) ☐ Sump ☐ UDC			☐	☐	☒
If monitoring system alarms are relayed to a remote monitoring center, is all communication equipment operational?			☐	☐	☒

*Describe all answers marked "No" or "Fail" and proposed remedy in **Section 9**.
List all monitoring equipment either replaced or repaired in **Section 9***

Underground Storage Tank Monitoring System Certification Form

6. SENSOR TESTING RESULTS

List only sensors tested on date of this certification. List “**Sensor ID**” as labeled in system programming. Additional copies of this page may be attached to accommodate all sensors tested.

[illegible]

*Describe all answers marked “No” or “Fail” and proposed remedy in **Section 9**.*

*List all monitoring equipment either replaced or repaired in **Section 9***

Underground Storage Tank Monitoring System Certification Form

7. LINE LEAK DETECTOR TESTING

☒ Check this box if line leak detectors **ARE NOT** installed. *(Do not complete this section.)*

Simulated release rate verified: (Check all that apply.)

☐ 3 GPH ☐ 0.1 GPH ☐ 0.2 GPH

	Yes	No	NA
Has the testing apparatus been properly calibrated?	☐	☐	☐
For emergency generator tank systems, does the LLD create an audible and visual alarm when a leak is detected?	☐	☐	☐
For mechanical LLDs, does the LLD restrict the flow through the pipe when a release is detected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off when a release is detected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system is disabled or disconnected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system malfunctions or fails a tightness test?	☐	☐	☐
For electronic LLDs, have all accessible wiring connections been visually inspected for kinks and breaks?	☐	☐	☐
Were all items on the equipment manufacturer's maintenance checklist completed?	☐	☐	☐
Were all LLDs confirmed operational within regulatory requirements?	☐	☐	☐

LLD ID	LLD Model	Lines Monitored	Pass	Fail
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

Describe all answers marked "No" or "Fail" and proposed remedy in **Section 9**.
List all monitoring equipment either replaced or repaired in **Section 9**

Underground Storage Tank Monitoring System Certification Form

8. IN-TANK GAUGING TESTING

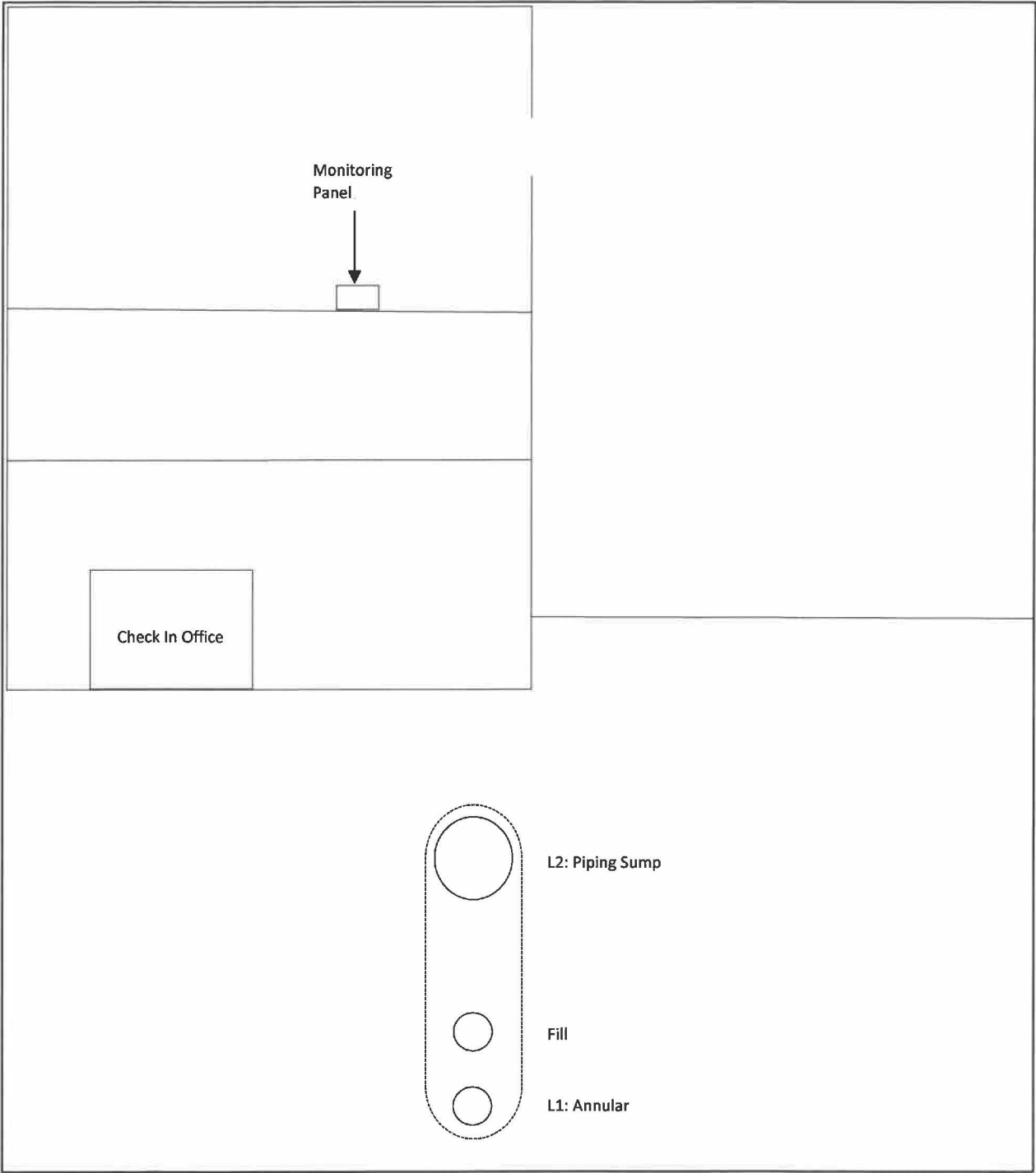
☒ Check this box if tank gauging is used only for inventory control. ☐ Check this box if NO tank gauging equipment is installed. <i>(Do not complete this section if either box is checked.)</i>	Yes	No	NA
All wiring has been: 1) visually inspected for kinks, breaks and proper entry and termination; and 2) tested for ground faults?	☐	☐	☐
Were all in-tank gauging probes visually inspected for damage and residue buildup to ensure that floats move freely, functionally tested, and confirmed operational?	☐	☐	☐
Was accuracy of system's product level readings tested?	☐	☐	☐
Was accuracy of system's water level readings tested?	☐	☐	☐
Were all probes reinstalled properly?	☐	☐	☐
Were all items on the equipment manufacturer's maintenance checklist completed?	☐	☐	☐

Probe ID	Probe Model	Tanks Monitored	Pass	Fail
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

9. COMMENTS

*Describe all answers marked "No" or "Fail" and proposed remedy.
List all monitoring equipment either replaced or repaired.*

Generator System



Appendix VIII

Underground Storage Tank

Spill Container Testing Report Form

TYPE OF ACTION

☐ Installation

☐ Repair

☒ 12 Month

1. FACILITY INFORMATION

CERS ID
10132666

Test Date
2/16/2023

Facility Name
Lumileds

Facility Address
370 W. Trimble

City
San Jose

ZIP Code
95131

2. SERVICE TECHNICIAN INFORMATION

Company Performing the Test
Balch Petroleum

Phone
(408) 942-8686

Mailing Address
930 Ames Ave. Milpitas, CA 95035

Service Technician Performing Test
Rolando Urbina

Contractor/Tank Tester License Number
396575

ICC Number
8009631-UT

ICC Expiration Date
8/19/2023

3. TRAINING AND CERTIFICATIONS

Manufacturer and Test Equipment Training Certifications

Expiration Date

4. TEST PROCEDURE INFORMATION

Test Procedures Used

Components Tested

RP1200

Spill Bucket

5. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING TEST

I hereby certify that each spill container was tested in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2637.1; that required supporting documentation is attached; and all information contained herein is accurate. I understand that test procedures shall be made available upon request by the governing authority.

Service Technician Signature



Date

2/16/2023

Total # of Pages

2

CERS = California Environmental Reporting System, ID = Identification, ICC = International Code Council

Underground Storage Tank Spill Container Testing Report Form

6. SPILL CONTAINER DETAILS

Test Method Developed by ☐ Manufacturer ☒ Industry Standard ☐ Professional Engineer

Test Type ☐ Pressure ☐ Vacuum ☒ Hydrostatic

Tank ID	T1: Diesel			
Spill Container Manufacturer:	EBW			
Method of Cathodic Protection	☒ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other
Is the spill container minimum capacity five gallons excluding riser volume?	☒ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*
Method to keep spill container empty	☒ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other
Spill Container Test Results	☒ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Tank ID				
Spill Container Manufacturer:				
Method of Cathodic Protection	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other
Is the spill container minimum capacity five gallons excluding riser volume?	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*
Method to keep spill container empty	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other
Spill Container Test Results	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

8. COMMENTS

Describe all answers marked "Other," "No," or "Fail" and each proposed remedy.

* Mark here if:

☐ Spill containers do not have a minimum capacity of five gallons and require replacement.

Additional copies of this page may be attached.

SYSTEM SETUP

FEB 16, 2023 10:40 AM

SYSTEM UNITS

U.S.
SYSTEM LANGUAGE
ENGLISH
SYSTEM DATE/TIME FORMAT
MON DD YYYY HH:MM:SS xM

LUMILED
350 W.TRIMBLE RD.
SAN JOSE,CA. 95131

SHIFT TIME 1 : DISABLED
SHIFT TIME 2 : DISABLED
SHIFT TIME 3 : DISABLED
SHIFT TIME 4 : DISABLED

TANK PER TST NEEDED WRN
DISABLED
TANK ANN TST NEEDED WRN
DISABLED

LINE RE-ENABLE METHOD
PASS LINE TEST

LINE PER TST NEEDED WRN
DISABLED
LINE ANN TST NEEDED WRN
DISABLED

PRINT TC VOLUMES
ENABLED

TEMP COMPENSATION
VALUE (DEG F): 60.0
STICK HEIGHT OFFSET
DISABLED
DAYLIGHT SAVING TIME
ENABLED
START DATE
MAR WEEK 2 SUN
START TIME
2:00 AM
END DATE
NOV WEEK 1 SUN
END TIME
2:00 AM

SYSTEM SECURITY
CODE : 000000

CUSTOM ALARM LABELS
DISABLED

COMMUNICATIONS SETUP

PORT SETTINGS:

NONE FOUND

RS-232 END OF MESSAGE
DISABLED

IN-TANK SETUP

T 1:DIESEL
PRODUCT CODE : 1
THERMAL COEFF : .000470
TANK DIAMETER : 92.00
TANK PROFILE : 1 PT
FULL VOL : 12000

FLOAT SIZE: 4.0 IN.

WATER WARNING : 2.0
HIGH WATER LIMIT: 3.0

MAX OR LABEL VOL: 12000
OVERFILL LIMIT : 90%
10800
HIGH PRODUCT : 95%
11400
DELIVERY LIMIT : 10%
1200

LOW PRODUCT : 1000
LEAK ALARM LIMIT: 99
SUDDEN LOSS LIMIT: 99
TANK TILT : 0.00
PROBE OFFSET : 0.00

SIPHON MANIFOLDED TANKS
T#: NONE
LINE MANIFOLDED TANKS
T#: NONE

LEAK MIN PERIODIC: 0%
:

LEAK MIN ANNUAL : 0%
:

PERIODIC TEST TYPE
STANDARD

ANNUAL TEST FAIL
ALARM DISABLED

PERIODIC TEST FAIL
ALARM DISABLED

GROSS TEST FAIL
ALARM DISABLED

ANN TEST AVERAGING: OFF
PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TNK TST SIPHON BREAK:OFF

DELIVERY DELAY : 5 MIN
PUMP THRESHOLD : 10.00%

LEAK TEST METHOD

TEST ON DATE : ALL TANK
JAN 1, 1996
START TIME : DISABLED
TEST RATE : 0.20 GAL/HR
DURATION : 2 HOURS

TST EARLY STOP:DISABLED

LEAK TEST REPORT FORMAT
NORMAL

LIQUID SENSOR SETUP

L 1:ANNULAR
TRI-STATE (SINGLE FLOAT)
CATEGORY : ANNULAR SPACE

L 2:PIPING SUMP
TRI-STATE (SINGLE FLOAT)
CATEGORY : PIPING SUMP

OUTPUT RELAY SETUP

R 1:ALARM
TYPE:
STANDARD
NORMALLY OPEN

IN-TANK ALARMS
T 1:LEAK ALARM
T 1:HIGH WATER ALARM
T 1:OVERFILL ALARM
T 1:LOW PRODUCT ALARM
T 1:PROBE OUT
T 1:HIGH WATER WARNING
T 1:DELIVERY NEEDED

LIQUID SENSOR ALMS
L 1:FUEL ALARM
L 2:FUEL ALARM
L 1:SENSOR OUT ALARM
L 2:SENSOR OUT ALARM
L 1:SHORT ALARM
L 2:SHORT ALARM

RECONCILIATION SETUP

AUTOMATIC DAILY CLOSING
TIME: 2:00 AM

PERIODIC RECONCILIATION
MODE: MONTHLY

TEMP COMPENSATION
STANDARD

BUS SLOT FUEL METER TANK
TANK MAP EMPTY

SOFTWARE REVISION LEVEL
VERSION 123.01
SOFTWARE# 346123-100-B
CREATED - 02.06.21.13.00

NO SOFTWARE MODULE
SYSTEM FEATURES:
PERIODIC IN-TANK TESTS
ANNUAL IN-TANK TESTS

ALARM HISTORY REPORT

----- SYSTEM ALARM -----
PAPER OUT
MAR 9, 2020 8:43 AM
PRINTER ERROR
MAR 9, 2020 8:43 AM
BATTERY IS OFF
JAN 1, 1996 8:00 AM

***** END *****

ALARM HISTORY REPORT

----- IN-TANK ALARM -----

T 1:DIESEL
LOW PRODUCT ALARM
MAY 19, 2013 6:54 AM

PROBE OUT
SEP 29, 2009 10:13 AM
DEC 15, 2004 10:06 AM

DELIVERY NEEDED
MAY 19, 2013 2:00 AM
APR 29, 2012 4:26 PM

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 1:ANNULAR
ANNULAR SPACE
FUEL ALARM
FEB 16, 2023 9:23 AM
FUEL ALARM
FEB 16, 2023 9:22 AM
FUEL ALARM
FEB 16, 2023 9:21 AM

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 2:PIPING SUMP
PIPING SUMP
FUEL ALARM
FEB 16, 2023 9:19 AM
FUEL ALARM
FEB 24, 2022 10:20 AM
FUEL ALARM
FEB 11, 2022 8:37 AM

***** END *****

LUMILED
350 W.TRIMBLE RD.
SAN JOSE,CA. 95131

FEB 16, 2023 10:40 AM

SYSTEM STATUS REPORT

ALL FUNCTIONS NORMAL

REVIEWED

By Sovann Uch at 8:53 am, Apr 05, 2024

From: [Kelly Skurla](#)
To: [USTinspector](#)
Cc: [Cole, Mitchell](#)
Subject: [EXTERNAL] RE: Lumileds Annual MSC and Spill Bucket testing
Date: Friday, March 15, 2024 9:47:38 AM
Attachments: [2024-FEB-16 Lumileds MSC.pdf](#)
[2024-FEB-16 Lumileds SB.pdf](#)

Good morning,
Please see attached reports.
Thanks,
Kelly

From: USTinspector <USTinspector@deh.sccgov.org>
Sent: Friday, January 19, 2024 9:20 AM
To: Kelly Skurla <kelly@balchpetroleum.com>
Subject: RE: Lumileds Annual MSC and Spill Bucket testing

This email serves as confirmation for the Annual Monitoring System Certification scheduled for 2/16/24 at 9:00am.

As a reminder, please inform the certifying technician that copies of all required certifications should be available on the date of testing. Technician qualifications, including ICC UST Service Technician and applicable equipment manufacturers' training certification(s), which are required per Title 23 California Code of Regulations, Section 2715(i), will be verified by the Inspector. Tests performed without required certifications will be invalid.

Note: If an inspector from our department is not on-site within 15 minutes of the scheduled start time, the technician may proceed with the testing.

Best regards,
Myra C. Reichardt
Hazardous Materials Technician



County of Santa Clara Dept. of Environmental Health | Hazardous Materials
Compliance Division
1555 Berger Drive, Suite 300 | San Jose, CA 95112
Main Office- 408-918-3400 | Direct: 408-918-1984
Work Schedule: **Telework on Tuesdays- Office Wed-Fri.**
<https://www.sccgov.org/sites/hazmat/Pages/hmp.aspx>

From: Kelly Skurla <kelly@balchpetroleum.com>
Sent: Tuesday, January 16, 2024 10:21 AM
To: USTinspector <USTinspector@deh.sccgov.org>
Subject: [EXTERNAL] Lumileds Annual MSC and Spill Bucket testing

We would like to schedule the following:

Test Type: Monitoring System Certification /Spill bucket certification
Client: Lumileds LLC
Location: 370 W. Trimble Road, San Jose, CA 95131
Date: Friday, February 16, 2024 at 9:00 AM

Please let us know if this works with your schedule.

Thanks!

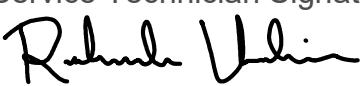
Kelly



Virus-free. www.avast.com

Appendix VI Underground Storage Tank Monitoring System Certification Form

TYPE OF ACTION ☐ Installation ☐ Repair ☒ 12 Month

1. FACILITY INFORMATION		
CERS ID 10132666	Certification Date 2/16/2024	
Facility Name Lumileds		
Facility Address 370 W. Trimble Road	City San Jose	ZIP Code 95131
2. SERVICE TECHNICIAN INFORMATION		
Company Performing the Certification Balch Petroleum	Phone (408) 942-8686	
Mailing Address 930 Ames Ave. Milpitas, CA 95035		
Service Technician Performing Test Rolando Urbina		
Contractor/Tank Tester License Number 396575		
ICC Number 8009631-UT	ICC Expiration Date 8/15/2025	
3. TRAINING AND CERTIFICATIONS		
<i>Manufacturer and Test Equipment Training Certifications</i>	<i>Expiration Date</i>	
Veeder-Root B38055	4/13/2025	
4. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING TEST		
<i>I hereby certify that the monitoring system is operational in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2638; that required supporting documentation is attached; and all information contained herein is accurate.</i>		
Service Technician Signature 	Date 2/16/2024	Total # of Pages 8

CERS = California Environmental Reporting System, GPH = Gallons Per Hour, ID = Identification, ICC = International Code Council, LLD = Line Leak Detector, NA = Not Applicable, SW = Single-Walled, UDC = Under-Dispenser Containment, UST = Underground Storage Tank, VPH = Vacuum/Pressure/Hydrostatic

Underground Storage Tank Monitoring System Certification Form

5. MONITORING SYSTEM AND PROGRAMMING			
<i>A separate Monitoring System Certification Form must be prepared for each control panel.</i>			
Make of Monitoring System Control Panel Gilbarco	Model of Monitoring System Control Panel EMC	Software Version Installed 123.01	
<i>Attach the post-certification reports if the monitoring system is capable of generating either; ☒ Monitoring System Set-up ☒ Alarm History Report</i>			Yes No NA
All monitoring equipment is operational per manufacturer's specifications?			☒ ☐ ☐
Secondary containment systems are free of damage, debris, or liquid?			☒ ☐ ☐
Are the audible and visual alarms operational?			☒ ☐ ☐
All sensors have been: 1) visually inspected for wiring kinks, breaks and residual buildup on floats; and 2) tested for functionality and confirmed operational?			☒ ☐ ☐
Are all sensors installed to detect a release at the earliest opportunity in the secondary containment?			☒ ☐ ☐
The monitoring system set-up was reviewed, and proper settings confirmed?			☒ ☐ ☐
Was the monitoring control panel's backup battery visually inspected, functionally tested, and confirmed operational?			☒ ☐ ☐
Does the flow of fuel stop at the dispenser if a release is detected in the under-dispenser containment?			☐ ☐ ☒
Does the turbine automatically shut down if the piping secondary containment monitoring system fails to operate or is electrically disconnected?			☐ ☐ ☒
Does the turbine automatically shut down if the piping secondary containment monitoring system detects a release? Which sensors initiate positive shut down? (Check all that apply) ☐ Sump ☐ UDC			☐ ☐ ☒
If monitoring system alarms are relayed to a remote monitoring center, is all communication equipment operational?			☐ ☐ ☒

*Describe all answers marked "No" or "Fail" and proposed remedy in **Section 9**.
List all monitoring equipment either replaced or repaired in **Section 9***

Underground Storage Tank Monitoring System Certification Form

6. SENSOR TESTING RESULTS

List only sensors tested on date of this certification. List "**Sensor ID**" as labeled in system programming. Additional copies of this page may be attached to accommodate all sensors tested.

[illegible]

*Describe all answers marked “No” or “Fail” and proposed remedy in **Section 9**.*

*List all monitoring equipment either replaced or repaired in **Section 9***

Underground Storage Tank Monitoring System Certification Form

7. LINE LEAK DETECTOR TESTING

☒ Check this box if line leak detectors **ARE NOT** installed. *(Do not complete this section.)*

Simulated release rate verified: (Check all that apply.)

☐ 3 GPH ☐ 0.1 GPH ☐ 0.2 GPH

	Yes	No	NA
Has the testing apparatus been properly calibrated?	☐	☐	☐
For emergency generator tank systems, does the LLD create an audible and visual alarm when a leak is detected?	☐	☐	☐
For mechanical LLDs, does the LLD restrict the flow through the pipe when a release is detected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off when a release is detected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system is disabled or disconnected?	☐	☐	☐
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system malfunctions or fails a tightness test?	☐	☐	☐
For electronic LLDs, have all accessible wiring connections been visually inspected for kinks and breaks?	☐	☐	☐
Were all items on the equipment manufacturer's maintenance checklist completed?	☐	☐	☐
Were all LLDs confirmed operational within regulatory requirements?	☐	☐	☐

LLD ID	LLD Model	Lines Monitored	Pass	Fail
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

Describe all answers marked "No" or "Fail" and proposed remedy in **Section 9**.
List all monitoring equipment either replaced or repaired in **Section 9**

Underground Storage Tank Monitoring System Certification Form

8. IN-TANK GAUGING TESTING

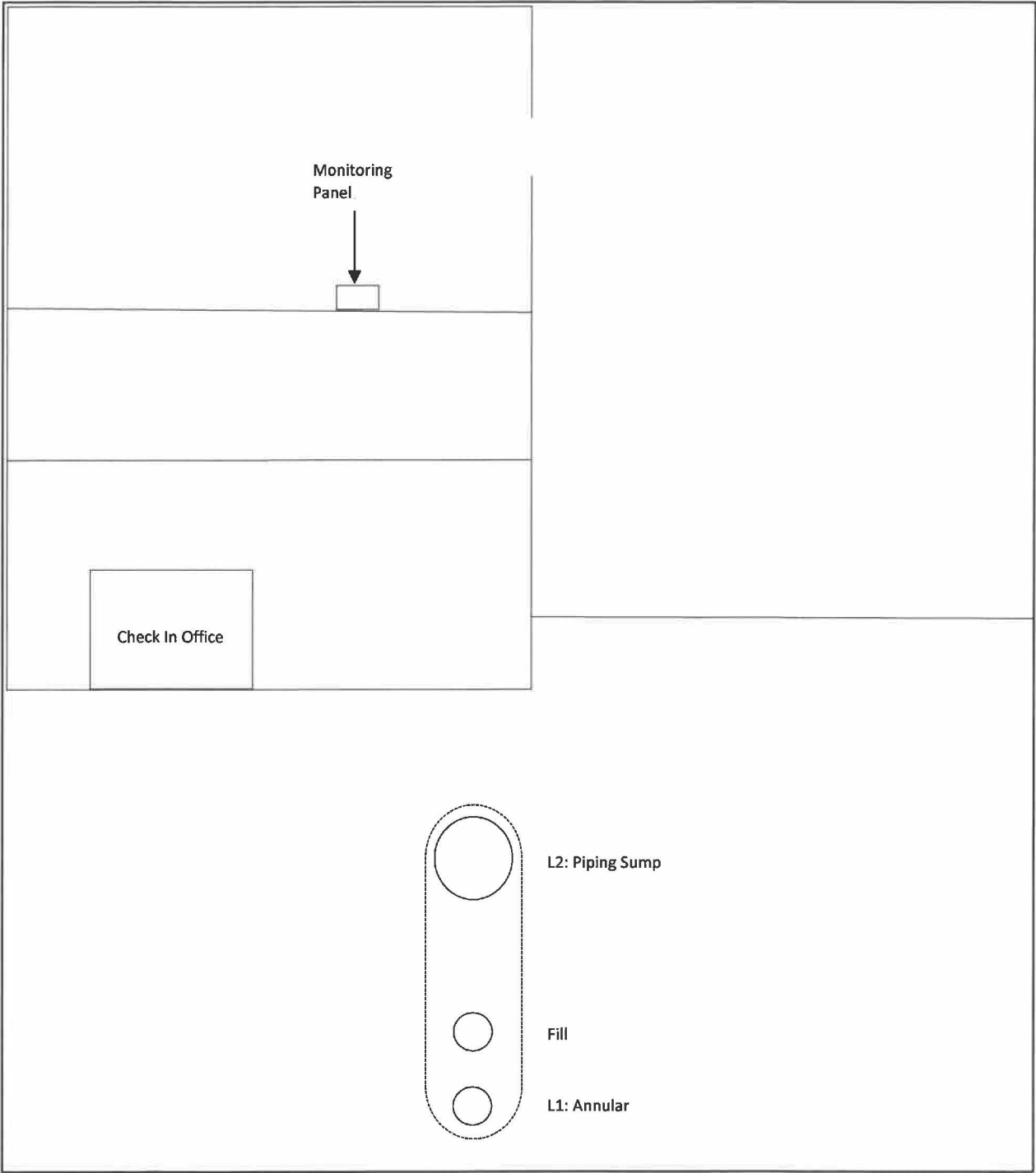
☒ Check this box if tank gauging is used only for inventory control. ☐ Check this box if NO tank gauging equipment is installed. <i>(Do not complete this section if either box is checked.)</i>	Yes	No	NA
All wiring has been: 1) visually inspected for kinks, breaks and proper entry and termination; and 2) tested for ground faults?	☐	☐	☐
Were all in-tank gauging probes visually inspected for damage and residue buildup to ensure that floats move freely, functionally tested, and confirmed operational?	☐	☐	☐
Was accuracy of system's product level readings tested?	☐	☐	☐
Was accuracy of system's water level readings tested?	☐	☐	☐
Were all probes reinstalled properly?	☐	☐	☐
Were all items on the equipment manufacturer's maintenance checklist completed?	☐	☐	☐

Probe ID	Probe Model	Tanks Monitored	Pass	Fail
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

9. COMMENTS

*Describe all answers marked "No" or "Fail" and proposed remedy.
List all monitoring equipment either replaced or repaired.*

Generator System



SYSTEM SETUP

FEB 16. 2024 10:01 AM

SYSTEM UNITS

U.S.

SYSTEM LANGUAGE

ENGLISH

SYSTEM DATE/TIME FORMAT

MON DD YYYY HH:MM:SS XM

LUMILED

350 W.TRIMBLE RD.

SAN JOSE,CA. 95131

SHIFT TIME 1 : DISABLED

SHIFT TIME 2 : DISABLED

SHIFT TIME 3 : DISABLED

SHIFT TIME 4 : DISABLED

TANK PER TST NEEDED WRN

DISABLED

TANK ANN TST NEEDED WRN

DISABLED

LINE RE-ENABLE METHOD

PASS LINE TEST

LINE PER TST NEEDED WRN

DISABLED

LINE ANN TST NEEDED WRN

DISABLED

PRINT TC VOLUMES

ENABLED

TEMP COMPENSATION

VALUE (DEG F): 60.0

STICK HEIGHT OFFSET

DISABLED

DAYLIGHT SAVING TIME

ENABLED

START DATE

MAR WEEK 2 SUN

START TIME

2:00 AM

END DATE

NOV WEEK 1 SUN

END TIME

2:00 AM

SYSTEM SECURITY

CODE : 000000

CUSTOM ALARM LABELS

DISABLED

COMMUNICATIONS SETUP

PORT SETTINGS:

NONE FOUND

RS-232 END OF MESSAGE

DISABLED

IN-TANK SETUP

T 1:DIESEL

PRODUCT CODE : 1

THERMAL COEFF : .000470

TANK DIAMETER : 92.00

TANK PROFILE : 1 PT

FULL VOL : 12000

FLOAT SIZE: 4.0 IN.

WATER WARNING : 2.0

HIGH WATER LIMIT: 3.0

MAX OR LABEL VOL: 12000

OVERFILL LIMIT : 90%

HIGH PRODUCT : 10800

DELIVERY LIMIT : 95%

11400

DELIVERY LIMIT : 10%

1200

LOW PRODUCT : 1000

LEAK ALARM LIMIT: 99

SUDDEN LOSS LIMIT: 99

TANK TILT : 0.00

PROBE OFFSET : 0.00

SIPHON MANIFOLDED TANKS

T#: NONE

LINE MANIFOLDED TANKS

T#: NONE

LEAK MIN PERIODIC: 0%

0

LEAK MIN ANNUAL : 0%

0

PERIODIC TEST TYPE

STANDARD

ANNUAL TEST FAIL

ALARM DISABLED

PERIODIC TEST FAIL

ALARM DISABLED

GROSS TEST FAIL

ALARM DISABLED

ANN TEST AVERAGING: OFF

PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TNK TST SIPHON BREAK:OFF

DELIVERY DELAY : 5 MIN

PUMP THRESHOLD : 10.00%

LEAK TEST METHOD

TEST ON DATE : ALL TANK

JAN 1. 1996

START TIME : DISABLED

TEST RATE : 0.20 GAL/HR

DURATION : 2 HOURS

TST EARLY STOP:DISABLED

LEAK TEST REPORT FORMAT

NORMAL

LIQUID SENSOR SETUP

L 1:ANNULAR

TRI-STATE (SINGLE FLOAT)

CATEGORY : ANNULAR SPACE

L 2:PIPING SUMP

TRI-STATE (SINGLE FLOAT)

CATEGORY : PIPING SUMP

OUTPUT RELAY SETUP

R 1:ALARM

TYPE:

STANDARD

NORMALLY OPEN

IN-TANK ALARMS

T 1:LEAK ALARM

T 1:HIGH WATER ALARM

T 1:OVERFILL ALARM

T 1:LOW PRODUCT ALARM

T 1:PROBE OUT

T 1:HIGH WATER WARNING

T 1:DELIVERY NEEDED

LIQUID SENSOR ALMS

L 1:FUEL ALARM

L 2:FUEL ALARM

L 1:SENSOR OUT ALARM

L 2:SENSOR OUT ALARM

L 1:SHORT ALARM

L 2:SHORT ALARM

RECONCILIATION SETUP

AUTOMATIC DAILY CLOSING

TIME: 2:00 AM

PERIODIC RECONCILIATION

MODE: MONTHLY

TEMP COMPENSATION

STANDARD

BUS SLOT FUEL METER TANK

TANK MAP EMPTY

SOFTWARE REVISION LEVEL
VERSION 123.01
SOFTWARE# 346123-100-B
CREATED - 02.06.21.13.00

LUMILED
350 W.TRIMBLE RD.
SAN JOSE.CA. 95131

NO SOFTWARE MODULE
SYSTEM FEATURES:
PERIODIC IN-TANK TESTS
ANNUAL IN-TANK TESTS

FEB 16, 2024 10:02 AM

SYSTEM STATUS REPORT

ALL FUNCTIONS NORMAL

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 1:ANNULAR
ANNULAR SPACE
FUEL ALARM
FEB 16, 2024 9:07 AM

FUEL ALARM
FEB 16, 2024 9:04 AM

FUEL ALARM
FEB 16, 2024 9:03 AM

* * * * * END * * * * *

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 2:PIPING SUMP
PIPING SUMP
FUEL ALARM
FEB 16, 2024 9:01 AM

FUEL ALARM
FEB 16, 2023 9:19 AM

FUEL ALARM
FEB 24, 2022 10:20 AM



UNDERGROUND STORAGE TANK OVERFILL PREVENTION EQUIPMENT INSPECTION REPORT FORM (Page 1 of 1)

Type of Action ☐ Installation Inspection ☐ Repair Inspection ☒ 36 Month Inspection

I. FACILITY INFORMATION

CERS ID: 10132666 Date of Overfill Prevention Equipment Inspection 4/23/2019

Business Name (Same as Facility Name or DBA-Doing Business As)

Lumileds

Business Site Address

370 W. Trimble Road

City

San Jose

ZIP Code

95131

II. UNDERGROUND STORAGE TANK SERVICE TECHNICIAN INFORMATION

Name of UST Service Technician Performing the Inspection (Print as shown on the ICC Certification.)

Robert Henninger

Phone #

(408) 942-8686

Contractor / Tank Tester License #

396575

ICC Certification #

5252265

ICC Certification Expiration Date

7/13/2019

Overfill Prevention Equipment Inspection Training and Certifications (List applicable certifications)

OPW 100465

III. OVERFILL PREVENTION EQUIPMENT INSPECTION INFORMATION

Inspection Method Used:

☐ Manufacturer Guidelines (Specify):

☒ Industry Code or Engineering Standard (Specify): RP1200

☐ Engineered Method (Specify):

Attach the inspection procedures and all documentation required to determine the results.

of Attached Pages

TANK ID: (By tank number, stored product, etc.)	Diesel			
What is the tank inside diameter? (Inches)	92"			
Is the fill piping secondarily contained?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Is the vent piping secondarily contained?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Overfill Prevention Equipment Manufacturer(s)	OPW	OPW		
What is the overfill prevention equipment response when activated? (Check all that apply.)	☒ Shuts Off Flow ☐ Restricts Flow ☐ A/V Alarm	☐ Shuts Off Flow ☐ Restricts Flow ☐ A/V Alarm	☐ Shuts Off Flow ☐ Restricts Flow ☐ A/V Alarm	☐ Shuts Off Flow ☐ Restricts Flow ☐ A/V Alarm
Are flow restrictors installed on vent piping?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
At what level in the tank is the overfill prevention set to activate? (Inches from bottom of tank.)	80"			
What is the percent capacity of the tank at which the overfill prevention equipment activates?	92.8%			
Is the overfill prevention in proper operating condition to respond when the substance reaches the appropriate level?	☒ Yes ☐ No (Specify in V.)	☐ Yes ☐ No (Specify in V.)	☐ Yes ☐ No (Specify in V.)	☐ Yes ☐ No (Specify in V.)

IV. SUMMARY OF INSPECTION RESULTS

Overfill Prevention Inspection Results ☒ Pass ☐ Fail ☐ Pass ☐ Fail ☐ Pass ☐ Fail ☐ Pass ☐ Fail

V. COMMENTS

Any items marked "Fail" must be explained in this section. Any additional comments may also be provided here.

VI. CERTIFICATION BY UST SERVICE TECHNICIAN CONDUCTING THIS INSPECTION

I hereby certify that the overfill prevention equipment was inspected in accordance with California Code of Regulations, Title 23, Division 3, Chapter 16, Section 2637.2 and all the information contained herein is accurate.

UST Service Technician Signature

If the facility has more components than this form accommodates, additional copies of this page may be attached.

CERS = California Environmental Reporting System, ID = Identification, UST = Underground Storage Tank, ICC = International Code Council, A/V = Audible and Visual

UN-109

www.unidocs.org

1/1 - Rev. 06/14/18

Models: G-5, G-8 and DWT-2(8)
12,000 Gallon Tanks

(Actual Capacity 11,627 gal)

Dipstick	Gallons	Dipstick	Gallons	Dipstick	Gallons	Dipstick	Gallons	Dipstick	Gallons
1 1/8"	1	8 1/8"	473	16 1/8"	1802	24 1/8"	2347	32 1/8"	3538
1 1/4"	3	8 1/4"	484	16 1/4"	1817	24 1/4"	2364	32 1/4"	3558
1 1/2"	5	8 1/2"	495	16 1/2"	1832	24 1/2"	2382	32 1/2"	3577
1 3/4"	7	8 3/4"	506	16 3/4"	1847	24 3/4"	2400	32 3/4"	3597
2"	10	8 7/8"	517	16 7/8"	1862	24 7/8"	2417	32 7/8"	3617
2 1/8"	14	8 3/4"	528	16 3/4"	1877	24 3/4"	2435	32 3/4"	3636
2 1/4"	17	8 1/2"	539	16 1/2"	1892	24 1/2"	2453	32 1/2"	3656
2 1/2"	21	9"	550	17"	1907	25"	2471	33"	3676
2 3/4"	25	9 1/8"	561	17 1/8"	1923	25 1/8"	2489	33 1/8"	3695
3"	28	9 1/4"	573	17 1/4"	1938	25 1/4"	2506	33 1/4"	3715
3 1/8"	34	9 1/2"	584	17 1/2"	1953	25 1/2"	2524	33 1/2"	3735
3 1/4"	38	9 3/4"	596	17 3/4"	1969	25 3/4"	2542	33 3/4"	3754
3 1/2"	43	9 7/8"	608	17 7/8"	1984	25 7/8"	2560	33 7/8"	3774
3 3/4"	48	9 3/4"	619	17 3/4"	1999	25 3/4"	2578	33 3/4"	3794
3 7/8"	53	9 1/2"	631	17 1/2"	2015	25 1/2"	2596	33 1/2"	3814
4"	59	10"	643	18"	2031	26"	2615	34"	3834
4 1/8"	64	10 1/8"	655	18 1/8"	2046	26 1/8"	2633	34 1/8"	3854
4 1/4"	70	10 1/4"	667	18 1/4"	2062	26 1/4"	2651	34 1/4"	3873
4 1/2"	76	10 1/2"	679	18 1/2"	2077	26 1/2"	2669	34 1/2"	3893
4 3/4"	82	10 3/4"	691	18 3/4"	2093	26 3/4"	2687	34 3/4"	3913
4 7/8"	88	10 7/8"	703	18 7/8"	2108	26 7/8"	2706	34 7/8"	3933
5"	94	10 3/4"	715	18 3/4"	2124	26 3/4"	2724	34 3/4"	3953
5 1/8"	101	10 1/2"	727	18 1/2"	2140	26 1/2"	2742	34 1/2"	3973
5 1/4"	108	11"	740	19"	2155	27"	2761	35"	3993
5 1/2"	114	11 1/8"	752	19 1/8"	2171	27 1/8"	2779	35 1/8"	4013
5 3/4"	121	11 1/4"	765	19 1/4"	2187	27 1/4"	2797	35 1/4"	4033
5 7/8"	128	11 1/2"	777	19 1/2"	2203	27 1/2"	2816	35 1/2"	4053
6"	135	11 3/4"	790	19 3/4"	2219	27 3/4"	2834	35 3/4"	4073
6 1/8"	143	11 5/8"	803	19 5/8"	2235	27 5/8"	2853	35 5/8"	4094
6 1/4"	150	11 3/4"	815	19 3/4"	2251	27 3/4"	2871	35 3/4"	4114
6 1/2"	157	11 1/2"	828	19 1/2"	2267	27 1/2"	2890	35 1/2"	4134
6 3/4"	165	12"	841	20"	2283	28"	2909	36"	4154
6 7/8"	173	12 1/8"	854	20 1/8"	2299	28 1/8"	2927	36 1/8"	4174
7"	181	12 1/4"	867	20 1/4"	2315	28 1/4"	2946	36 1/4"	4194
7 1/8"	189	12 1/2"	880	20 1/2"	2331	28 1/2"	2965	36 1/2"	4215
7 1/4"	197	12 3/4"	893	20 3/4"	2347	28 3/4"	2983	36 3/4"	4235
7 1/2"	205	12 5/8"	906	20 5/8"	2363	28 5/8"	3002	36 5/8"	4255
7 3/4"	213	12 3/4"	919	20 3/4"	2379	28 3/4"	3021	36 3/4"	4275
7 7/8"	222	12 1/2"	933	20 1/2"	2395	28 1/2"	3040	36 1/2"	4296
8"	230	13"	946	21"	2411	29"	3059	37"	4316
8 1/8"	239	13 1/8"	959	21 1/8"	2427	29 1/8"	3077	37 1/8"	4336
8 1/4"	247	13 1/4"	973	21 1/4"	2443	29 1/4"	3096	37 1/4"	4357
8 1/2"	256	13 1/2"	986	21 1/2"	2459	29 1/2"	3115	37 1/2"	4377
8 3/4"	265	13 3/4"	1000	21 3/4"	2475	29 3/4"	3134	37 3/4"	4397
8 7/8"	274	13 5/8"	1014	21 5/8"	2491	29 5/8"	3153	37 5/8"	4418
9"	283	13 3/4"	1028	21 3/4"	2507	29 3/4"	3172	37 3/4"	4438
9 1/8"	292	13 1/2"	1042	21 1/2"	2523	29 1/2"	3191	37 1/2"	4459
9 1/4"	302	14"	1056	22"	2539	30"	3210	38"	4479
9 1/2"	311	14 1/8"	1070	22 1/8"	2555	30 1/8"	3229	38 1/8"	4500
9 3/4"	321	14 1/4"	1084	22 1/4"	2571	30 1/4"	3249	38 1/4"	4520
9 7/8"	330	14 1/2"	1098	22 1/2"	2587	30 1/2"	3268	38 1/2"	4541
10"	340	14 3/4"	1112	22 3/4"	2603	30 3/4"	3287	38 3/4"	4561
10 1/8"	350	14 5/8"	1127	22 5/8"	2619	30 5/8"	3306	38 5/8"	4582
10 1/4"	359	14 3/4"	1141	22 3/4"	2635	30 3/4"	3325	38 3/4"	4602
10 1/2"	369	14 1/2"	1155	22 1/2"	2651	30 1/2"	3345	38 1/2"	4623
10 3/4"	379	15"	1170	23"	2667	31"	3364	39"	4643
10 7/8"	389	15 1/8"	1184	23 1/8"	2683	31 1/8"	3383	39 1/8"	4664
11"		15 1/4"	1199	23 1/4"	2699	31 1/4"	3402	39 1/4"	4684
11 1/8"		15 1/2"	1213	23 1/2"	2715	31 1/2"	3422	39 1/2"	4705
11 1/4"		15 3/4"	1228	23 3/4"	2731	31 3/4"	3441	39 3/4"	4726
11 1/2"		16"	1243	24"	2747	31 1/2"	3461	39 1/2"	4746
11 3/4"		16 1/8"	1257	23 1/8"	2763	31 3/8"	3480	39 3/8"	4767
11 7/8"		16 1/4"	1272	23 1/4"	2779	31 1/4"	3499	39 1/4"	4788
12"		16 1/2"	1287	23 1/2"	2795	31 1/2"	3519	39 1/2"	4808

Fiberglas Tanks for Fuel Storage Calibration Chart*

How to properly gauge your tank...

Underground storage tanks require periodic measurement to determine current inventory level. Using the proper methods when gauging your tank's contents will insure the most accurate reading and insure that you do not damage your tank. The following procedure should be followed whenever you use a gauge stick to determine the amount of product that is in your tank:

1. Use a wood dipstick with a rubber or nylon tip. Metallic dipsticks are not recommended. This will insure that frequent tank gaugings or an accidental dropping of the gauge stick into the tank will not damage the tank bottom.
2. Always gauge your tank at the fill port. A tank bottom protector plate has been installed under this port to help protect the tank.
3. Slowly lower your gauge stick into the fill port until it touches the tank bottom. Never free drop the gauge stick. This can result in inaccurate measurements due to product splashing. Free dropping can also result in gauge stick damage and tank damage.
4. Remove your dipstick slowly and read the product level directly from the gauge stick.

For Model DWT-2P double-wall tanks only, the annular space capacity for this tank is 585 gallons.

O.C.
TANKS

USTinspector

From: Kelly Skurla <kelly@balchpetroleum.com>
Sent: Monday, March 7, 2022 10:31 AM
To: USTinspector; Cooper, James
Cc: Rolando Urbina; Rolando Urbina
Subject: [EXTERNAL] RE: Lumileds. LLC
Attachments: 2022-FEB-24 Lumileds MSC - PASS.pdf; 2022-FEB-24 Lumileds OPI - PASS.pdf; 2022-FEB-24 Lumileds SB - PASS.pdf; 2022-FEB-24 Lumileds SB989 - PASS.pdf

Categories: Test Reports to be Filed, In Process- Karl

Good morning,
Please see attached test results.
Thank you.
Kelly

From: USTinspector <USTinspector@deh.sccgov.org>
Sent: Monday, February 14, 2022 10:42 AM
To: Kelly Skurla <kelly@balchpetroleum.com>
Subject: RE: Lumileds. LLC

This email serves as confirmation for the *Annual Monitoring Certification* SB, OPI and SB989 scheduled for **2/24/2022 at 9:00am**.

As a reminder, please inform the certifying technician that copies of all required certifications should be available on the date of testing. Technician qualifications, including ICC UST Service Technician and applicable equipment manufacturers' training certification(s), which are required per Title 23 California Code of Regulations, Section 2715(f), will be verified by the Inspector. Tests performed without required certifications will be invalid.

Regards,

Myra Reichardt
Hazardous Materials Technician



County of Santa Clara Dept. of Environmental Health | Hazardous Materials
Compliance Division
1555 Berger Drive, Suite 300 | San Jose, CA 95112
Main Office- 408-918-3400 | Direct: 408-918-1984 Work Schedule: Mon-Thurs.
<https://www.sccgov.org/sites/hazmat/Pages/hmp.aspx>

Slow the spread of COVID-19 by following State and local guidance,
available at www.sccgov.org/covid19 and covid19.ca.gov.

From: Kelly Skurla <kelly@balchpetroleum.com>
Sent: Friday, February 11, 2022 1:49 PM

Appendix IX Underground Storage Tank Overfill Prevention Equipment Inspection Report Form

TYPE OF ACTION ☐ Installation ☐ Repair ☒ 36 Month

1. FACILITY INFORMATION		
CERS ID 10132666	Inspection Date 2/24/2022	
Facility Name Lumileds		
Facility Address 370 W. Trimble	City San Jose	ZIP Code 95131
2. SERVICE TECHNICIAN INFORMATION		
Company Performing the Inspection Balch Petroleum		Phone (408) 942-8686
Mailing Address 930 Ames Ave. Milpitas, CA 95035		
Service Technician Performing Inspection Rolando Urbina		
Contractor/Tank Tester License Number 396575		
ICC Number 8009631-UT		Expiration Date 8/19/2023
3. TRAINING AND CERTIFICATIONS		
<i>Manufacturer and Test Equipment Training Certifications</i>		<i>Expiration Date</i>
OPW Phase 1 UST EVR #1192312		6/28/2023
4. INSPECTION PROCEDURES INFORMATION		
<i>Inspection Procedures Used</i>	<i>Components Inspected</i>	
RP1200	Drop Tube	
5. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING INSPECTION		
<i>I hereby certify that the OPE was inspected in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2637.2; that required supporting documentation is attached; and all information contained herein is accurate. I understand that test procedures shall be made available upon request by the governing authority.</i>		
Service Technician Signature 	Date 2/24/2022	Total # of Pages 5

CERS = California Environmental Reporting System, ID = Identification, ICC = International Code Council, OPE = Overfill Prevention Equipment

Underground Storage Tank Overfill Prevention Equipment Inspection Report

6. OVERFILL PREVENTION EQUIPMENT DETAILS

Tank ID (<i>one OPE per column</i>)	T1: Diesel			
Are both vent and tank riser piping secondarily contained?	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
OPE Model	OPW 71SO			
What is the OPE response when activated? (<i>Check all that apply.</i>)	☒ Shut off Flow ☒ Restricts Flow ☐ Audible Alarm ☐ Visual Alarm	☐ Shut off Flow ☐ Restricts Flow ☐ Audible Alarm ☐ Visual Alarm	☐ Shut off Flow ☐ Restricts Flow ☐ Audible Alarm ☐ Visual Alarm	☐ Shut off Flow ☐ Restricts Flow ☐ Audible Alarm ☐ Visual Alarm
Are flow restrictors installed on vent piping that may interfere with the OPE operation?	☐ Yes* ☒ No	☐ Yes* ☐ No	☐ Yes* ☐ No	☐ Yes* ☐ No
At what level in the tank is the OPE set to activate? (<i>Inches from bottom of tank</i>)	76.5"			
What is the percent capacity of the tank at which the OPE activates?	89.4%			
Is the OPE in proper operating condition to respond when the stored substance reaches the designated regulatory level?	☒ Yes ☐ No	☐ Yes* ☐ No	☐ Yes* ☐ No	☐ Yes* ☐ No

7. SUMMARY OF TESTING RESULTS

OPE Inspection Results	☒ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail
------------------------	--	--	--	--

8. COMMENTS

*Describe all answers marked "No" or "Fail" and proposed remedy.
List all monitoring equipment either replaced or repaired.*

* Mark here if:

☐ Flow restrictors interfere with overfill prevention and equipment repairs required.

Additional copies of this page may be attached.

Attach tank chart(s), measurements, calculations, and In-Tank Setup report(s)

County of Santa Clara

Department of Environmental Health

Hazardous Materials Compliance Division (HMCD)

Hazardous Materials Program

1555 Berger Drive, Suite 300

San Jose, CA 95112-2716

(408) 918-3400 www.EHinfo.org/hazmat



Underground Storage Tank

Permit to Operate

(Addendum to Unified Program Permit)

Permit Number: **397897**

Effective Date: **7/1/2022**

Expiration Date: **6/30/2027**

Facility ID: **FA0252744**

CERS ID: **10132666**

Facility Name: **Lumileds LLC**

Site Address: **370 W. Trimble Rd. Bldg. 90, San Jose, CA 95131**

Tank Owner: **LBA Realty**

Tank Operator: **Lumileds, LLC**

Permit Holder: **Lumileds, LLC (Tank Operator)**

370 W. Trimble Rd.

San Jose, CA 95131

The following underground storage tanks are covered by this permit:

<u>CUPA Tank ID</u>	<u>State (CERS) UST ID</u>	<u>Capacity (gallons)</u>	<u>Tank Contents</u>	<u>Permittee's Tank ID</u>
TA0368423	10132666-001	12,000	Diesel	Tank 1: Diesel

Permit Conditions

1. The permit holder shall comply with Health and Safety Code, Division 20, Chapters 6.7, Sections 25280-25296 and 25298-25299.6 and California Code of Regulations (CCR), Title 23, Division 3, Chapter 16, Sections 2610-2717.7
2. In the event of a spill, leak, or other unauthorized release, the permittee shall comply with the requirements of 23 CCR, Chapter 16, Article 5. Additionally, the permittee shall operate according to a UST Response Plan approved by the County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division (HMCD).
3. The permittee shall comply with the monitoring procedures described in the UST Monitoring Plan(s) and UST Monitoring Site Plan approved by HMCD.
4. The permittee shall obtain the required installation or repair/modification permit from HMCD for all work involving the installation, repair, or modification of a UST system. In addition to obtaining a permit from the HMCD, permits from Fire and Building authorities may also be required. Persons wishing to perform UST installation, repair or modification work must contact each agency separately to determine their respective permit requirements. The permittee shall notify, and receive approval from, HMCD before changing monitoring procedures or equipment. At least 30 days before changing the substance stored in a UST, the permittee shall notify HMCD in writing and submit compatibility documentation as required by 23 CCR §2711(c). The permittee shall notify HMCD within 30 days of a change of UST owner or operator.
5. The permittee shall have a qualified UST Service Technician test and certify leak detection monitoring equipment and tank fill spill containers every 12 months. The permittee shall notify HMCD at least 48 hours prior to conducting the monitoring system certification testing.
6. UST monitoring records (i.e., alarm logs, documentation of visual inspections), maintenance records, and repair and upgrade records shall be maintained on-site by the operator as required by 23 CCR §2712.
7. The permittee shall submit annual permit fees and State UST surcharges. Penalties for late payment will be assessed at 25%.
8. Copies of this permit and the approved UST Monitoring Plan(s), Site Plan, and Response Plan shall be readily accessible at the tank site.
9. Violation of any of the above conditions may be cause for revocation of this UST permit to operate.

County of Santa Clara
Department of Environmental Health
Hazardous Materials Compliance Division (HMCD)
Hazardous Materials Program
1555 Berger Drive, Suite 300
San Jose, California 95112-2716
(408) 918-3400 www.EHinfo.org/hazmat



February 22, 2023

Lumileds, LLC
370 W. Trimble Rd.
San Jose, CA 95131

Re: Permit No. 397897, Underground Storage Tank Permit to Operate.

Dear Mitch,

Santa Clara County Department of Environmental Health's Hazardous Materials Compliance Division (HMCD) is the local agency which regulates underground storage tanks (UST) at your facility, **Lumileds LLC**, located at **370 W. Trimble Rd. Bldg. 90, San Jose, CA**. The UST operating permit for that facility is enclosed. This permit must be posted at the tank site.

Please carefully review the permit information and Permit Conditions. Although the permit term is five years, fees will be assessed annually. Should you have any questions, please do not hesitate to contact the undersigned at (408) 918-1952.

Sincerely,

Ana Bui
Senior Hazardous Materials Specialist
Hazardous Materials Compliance Division

Form Letter 24C – 12/17/19

From: Kelly Skurla <kelly@balchpetroleum.com>
Sent: Monday, March 7, 2022 10:31 AM
To: USTInspector; Cooper, James
Cc: Rolando Urbina; Rolando Urbina
Subject: [EXTERNAL] RE: Lumileds. LLC
Attachments: 2022-FEB-24 Lumileds MSC - PASS.pdf; 2022-FEB-24 Lumileds OPI - PASS.pdf; 2022-FEB-24 Lumileds SB - PASS.pdf; 2022-FEB-24 Lumileds SB989 - PASS.pdf

Categories: Test Reports to be Filed, In Process- Karl

Good morning,
Please see attached test results.
Thank you.
Kelly

From: USTInspector <USTInspector@deh.sccgov.org>
Sent: Monday, February 14, 2022 10:42 AM
To: Kelly Skurla <kelly@balchpetroleum.com>
Subject: RE: Lumileds. LLC

This email serves as confirmation for the *Annual Monitoring Certification* SB, OPI and SB989 scheduled for **2/24/2022 at 9:00am**.

As a reminder, please inform the certifying technician that copies of all required certifications should be available on the date of testing. Technician qualifications, including ICC UST Service Technician and applicable equipment manufacturers' training certification(s), which are required per Title 23 California Code of Regulations, Section 2715(f), will be verified by the Inspector. Tests performed without required certifications will be invalid.

Regards,

Myra Reichardt
Hazardous Materials Technician



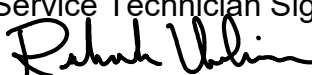
County of Santa Clara Dept. of Environmental Health | Hazardous Materials
Compliance Division
1555 Berger Drive, Suite 300 | San Jose, CA 95112
Main Office- 408-918-3400 | Direct: 408-918-1984 Work Schedule: Mon-Thurs.
<https://www.sccgov.org/sites/hazmat/Pages/hmp.aspx>

Slow the spread of COVID-19 by following State and local guidance,
available at www.sccgov.org/covid19 and covid19.ca.gov.

From: Kelly Skurla <kelly@balchpetroleum.com>
Sent: Friday, February 11, 2022 1:49 PM

Appendix VII
Underground Storage Tank
Secondary Containment Testing Report Form

TYPE OF ACTION ☐ Installation ☐ Repair ☐ 6 Month ☒ 36 Month

1. FACILITY INFORMATION		
CERS ID 10132666		Test Date 2/24/2022
Facility Name Lumileds		
Facility Address 370 W. Trimble	City San Jose	ZIP Code 95131
2. SERVICE TECHNICIAN INFORMATION		
Company Performing the Test Balch Petroleum		Phone (408) 942-8686
Mailing Address 930 Ames Ave. Milpitas, CA 95035		
Service Technician Performing Test Rolando Urbina		
Contractor/Tank Tester License Number 936575		
ICC Number 8009631-UT		ICC Expiration Date 8/19/2023
3. TRAINING AND CERTIFICATIONS		
<i>Manufacturer and Test Equipment Training Certifications</i>		<i>Expiration Date</i>
Caldwell Systems		10/1/2023
4. TEST PROCEDURE INFORMATION		
<i>Test Procedures Used</i>	<i>Components Tested</i>	
RP1200	Tank Annular, Piping Sump and Secondary Lines	
5. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING TEST		
<i>I hereby certify that the secondary containment was tested in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2637; that required supporting documentation is attached; and all information contained herein is accurate. I understand that test procedures shall be made available upon request by the governing authority.</i>		
Service Technician Signature 	Date 2/24/2022	Total # of Pages 5

CERS = California Environmental Reporting System, ICC = International Code Council,
 ID = Identification, NA = Not Applicable, UDC = Under-Dispenser Containment,

Underground Storage Tank Secondary Containment Testing Report Form

6. TANK SECONDARY CONTAINMENT TEST

Test Method Developed by ☐ Manufacturer ☒ Industry Standard ☐ Professional Engineer

Test Type ☐ Pressure ☒ Vacuum ☐ Hydrostatic

Test Equipment Used: 0"-30" Vacuum Gauge

Tank ID	T1: Diesel			
Tank Manufacturer	O/C			
Tank Capacity	12,000			
Test Start Time	9:03 am			
Initial Reading	10 inHg			
Test End Time	10:03 am			
Final Reading	10 inHg			
Change in Reading	None			
Pass/Fail Criteria				
Tightness Test Results	☒ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

7. PIPE SECONDARY CONTAINMENT TEST

Test Method Developed by ☒ Manufacturer ☐ Industry Standard ☐ Professional Engineer

Test Type ☒ Pressure ☐ Vacuum ☐ Hydrostatic

Test Equipment Used: 0 psi - 15 psi Pressure Gauge

Pipe Run ID	Supply	Return		
Pipe Manufacturer	Ameron	Ameron		
Test Start Time	9:44 am	9:44 am		
Initial Reading	5 psi	5 psi		
Test End Time	10:44 am	10:44 am		
Final Reading	5 psi	5 psi		
Change in Reading	None	None		
Pass/Fail Criteria				
Tightness Test Results	☒ Pass ☐ Fail	☒ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Pipe Run ID				
Pipe Manufacturer				
Test Start Time				
Initial Reading				
Test End Time				
Final Reading				
Change in Reading				
Pass/Fail Criteria				
Tightness Test Results	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Additional copies of this page may be attached.

All tests marked "Fail" and any repairs made before or during the tightness test must be described in the COMMENTS section.

Underground Storage Tank Secondary Containment Testing Report Form

8. SUMP/UDC TEST				
Test Method Developed by ☐ Manufacturer ☒ Industry Standard ☐ Professional Engineer				
Test Type ☐ Pressure ☐ Vacuum ☒ Hydrostatic				
Test Equipment Used: Caldwell System Sump Tester				
Sump/UDC ID	Piping Sump			
Sump Manufacturer	O/C			
Sump Depth (inches)	32"			
Sump Bottom to Top of Highest Pipe Penetration (inches)	23"			
Test Start Time	10:30 am			
Initial Reading	1st Circle			
Test End Time	11:00 am			
Final Reading	1st Circle			
Change in Reading	None			
Pass/Fail Criteria				
Tightness Test Results	☒ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Sump/UDC ID				
Sump Manufacturer				
Sump Depth (inches)				
Sump Bottom to Top of Highest Pipe Penetration (inches)				
Test Start Time				
Initial Reading				
Test End Time				
Final Reading				
Change in Reading				
Pass/Fail Criteria				
Tightness Test Results	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Additional copies of this page may be attached.

All tests marked "Fail" and any repairs made before or during the tightness test must be described in the COMMENTS section.

Underground Storage Tank Secondary Containment Testing Report Form

8. SUMP/UDC TEST (continued)				
Test Method Developed by ☐ Manufacturer ☐ Industry Standard ☐ Professional Engineer				
Test Type ☐ Pressure ☐ Vacuum ☐ Hydrostatic				
Test Equipment Used:				
Sump/UDC ID				
Sump Manufacturer				
Sump Depth (inches)				
Sump Bottom to Top of Highest Pipe Penetration (inches)				
Test Start Time				
Initial Reading				
Test End Time				
Final Reading				
Change in Reading				
Pass/Fail Criteria				
Tightness Test Results	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Sump/UDC ID				
Sump Manufacturer				
Sump Depth (inches)				
Sump Bottom to Top of Highest Pipe Penetration (inches)				
Test Start Time				
Initial Reading				
Test End Time				
Final Reading				
Change in Reading				
Pass/Fail Criteria				
Tightness Test Results	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Additional copies of this page may be attached.

All tests marked "Fail" and any repairs made before or during the tightness test must be described in the COMMENTS section.

**Underground Storage Tank
Secondary Containment Testing Report Form**

9. COMMENTS

All tests marked "Fail" and any repairs made before or during the tightness test must be described in the COMMENTS section.

From: [Kelly Skurla](#)
To: [USTinspector](#)
Cc: [Cole, Mitchell](#)
Subject: [EXTERNAL] RE: Lumileds Annual MSC and Spill Bucket testing
Date: Friday, March 15, 2024 9:47:38 AM
Attachments: [2024-FEB-16 Lumileds MSC.pdf](#)
[2024-FEB-16 Lumileds SB.pdf](#)

REVIEWED

By Sovann Uch at 8:54 am, Apr 05, 2024

Good morning,
Please see attached reports.
Thanks,
Kelly

From: USTinspector <USTinspector@deh.sccgov.org>
Sent: Friday, January 19, 2024 9:20 AM
To: Kelly Skurla <kelly@balchpetroleum.com>
Subject: RE: Lumileds Annual MSC and Spill Bucket testing

This email serves as confirmation for the Annual Monitoring System Certification scheduled for 2/16/24 at 9:00am.

As a reminder, please inform the certifying technician that copies of all required certifications should be available on the date of testing. Technician qualifications, including ICC UST Service Technician and applicable equipment manufacturers' training certification(s), which are required per Title 23 California Code of Regulations, Section 2715(i), will be verified by the Inspector. Tests performed without required certifications will be invalid.

Note: If an inspector from our department is not on-site within 15 minutes of the scheduled start time, the technician may proceed with the testing.

Best regards,
Myra C. Reichardt
Hazardous Materials Technician



County of Santa Clara Dept. of Environmental Health | Hazardous Materials
Compliance Division
1555 Berger Drive, Suite 300 | San Jose, CA 95112
Main Office- 408-918-3400 | Direct: 408-918-1984
Work Schedule: **Telework on Tuesdays- Office Wed-Fri.**
<https://www.sccgov.org/sites/hazmat/Pages/hmp.aspx>

From: Kelly Skurla <kelly@balchpetroleum.com>
Sent: Tuesday, January 16, 2024 10:21 AM
To: USTinspector <USTinspector@deh.sccgov.org>
Subject: [EXTERNAL] Lumileds Annual MSC and Spill Bucket testing

We would like to schedule the following:

Test Type: Monitoring System Certification /Spill bucket certification
Client: Lumileds LLC
Location: 370 W. Trimble Road, San Jose, CA 95131
Date: Friday, February 16, 2024 at 9:00 AM

Please let us know if this works with your schedule.

Thanks!

Kelly



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Appendix VIII

Underground Storage Tank

Spill Container Testing Report Form

TYPE OF ACTION

☐ Installation

☐ Repair

☒ 12 Month

1. FACILITY INFORMATION

CERS ID
10132666

Test Date
2/16/2024

Facility Name
Lumileds

Facility Address
370 W. Trimble

City
San Jose

ZIP Code
95131

2. SERVICE TECHNICIAN INFORMATION

Company Performing the Test
Balch Petroleum

Phone
(408) 942-8686

Mailing Address
930 Ames Ave. Milpitas, CA 95035

Service Technician Performing Test
Rolando Urbina

Contractor/Tank Tester License Number
396575

ICC Number
8009631-UT

ICC Expiration Date
8/15/2025

3. TRAINING AND CERTIFICATIONS

Manufacturer and Test Equipment Training Certifications

Expiration Date

Caldwell System

10/1/2024

4. TEST PROCEDURE INFORMATION

Test Procedures Used

Components Tested

RP1200

Spill Bucket

5. CERTIFICATION BY SERVICE TECHNICIAN CONDUCTING TEST

I hereby certify that each spill container was tested in accordance with California Code of Regulations, title 23, division 3, chapter 16, section 2637.1; that required supporting documentation is attached; and all information contained herein is accurate. I understand that test procedures shall be made available upon request by the governing authority.

Service Technician Signature



Date

2/16/2024

Total # of Pages

2

CERS = California Environmental Reporting System, ID = Identification, ICC = International Code Council

Underground Storage Tank Spill Container Testing Report Form

6. SPILL CONTAINER DETAILS

Test Method Developed by ☐ Manufacturer ☒ Industry Standard ☐ Professional Engineer

Test Type ☐ Pressure ☐ Vacuum ☒ Hydrostatic

Tank ID	T1: Diesel			
Spill Container Manufacturer:	EBW			
Method of Cathodic Protection	☒ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other
Is the spill container minimum capacity five gallons excluding riser volume?	☒ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*
Method to keep spill container empty	☒ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other
Spill Container Test Results	☒ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

Tank ID				
Spill Container Manufacturer:				
Method of Cathodic Protection	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other	☐ Nonmetallic ☐ Other
Is the spill container minimum capacity five gallons excluding riser volume?	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes ☐ No*
Method to keep spill container empty	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other	☐ Drain ☐ Pump ☐ Other
Spill Container Test Results	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail	☐ Pass ☐ Fail

8. COMMENTS

Describe all answers marked "Other," "No," or "Fail" and each proposed remedy.

* Mark here if:

☐ Spill containers do not have a minimum capacity of five gallons and require replacement.

Additional copies of this page may be attached.

County of Santa Clara**Department of Environmental Health****Hazardous Materials Compliance Division (HMCD)**

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

**OFFICIAL NOTICE OF INSPECTION**

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/19/2021

HW Generator Type:
Consent to Inspect Granted By: MITCH COLE, ENVIRONMENTAL ENGINEER

☐ RCRA LQG
☐ Pictures Taken
☐ Samples Taken

Summary of Violations & Notice to Comply**Program:** PR0397897 - UNDERGROUND STORAGE TANK - 2399**Inspection Type:** ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
T034	M	DUSTO FACILITY INSPECTIONS [2030013] Underground storage tank (UST) owner/operator failed to ensure that a qualified Designated UST Operator (DUSTO) has been performing inspections of the UST system(s) as required. 1) DUSTO inspections occurred on 6/1/2020 and 7/27/2020. The time between inspections must not exceed 30 days. 2) Facility failed to have the DUSTO inspection reports acknowledged (signed) by the owner/ operator/ agent thereof, within 72 hours regardless of whether any compliance issues were noted. Today, the facility acknowledged the errors and revised their internal process to ensure that inspections do not exceed 30 days and each report is signed. THIS VIOLATION IS OBSERVED AS CORRECTED WITH NO FURTHER ACTIONS REQUIRED. Ensure that a qualified DUSTO has performed an inspection of each UST system at least once every 30 days. Inspections must address all required items and be documented on a properly completed "Designated UST Operator Visual Inspection Report" form with an attached copy of an alarm history report or log documenting leak detection alarms since the previous inspection and copies of documentation demonstrating action taken in response to each alarm since the previous visual inspection. [23 CCR 2716(a) through (d)]	

Comments: On-site to witness the Annual Monitoring System Certification testing. The lead UST service technician who conducted testing today was of Elmer Mortera of Balch Petroleum. Mr. Mortera had the following required certifications:

- ICC UST Service Technician (exp.1/25/2022)
- Veeder-Root TLS-3xx (exp. 5/24/2022)

Facility has 1 Diesel UST Emergency Generator Tank System (EGTS) that supplies 3 standby generators via suction piping. The following components were tested today and passed:

- 1 Annular sensor and 1 STP sump sensor was tested in water and triggered audible/ visual alarm at the monitoring panel.
- 1 UST fill spill bucket was hydrostatically tested for 60 minutes per RP 1200. No drop in liquid was observed.

Designated UST Operator (DUSTO) visual inspection reports (12 months), DUSTO facility employee training certification, and alarm history were reviewed at the time of inspection. All records are kept digitally.

Verified that inspection of unburied piping is inspected every time the system is operated or at least monthly, as they are incorporated into the daily walk-through rounds for their electrical inspections.

UST element on CERS most recently submitted on 10/15/2020 has been ACCEPTED.

ACTION ITEMS:

- Within 30 days, correct all violations and submit documentation of corrective actions taken as well as certification of compliance.
- Within 30 days, provide our agency with a copy of today's Monitoring System Certification and Spill Bucket test reports.

OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0252744
 Facility Name: LUMILEDS LLC
 Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/19/2021

Summary of Violations & Notice to Comply

Ensure copies of these reports are maintained on-site.

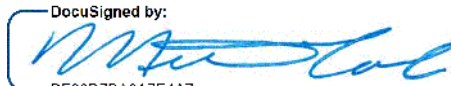
OTHER NOTES:

- Facility's 5-Year Operating Permit is valid through 3/31/2024.
- Next testing due dates:
 - > next annual monitoring system certification testing- due in February 2022
 - > next every-36-month overfill prevention inspection- due in or before April 2022
 - > next every-36-month secondary containment testing- due in or before February 2022
- Facility provided provided overfill prevention equipment inspection report via email today.

Immediately correct any violation designated as a Class I or Class II violation. Correct all other violations no later than **03/21/2021**, unless otherwise noted by the inspector.

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

DocuSigned by:



2/19/2021

DF69D7BA6A7E4A7...

Received By: Mitch Cole



Inspected By: EE0010375 - MICHELLE SANTOS
 CA UST Inspector #9590738, Exp. 06/06/2022

X

Certification of Compliance

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.

Signature of Owner/Operator

Date

Printed Name of Owner/Operator

Title

OFFICIAL NOTICE OF INSPECTION - SUPPLEMENTAL INFORMATION

This Official Notice of Inspection (NOI) documents the results of an inspection by HMCD, including a list of alleged violations, evidence in support of the alleged violations, corrective actions that must be taken by the facility, and general observations.

What am I supposed to do upon receiving a NOI?

- Correct the violations within 30 days of the inspection date, unless otherwise noted.
- In the "Corrective Actions Taken" column, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed.
- Certify that the facility has returned to compliance by signing and dating the certification statement at the end of the report.
- Make a photocopy of the NOI and any attachments for your records.
- Within 5 days of achieving compliance or 35 days of the inspection date, whichever comes first, return the original copy of the report and any attachments to HMCD at 1555 Berger Drive, Suite 300, San Jose, CA 95112-2716 or via e-mail to the inspector noted on the "Inspected By" line of the report.

What if there are violations that cannot be corrected within 30 days?

For each violation that cannot be corrected within 30 days, submit a written Compliance Plan describing the corrective actions you propose to take and the date by which the actions will be completed. State law grants up to 30 days to correct minor violations without penalty. Minor violations that are uncorrected after 30 days, and class I and II violations may be subject to enforcement action. To lessen the possibility of enforcement action, correct all violations as soon as possible.

What if I disagree with a violation on the NOI?

If you disagree with any violation listed in this NOI, you must submit a written Notice of Disagreement to HMCD within 30 days of the inspection date. Address such notices to the attention of the inspector who cited the violation. In your Notice of Disagreement, explain in detail why you believe the alleged violation was incorrectly cited.

What about photographs or samples taken during the inspection?

A co-located sample will be given to you upon request if adequate sample volume is available. Photographs and sample analytical results will not generally be available until after the inspection has been concluded. A copy of photographs and/or analytical results will be provided to you upon written request. Photographs and sample analytical results may be withheld in the event of a criminal investigation or other ongoing investigation.

Key to Acronyms and Regulatory Terms

XX CCR	California Code of Regulations, Title XX
XX CFR	Code of Federal Regulations, Title XX
Class	Violation classification: I = Class I violation, II = Class II violation, M = Minor violation, C = Corrected minor violation [HSC §25110.8.5, HSC §25117.6, CCR §66260.10]
CERS	California Environmental Reporting System (cers.calepa.ca.gov)
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
HMCD	County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division
HSC	California Health and Safety Code
RCRA	Resource Conservation and Recovery Act
SCCO	Santa Clara County Ordinance Code
TSDF	Hazardous waste treatment, storage or disposal facility
UST	Underground storage tank
VC	HMCD violation code

Warning:

- It is a violation of State law to make a false statement that a facility has returned to compliance [HSC §25404.1.2(c)(2)].
- Making a false statement regarding a hazardous waste violation is punishable by a fine of not less than \$2,000 or more than \$50,000 and/or imprisonment in the county jail for up to one year [HSC §25191(b)].
- Making a false statement regarding an underground storage tank violation is punishable by a fine of not less than \$500 or more than \$5,000 [HSC §§25299(a)(8), 25299(b)(7)].
- HMCD has the right to require the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility [HSC §25187.8(i), 25289(b)].

HMCD-014A

www.EHinfo.org/hazmat

Rev. 01/02/18

County of Santa Clara**Department of Environmental Health****Hazardous Materials Compliance Division (HMCD)**

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

**OFFICIAL NOTICE OF INSPECTION**

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/24/2022**HW Generator Type:****Consent to Inspect Granted By:** MITCH COLE, ENVIRONMENTAL ENGINEER☐ **RCRA LQG**☐ **Pictures Taken**☐ **Samples Taken****Summary of Violations & Notice to Comply****Program:** PR0397897 - UNDERGROUND STORAGE TANK - 2399**Inspection Type:** ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
T035	M	RESPONSE TO COMPLIANCE ISSUES IDENTIFIED BY DUSTO [2030013] Underground storage tank (UST) owner/operator failed to, within 72 hours of receiving a "Designated UST Operator Visual Inspection Report" signed by the DUSTO, sign Section 6 of the report to acknowledge the inspection results and/or describe in Section 5 of the report follow-up actions taken in response to any compliance issue identified by the DUSTO in Section 3 of the report. <i>Facility failed to sign Section 6 of the DUSTO monthly report to acknowledge the inspection results on the following dates: 2/2/2022, 12/7/2021, 11/12/2021, 2/4/2021.</i> <i>Within 72 hours of receiving from the DUSTO a signed inspection report, the owner/operator must complete Section 6 of the report by printing their name and adding their signature and the date signed.</i> Within 72 hours of receiving from the DUSTO a signed inspection report, the owner/operator must note in Section 5 of the report corrective actions taken or to be taken in response to each compliance issue identified in Section 3 of the report, and must complete Section 6 of the report by printing their name and adding their signature and the date signed. [23 CCR 2716(e)]	

OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/24/2022**Summary of Violations & Notice to Comply**

VC	Class	Violation	Corrective Actions Taken
T040	M	DUSTO TRAINING FOR FACILITY EMPLOYEES [2030012] Underground storage tank (UST) owner/operator failed to have facility employees trained in the proper operation and maintenance of the UST system by a qualified Designated UST Operator (DUSTO). Facility failed to have facility employees trained in the proper operation and maintenance of the UST system by a qualified Designated UST Operator. At all times during the facility's operating hours, at least one facility employee with current training by the facility's DUSTO must be on-site. Within 30 days, have the DUSTO train all facility employees who do not have current training and document the training on a "Underground Storage Tank Facility Employee Training Certificate" form. Maintain current training records on-site and available for inspection. At all times during the facility's operating hours, at least one facility employee with current training by the facility's DUSTO must be onsite. A "facility employee" is any person who works onsite and who may be called upon to respond to spills, overfills, or other problems associated with the operation of the UST system. The DUSTO must provide training to facility employees at least once every 12 months. The training must be a site-specific practical demonstration that shares information and evaluates the employee's knowledge for responding to emergencies, leak detection monitoring alarms, spills, and overfills associated with operating the UST system and must include, but is not limited to: 1) Operation of UST systems in a manner consistent with the facility's best management practices; 2) The employee's role with regard to required UST monitoring equipment; 3) The employee's role with regard to UST spills and overfills; and 4) The name(s) of contact person(s) for emergencies and UST monitoring equipment leak alarms. Initial training must be conducted before the individual performs facility employee duties. Within 30 days, have the DUSTO train all facility employees who do not have current training and document the training on a "Underground Storage Tank Facility Employee Training Certificate" form. Maintain current training records onsite and available for inspection. [23 CCR 2715(c)]	

Comments: On-site to witness the annual Monitoring system certification, overfill prevention equipment inspection, and secondary containment testing. The lead UST service technician who conducted testing today was Rolando Urbina of Balch Petroleum. Mr. Mortera had the following required certifications:

- ICC UST Service Technician certification (exp. 8/19/2023)
- Caldwell certification (exp. 10/2023)
- Veeder-Root certification (exp. 4/02/2023).
- OPW EVR (exp. 6/28/2023)

Facility has 1 Diesel UST Emergency Generator Tank System (EGTS) that supplies 3 standby generators via suction piping. The following components were tested today and passed:

- 1 Annular sensor and 1 STP sump sensor was tested in water and triggered audible/ visual alarm at the monitoring panel.
- 1 UST fill spill bucket was hydrostatically tested for 60 minutes per RP 1200. No drop in liquid was observed.

The following components were also tested during this inspection and passed;

- 1 STP sump was tested for 30 minutes using the Caldwell tester.
- Return and supply line were pressurized at 5.0 psi for 60 minutes and passed.
- Annular space of the tank held vacuum at 10.0 inches for 60 minutes and passed.

Facility's UST is a 12,000 gal Owens- Corning equipped with 71SO OPW flapper valve. Reported tank install date is October 1991. Actual total capacity = 11,627.

Functionality of the flapper valves was verified by having the technician move the flapper valves to the closed position. No corrosion was observed.

OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0252744
 Facility Name: LUMILEDS LLC
 Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/24/2022

Summary of Violations & Notice to Comply

Appropriate tank charts were provided by technician.

Calculations are as follows:

Total length of drop tube: 119.125"

Upper tube: 44"

Flange to bottom of tank: 122.5"

Upper tube - distance to tank bottom - 2 = 76.5"

Tank chart percentage: 76.5" = 10,399 gallons = 89.4 % of total capacity.

Designated UST Operator (DUSTO) visual inspection reports (12 months), DUSTO facility employee training certification, and alarm history were reviewed at the time of inspection.

Verified that inspection of unburied piping is inspected every time the system is operated or at least monthly, as they are incorporated into the daily walk-through rounds for their electrical inspections.

ACTION ITEMS:

- Within 30 days, correct all violations and submit documentation of corrective actions taken as well as certification of compliance.

- Within 30 days, provide our agency with a copy of today's Monitoring System Certification and Spill Bucket test reports, Secondary Containment Testing Form, and Overfill Prevention Equipment Inspection Form. Send to ustinspector@deh.sccgov.org. Ensure copies of these reports are maintained on-site.

NOTES:

- Facility's 5-Year Operating Permit is valid through 3/31/2024.

- Next testing due dates:

> next annual monitoring system certification testing- due in February 2023

> next every-36-month overfill prevention inspection- due in or before February 2025

> next every-36-month secondary containment testing- due in or before February 2025

Immediately correct any violation designated as a Class I or Class II violation. Correct all other violations no later than 03/26/2022, unless otherwise noted by the inspector.

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

DocuSigned by:

 14231857A490488... 2/28/2022

Received By: Mitch Cole

Environmental Engineer



Inspected By: EE0010459 - YONI FAJARDO

CA UST Inspector #9682738, Exp. 06/20/2022

Certification of Compliance

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.

Signature of Owner/Operator

Date

Printed Name of Owner/Operator

Title

OFFICIAL NOTICE OF INSPECTION - SUPPLEMENTAL INFORMATION

This Official Notice of Inspection (NOI) documents the results of an inspection by HMCD, including a list of alleged violations, evidence in support of the alleged violations, corrective actions that must be taken by the facility, and general observations.

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- Correct the violations within 30 days of the inspection date, unless otherwise noted.
- In the "Corrective Actions Taken" column, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed.
- Certify that the facility has returned to compliance by signing and dating the certification statement at the end of the report.
- Make a photocopy of the NOI and any attachments for your records.
- Within 5 days of achieving compliance or 35 days of the inspection date, whichever comes first, return the original copy of the report and any attachments to HMCD at 1555 Berger Drive, Suite 300, San Jose, CA 95112-2716 or via e-mail to the inspector noted on the "Inspected By" line of the report.

What if there are violations that cannot be corrected within 30 days?

For each violation that cannot be corrected within 30 days, submit a written Compliance Plan describing the corrective actions you propose to take and the date by which the actions will be completed. State law grants up to 30 days to correct minor violations without penalty. Minor violations that are uncorrected after 30 days, and class I and II violations may be subject to enforcement action. To lessen the possibility of enforcement action, correct all violations as soon as possible.

What if I disagree with a violation on the NOI?

If you disagree with any violation listed in this NOI, you must submit a written Notice of Disagreement to HMCD within 30 days of the inspection date. Address such notices to the attention of the inspector who cited the violation. In your Notice of Disagreement, explain in detail why you believe the alleged violation was incorrectly cited.

What about photographs or samples taken during the inspection?

A co-located sample will be given to you upon request if adequate sample volume is available. Photographs and sample analytical results will not generally be available until after the inspection has been concluded. A copy of photographs and/or analytical results will be provided to you upon written request. Photographs and sample analytical results may be withheld in the event of a criminal investigation or other ongoing investigation.

Key to Acronyms and Regulatory Terms

XX CCR	California Code of Regulations, Title XX
XX CFR	Code of Federal Regulations, Title XX
Class	Violation classification: I = Class I violation, II = Class II violation, M = Minor violation, C = Corrected minor violation [HSC §25110.8.5, HSC §25117.6, CCR §66260.10]
CERS	California Environmental Reporting System (cers.calepa.ca.gov)
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
HMCD	County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division
HSC	California Health and Safety Code
RCRA	Resource Conservation and Recovery Act
SCCO	Santa Clara County Ordinance Code
TSDF	Hazardous waste treatment, storage or disposal facility
UST	Underground storage tank
VC	HMCD violation code

Warning:

- It is a violation of State law to make a false statement that a facility has returned to compliance [HSC §25404.1.2(c)(2)].
- Making a false statement regarding a hazardous waste violation is punishable by a fine of not less than \$2,000 or more than \$50,000 and/or imprisonment in the county jail for up to one year [HSC §25191(b)].
- Making a false statement regarding an underground storage tank violation is punishable by a fine of not less than \$500 or more than \$5,000 [HSC §§25299(a)(8), 25299(b)(7)].
- HMCD has the right to require the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility [HSC §25187.8(i), 25289(b)].

HMCD-014A

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Rev. 01/02/18

County of Santa Clara**Department of Environmental Health****Hazardous Materials Compliance Division (HMCD)**

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

**OFFICIAL NOTICE OF INSPECTION**

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/16/2023

HW Generator Type:
Consent to Inspect Granted By: MITCH COLE, ENGINEER

☐ RCRA LQG
☐ Pictures Taken
☐ Samples Taken

Summary of Violations & Notice to Comply**Program:** PR0397897 - UNDERGROUND STORAGE TANK - 2399**Inspection Type:** ROUTINE INSPECTION

Comments: Onsite to witness the Annual Monitoring Certification of the facility's Underground Storage Tank (UST) system. Testing was performed by Rolando Urbina of Balch Petroleum. Mr. Urbina has the following certifications: ICC UST service technician (exp. 8/18/23) and Veeder-Root (4/29/23). This site has one diesel tank that supplies fuel to an Emergency Generator Tank System (EGTS).

Prior to testing, confirmed that the monitoring panel status light was green with "All Functions Normal" displayed.

The following UST components were tested and passed:

- 1x liquid sensor in piping sump triggered audible/visual alarm when dipped in water
- 1x liquid sensor in tank annular triggered audible/visual alarm when dipped in water
- 1x spill bucket was hydrostatically tested according to PEI RP1200-19 and passed

The following paperwork was reviewed:

- Monthly DO reports
- Alarm history
- Training logs
- UST response plan
- Monthly inspections logs of unburied piping
- Test reports for overfill prevention, secondary containment, spill containers, and annual monitoring equipment

Notes:

Facility's last CERS submittal was 2/16/23 and was accepted
 Visually confirmed that fill-tube shut-off valve (i.e. flapper valve) is installed

ACTION ITEM:

WITHIN 30 DAYS, SUBMIT A COPY OF THE TEST REPORT TO USTINSPECTOR@DEH.SCCGOV.ORG

DocuSigned by:

2/16/2023

14231857A490488

Received By: Mitchell Cole

Inspected By: EE0010505 - DONNIE COPELAND
 CA UST Inspector #10233484, Exp. 08/17/2024

County of Santa Clara**Department of Environmental Health****Hazardous Materials Compliance Division (HMCD)**

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**OFFICIAL NOTICE OF INSPECTION**

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 01/11/2023**HW Generator Type:****Consent to Inspect Granted By:** MITCHELL COLE, ENVIRONMENTAL ENGINEER☐ **RCRA LQG**☐ **Pictures Taken**☐ **Samples Taken****Summary of Violations & Notice to Comply****Program:** PR0372265 - CAL ARP - 2113**Inspection Type:** ROUTINE INSPECTION

Comments: Onsite to conduct a routine CalARP inspection. Inspection commenced on 11/27/2023 with an onsite walk-through with Mitchell Cole and Alisa Gee of Lumileds. Most documents were provided digitally between 11/27/2023 and 12/12/2023. Inspection concluded today with issuance of this report.

Facility is a Program 3 CalARP facility that stores anhydrous ammonia. See inspection dated 12/09/2020 for additional notes. Facility does not currently plan to store or use Chlorine gas above CalARP thresholds. Facility was advised that they must submit a Risk Management Plan for review before storing or using chlorine gas at or above CalARP regulated thresholds.

Facility last submitted their hazardous materials inventory via CERS ID 10132666 on 3/9/2023. This submittal reports 104,000 lbs of ammonia. The Risk Management Plan (RPM) was last submitted on 8/26/2020. Since this date, the last 5-year PHA was conducted on 8/26/2020.

The following documents were reviewed as a part of this inspection:

2020 RMP submittal, 2019 and 8/2023 Compliance Assessments, MOC forms, hot work permits, Incident report for 7/6/2021, monthly SCBA inspection records, ISO container DOT inspection records and gas pressure relief valve test certificates, updates to the August 2020 PHA action register, documentation (scheduling correspondence) of coordination with the Fire Department for an onsite tour in May of 2023, operating instructions and training content for drager tube and MDA detection equipment used by the onsite emergency response team, documentation on employee participation, documentation of employee submittal portal for continuous improvement, Contractor EHS Requirements document 09.04.05.07 (effective 4/10/2023), "Bulk Ammonia Response Training" content for ERT staff, Emergency Response Team Plan 09.04.03 (effective 1/26/2022), EHS response on-call schedules, "6.1.3 Regulatory Reporting for Facilities Exempt On-Call", Operator Training and Certification Record Template form (for module K465), associated employee training completion dates for module K465 to employees working with reactors, Chemical Safety Refresher training logs, Weekly Rounds inspector forms, MIDAS Gas Detection Operating Manual, ISO change out procedure, and example HIRARC process form multiple job classifications.

Ammonia sensors are annually calibrated. MIDAS gas detection manual states that operator must determine calibration scheduled for these sensors. Ongoing, low-level ammonia releases (slip) that are a part of facility operations are reported as part of annual TRI reporting.

Employees training includes the following courses: Emergency Response Team (as applicable), Chemical Safety, Gas Safety (cylinder technicians only), Reactor Operating Procedures (Operators), and Reactor Maintenance Procedures (Operators). Facility also conducts periodic evacuation drills.

UNRESOLVED ISSUES: Respond in writing within 30 days to the following unresolved issues.

1. Facility submitted a registration from on 1/6/2022 to declare the intent to store 550 lbs of chlorine MOCVD etch onsite. Per statements by Mr. Cole, the facility later decided not to store this chemical at these thresholds. Based on conversation in today's inspection, it appears that facility will not be storing chlorine at CalARP thresholds. Facility must submit an updated registration form within 30 days to reflect the current CalARP chemicals onsite.

2. Filed RMP does not include a written employee participation plan as required by 19 CCR 2760.10. Facility was able to articulate how employees are included in PHAs and development of the process safety management, however no documents were provided that outline this participation plan. Facility provided HIRARC process forms (Hazard Identification Risk Analysis Risk Control) used as part of the ISO 45001 certification process, however these forms do not clearly address this requirement. Within 30 days, locate the written employee participation plan and provide it for inclusion with your written RMP.

OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 01/11/2023

Summary of Violations & Notice to Comply**NOTES:**

- 1. CERS lists 104,000 lbs of anhydrous ammonia, with a largest container size of 26,00 lbs (and four ISO containers onsite). RMP lists each ISO container as holding 26,400 lbs (with a total of 105,600 lbs). Within 30 days, update CERS to reflect the corrected container size and total quantity onsite.*
- 2. Facility was advised of requirement to report releases and "threatened releases" and provided with most recent application regulations. Strongly suggest review and clarification of "6.1.3 Regulatory Reporting for Facilities Exempt On-Call" to clarify reporting requirements for threatened releases, or releases that are being handled by ERT staff onsite, so that these directions match regulatory requirements.*
- 3. Facility was provided with additional guidance on operating procedure requirements as required by 19 CCR 2760.3.*
- 4. Facility was advised that Document number "HMCD-084-1/12" is an internal HMCD document that was created in 2003 and has since been discontinued. Numerous updates to State regulations have occurred since this time. Facility was advised that this document may contain inaccuracies and that, should they chose to use it any way to comply with the CalARP program, it is up to the facility to ensure ongoing accuracy of the content. Use of this document does not satisfy the requirement to conduct a CalARP triennial audit as is does not include all CalARP regulations sections (such as 2735.6) has outdated language for code sections (such as 2745.3 and 2745.7). This is not an exhaustive list of deficiencies but has been provided as a courtesy notice to demonstrate why this document has been discontinued and cannot, on its own, be sufficient documentation of a complete triennial audit.*
- 5. Mr. Cole stated that the "MES" system is used to track reactors runs and to automatically pull the machine down and remove it from the run schedule for maintenance. Access to the MES system for validation of machine maintenance intervals was not available at the time of this inspection. This will be verified as part of the next routine inspection.*
- 6. Process flow diagrams were not included with the filed RMP. These were provided at the time of inspection.*

NOTE ON REPORT MODIFICATION:

Mr. Cole requested to see a copy of the report before final issuance to clarify any outstanding questions or address any violations. The report draft was provided at the time of the holiday break 12/21/2023. Upon return, on 1/4/2024, Mr. Cole provided clarification on two alleged violations:

- 1. Facility PHA conducted in April of 2020 identified the following action item:*

"1. Define and document the system operation for the Purafil abatement system including differential pressure switch settings and time delay to allow second fan to startup. Concern is that there a only a single line drawing and the design operating parameters/conditions are unknown."

While the document copy from the audit showed this was not resolved, Mr. Cole provided access to the documentation of the purafil system. He stated that the documentation was a hard copy binder created in 2006 and had thus been missed at the time of the 2020 PHA. Mr. Cole was advised to update the correction date in any audit action registers to show the date of correction and include a note on this information.

- 2. Mitch Cole conducted a review of a CalARP requirements checklist using an internal HMCD document in June of 2023. This audit states that it was for ammonia and chlorine onsite. This document (HMCD-084-1/12) has since been discontinued and was last updated in 2003, prior to most recent regulations updates. Mr. Cole provided a line-by-line comparison completed of current CalARP regulations to accompany the outdated CalARP audit form, demonstrating that a full audit of the current regulations was conducted. Prior audits were conducted by OTIS. Facility was advised that continued use of HMCD-084-1/12 to satisfy audit requirements shall include the line-by-line comparison sheet. It is strongly recommended that the facility create their own updated audit form that combines this information into one document.*

After review of the final documents provided on 1/4/2024, the report was issued on 1/11/2024.

OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 01/11/2023

Summary of Violations & Notice to Comply

DocuSigned by:



1/11/2024

DF69D7BA6A7E4A7...

Received By:

Mitchell Cole

Lumileds LLC



Inspected By: EE0010436 - ROBIN WARD

CA UST Inspector #8869494, Exp. 01/19/2026

County of Santa Clara**Department of Environmental Health****Hazardous Materials Compliance Division (HMCD)**

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

**OFFICIAL NOTICE OF INSPECTION**

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/16/2024

HW Generator Type: NA
Consent to Inspect Granted By: JAMES COOPER, FACILITY ELECTRICIAN

☐ RCRA LQG
☐ Pictures Taken
☐ Samples Taken

Summary of Violations & Notice to Comply**Program:** PR0397897 - UNDERGROUND STORAGE TANK - 2399**Inspection Type:** ROUTINE INSPECTION**Comments:**

Onsite to witness a routine Annual Monitoring Certification (AMC) and Spill Container testing conducted on 02-16-2024 and concluded with the issuance of this report. The facility consist of 1x 12,000 gallon Diesel Underground Storage Tank (UST) that supplies diesel to 3x emergency back up generator via suction system.

Testing was conducted by Rolando Urbina of Balch Petroleum. Mr. Urbina's certifications were reviewed and found to be up to date.

- *Prior to testing there were no active alarms at the Gilbarco EMC monitoring panel. Gilbarco EMC monitoring panel read, "All Functions Normal". The green status light on the Gilbarco EMC monitoring panel was functioning.*
- *1x Mechanical flapper valve was visually observed in the fill drop tube.*

The following components were tested as part of the AMC:

- *1x Tank Annular wrap-around liquid sensor was tested by submerging in water and obtaining an audible and visual alarm on the monitoring panel.*
- *1x Piping Sump liquid sensor was tested by submerging in water and obtaining an audible and visual alarm on the monitoring panel.*
- *1x Spill Bucket was hydrostatically tested with 15 gallons of water for 30 minutes using a Caldwell Level Indicator. Test results: Pass, no loss of water.*

The following documents were reviewed as part of this inspection:

- *UST submittal on CERS #: 10132666 was last submitted on 02-08-2024 and reviewed on 02-16-2024.*
- *Certificate of Financial Responsibility is current.*
- *13x Months of Designated Operator monthly inspections were reviewed.*
- *A list of employees trained by DO is current.*
- *Past maintenance and monitoring reports were reviewed.*
- *UST response plan was reviewed.*
- *UST setup and alarm history were reviewed.*
- *Visual Inspection logs for unburied piping were reviewed.*
- *Facility 5-year permit valid through 06-30-2027*

Submit a copy of today's test report to ustinspector@deh.sccgov.org within 30 days of the completion of the test.

DocuSigned by:

2/16/2024

Received By: Eric Dugdale

Eric Dugdale Facilities Manager

Inspected By: EE0010507 - SOVANN UCH
 CA UST Inspector #10233375, Exp. 08/17/2024

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REVIEWED

By yoni.fajardo at 5:24 pm, Nov 29, 2022

**OFFICIAL NOTICE OF INSPECTION**

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/24/2022**HW Generator Type:****Consent to Inspect Granted By:** MITCH COLE, ENVIRONMENTAL ENGINEER☐ **RCRA LQG**☐ **Pictures Taken**☐ **Samples Taken****Summary of Violations & Notice to Comply****Program:** PR0397897 - UNDERGROUND STORAGE TANK - 2399**Inspection Type:** ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
T035	M	RESPONSE TO COMPLIANCE ISSUES IDENTIFIED BY DUSTO [2030013] Underground storage tank (UST) owner/operator failed to, within 72 hours of receiving a "Designated UST Operator Visual Inspection Report" signed by the DUSTO, sign Section 6 of the report to acknowledge the inspection results and/or describe in Section 5 of the report follow-up actions taken in response to any compliance issue identified by the DUSTO in Section 3 of the report. Facility failed to sign Section 6 of the DUSTO monthly report to acknowledge the inspection results on the following dates: 2/2/2022, 12/7/2021, 11/12/2021, 2/4/2021. Within 72 hours of receiving from the DUSTO a signed inspection report, the owner/operator must complete Section 6 of the report by printing their name and adding their signature and the date signed. Within 72 hours of receiving from the DUSTO a signed inspection report, the owner/operator must note in Section 5 of the report corrective actions taken or to be taken in response to each compliance issue identified in Section 3 of the report, and must complete Section 6 of the report by printing their name and adding their signature and the date signed. [23 CCR 2716(e)]	The reports moving forward will be signed. There had been some shifting of responsibilities within the department resulting in some confusion in the staff. Reiteration of the requirements has occurred.

OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0252744
Facility Name: LUMILEDS LLC
Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/24/2022

Summary of Violations & Notice to Comply

VC	Class	Violation	Corrective Actions Taken
T040	M	DUSTO TRAINING FOR FACILITY EMPLOYEES [2030012] Underground storage tank (UST) owner/operator failed to have facility employees trained in the proper operation and maintenance of the UST system by a qualified Designated UST Operator (DUSTO). Facility failed to have facility employees trained in the proper operation and maintenance of the UST system by a qualified Designated UST Operator. At all times during the facility's operating hours, at least one facility employee with current training by the facility's DUSTO must be on-site. Within 30 days, have the DUSTO train all facility employees who do not have current training and document the training on a "Underground Storage Tank Facility Employee Training Certificate" form. Maintain current training records on-site and available for inspection. At all times during the facility's operating hours, at least one facility employee with current training by the facility's DUSTO must be onsite. A "facility employee" is any person who works onsite and who may be called upon to respond to spills, overfills, or other problems associated with the operation of the UST system. The DUSTO must provide training to facility employees at least once every 12 months. The training must be a site-specific practical demonstration that shares information and evaluates the employee's knowledge for responding to emergencies, leak detection monitoring alarms, spills, and overfills associated with operating the UST system and must include, but is not limited to: 1) Operation of UST systems in a manner consistent with the facility's best management practices; 2) The employee's role with regard to required UST monitoring equipment; 3) The employee's role with regard to UST spills and overfills; and 4) The name(s) of contact person(s) for emergencies and UST monitoring equipment leak alarms. Initial training must be conducted before the individual performs facility employee duties. Within 30 days, have the DUSTO train all facility employees who do not have current training and document the training on a "Underground Storage Tank Facility Employee Training Certificate" form. Maintain current training records onsite and available for inspection. [23 CCR 2715(c)]	Balch is coming out to train the remainder of the staff on 3/30/22.

Comments: On-site to witness the annual Monitoring system certification, overfill prevention equipment inspection, and secondary containment testing. The lead UST service technician who conducted testing today was Rolando Urbina of Balch Petroleum. Mr. Mortera had the following required certifications:

- ICC UST Service Technician certification (exp. 8/19/2023)
- Caldwell certification (exp. 10/2023)
- Veeder-Root certification (exp. 4/02/2023).
- OPW EVR (exp. 6/28/2023)

Facility has 1 Diesel UST Emergency Generator Tank System (EGTS) that supplies 3 standby generators via suction piping. The following components were tested today and passed:

- 1 Annular sensor and 1 STP sump sensor was tested in water and triggered audible/ visual alarm at the monitoring panel.
- 1 UST fill spill bucket was hydrostatically tested for 60 minutes per RP 1200. No drop in liquid was observed.

The following components were also tested during this inspection and passed;

- 1 STP sump was tested for 30 minutes using the Caldwell tester.
- Return and supply line were pressurized at 5.0 psi for 60 minutes and passed.
- Annular space of the tank held vacuum at 10.0 inches for 60 minutes and passed.

Facility's UST is a 12,000 gal Owens- Corning equipped with 71SO OPW flapper valve. Reported tank install date is October 1991. Actual total capacity = 11,627.

Functionality of the flapper valves was verified by having the technician move the flapper valves to the closed position. No corrosion was observed.

OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0252744
 Facility Name: LUMILEDS LLC
 Site Address: 370 W TRIMBLE RD 90, SAN JOSE, CA 95131

Inspection Date: 02/24/2022

Summary of Violations & Notice to Comply

Appropriate tank charts were provided by technician.

Calculations are as follows:

Total length of drop tube: 119.125"

Upper tube: 44"

Flange to bottom of tank: 122.5"

Upper tube - distance to tank bottom - 2 = 76.5"

Tank chart percentage: 76.5" = 10,399 gallons = 89.4 % of total capacity.

Designated UST Operator (DUSTO) visual inspection reports (12 months), DUSTO facility employee training certification, and alarm history were reviewed at the time of inspection.

Verified that inspection of unburied piping is inspected every time the system is operated or at least monthly, as they are incorporated into the daily walk-through rounds for their electrical inspections.

ACTION ITEMS:

- Within 30 days, correct all violations and submit documentation of corrective actions taken as well as certification of compliance.

- Within 30 days, provide our agency with a copy of today's Monitoring System Certification and Spill Bucket test reports, Secondary Containment Testing Form, and Overfill Prevention Equipment Inspection Form. Send to ustinspector@deh.sccgov.org. Ensure copies of these reports are maintained on-site.

NOTES:

- Facility's 5-Year Operating Permit is valid through 3/31/2024.

- Next testing due dates:

> next annual monitoring system certification testing- due in February 2023

> next every-36-month overfill prevention inspection- due in or before February 2025

> next every-36-month secondary containment testing- due in or before February 2025

Immediately correct any violation designated as a Class I or Class II violation. Correct all other violations no later than 03/26/2022, unless otherwise noted by the inspector.

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

DocuSigned by:

 14231657A490468...

Received By: Mitch Cole

Environmental Engineer



Inspected By: EE0010459 - YONI FAJARDO

CA UST Inspector #9682738, Exp. 06/20/2022

Certification of Compliance

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.



Signature of Owner/Operator

Mitch Cole

Printed Name of Owner/Operator

3/17/2022

Date

Environmental Engineer

Title

OFFICIAL NOTICE OF INSPECTION - SUPPLEMENTAL INFORMATION

This Official Notice of Inspection (NOI) documents the results of an inspection by HMCD, including a list of alleged violations, evidence in support of the alleged violations, corrective actions that must be taken by the facility, and general observations.

What am I supposed to do upon receiving a NOI?

- Correct the violations within 30 days of the inspection date, unless otherwise noted.
- In the "Corrective Actions Taken" column, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed.
- Certify that the facility has returned to compliance by signing and dating the certification statement at the end of the report.
- Make a photocopy of the NOI and any attachments for your records.
- Within 5 days of achieving compliance or 35 days of the inspection date, whichever comes first, return the original copy of the report and any attachments to HMCD at 1555 Berger Drive, Suite 300, San Jose, CA 95112-2716 or via e-mail to the inspector noted on the "Inspected By" line of the report.

What if there are violations that cannot be corrected within 30 days?

For each violation that cannot be corrected within 30 days, submit a written Compliance Plan describing the corrective actions you propose to take and the date by which the actions will be completed. State law grants up to 30 days to correct minor violations without penalty. Minor violations that are uncorrected after 30 days, and class I and II violations may be subject to enforcement action. To lessen the possibility of enforcement action, correct all violations as soon as possible.

What if I disagree with a violation on the NOI?

If you disagree with any violation listed in this NOI, you must submit a written Notice of Disagreement to HMCD within 30 days of the inspection date. Address such notices to the attention of the inspector who cited the violation. In your Notice of Disagreement, explain in detail why you believe the alleged violation was incorrectly cited.

What about photographs or samples taken during the inspection?

A co-located sample will be given to you upon request if adequate sample volume is available. Photographs and sample analytical results will not generally be available until after the inspection has been concluded. A copy of photographs and/or analytical results will be provided to you upon written request. Photographs and sample analytical results may be withheld in the event of a criminal investigation or other ongoing investigation.

Key to Acronyms and Regulatory Terms

XX CCR	California Code of Regulations, Title XX
XX CFR	Code of Federal Regulations, Title XX
Class	Violation classification: I = Class I violation, II = Class II violation, M = Minor violation, C = Corrected minor violation [HSC §25110.8.5, HSC §25117.6, CCR §66260.10]
CERS	California Environmental Reporting System (cers.calepa.ca.gov)
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
HMCD	County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division
HSC	California Health and Safety Code
RCRA	Resource Conservation and Recovery Act
SCCO	Santa Clara County Ordinance Code
TSDF	Hazardous waste treatment, storage or disposal facility
UST	Underground storage tank
VC	HMCD violation code

Warning:

- It is a violation of State law to make a false statement that a facility has returned to compliance [HSC §25404.1.2(c)(2)].
- Making a false statement regarding a hazardous waste violation is punishable by a fine of not less than \$2,000 or more than \$50,000 and/or imprisonment in the county jail for up to one year [HSC §25191(b)].
- Making a false statement regarding an underground storage tank violation is punishable by a fine of not less than \$500 or more than \$5,000 [HSC §§25299(a)(8), 25299(b)(7)].
- HMCD has the right to require the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility [HSC §25187.8(i), 25289(b)].

HMCD-014A

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Rev. 01/02/18

**UNDERGROUND STORAGE TANK
FACILITY EMPLOYEE TRAINING CERTIFICATE (Page 1 of 1)**

I. FACILITY INFORMATION

Business Name (Same as Facility Name or DBA-Doing Business As) Lumileds LLC		CERS ID 10132666
Business Site Address 370 West Trimble Rd.	City San Jose	ZIP Code 95131

II. DESIGNATED UNDERGROUND STORAGE TANK OPERATOR INFORMATION

Name of Designated UST Operator Providing the Training (Print as shown on the ICC Certification.) James Keltner	
Mailing Address 930 Ames Ave. Milpitas, CA. 95035	Phone # (408) 942-8686
ICC Certification # 8178558-UC	ICC Certification Expiration Date 12/4/2022

III. FACILITY EMPLOYEE INFORMATION

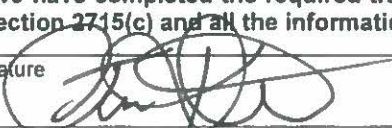
Individuals assuming the duties of the facility employee before October 13, 2018 must be trained within 30 days of performing facility employee duties. Individuals assuming the duties of the facility employee on and after October 13, 2018 must be trained before performing facility employee duties.

☐ Check this box if a list of the individual(s) trained is appended to this form. The appended list, at a minimum, must contain all of the information in this section.

Name of Individual(s) Trained	Initial Training Date	Date of Assuming Responsibility as a Facility Employee
<i>David Reynil</i>	<i>3/30/22</i>	<i>Sept 2014</i>
<i>Paul</i>	<i>3-30/22</i>	<i>Aug 2017</i>
ANGEL GUERRERO	3-30-22	SEPT-2010
Trinae Paulley	3-30-22	2006
<i>Saul Montez</i>	<i>3-30-22</i>	<i>2006</i>
<i>Jim Cooper</i>	<i>3-30-22</i>	<i>2016</i>
<i>Alexandre Magana</i>	<i>3-30-22</i>	<i>2022</i>

IV. CERTIFICATION BY DESIGNATED UST OPERATOR CONDUCTING THIS TRAINING

The facility employees listed above have completed the required training in accordance with California Code of Regulations, Title 23, Division 3, Chapter 16, Section 2715(c) and all the information provided herein is accurate.

Training Designated UST Operator Signature 	Date of Training 3/30/22
---	------------------------------------

PARCEL MAP

CONSISTING OF 3 SHEETS
BEING A SUBDIVISION CREATING 2 PARCELS, OF THE REAL PROPERTY DESCRIBED IN
THE GRANT DEED FILED FOR RECORD IN DOCUMENT NO. 25466609, OFFICIAL RECORDS
OF SANTA CLARA COUNTY, AND LYING ENTIRELY WITHIN THE CITY OF SAN JOSE,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

MAY 2023



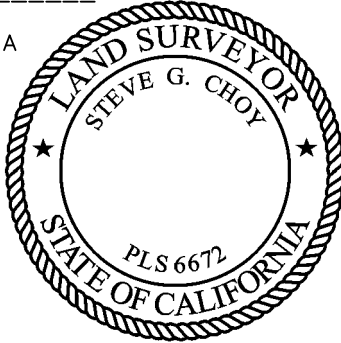
1570 Oakland Road San Jose, CA 95131

CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON SUBDIVISION MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____

STEVE G. CHOY, LS 6672
CITY OF SAN JOSE, CALIFORNIA



APPROVAL BY THE DIRECTOR OF PLANNING

I STATE THAT THIS PARCEL MAP HAS BEEN CHECKED AND COMPLIES WITH THE TENTATIVE MAP (Ptyy-##) AND ITS CONDITIONS AS APPROVED ON THE _____ DAY OF _____, 20____.

CHRIS BURTON
DIRECTOR OF PLANNING
OF THE CITY OF SAN JOSE, CALIFORNIA

DATE: _____

BY: _____
DEPUTY

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

I ALSO HEREBY ACCEPT, ON BEHALF OF THE CITY OF SAN JOSE, THE DEDICATION OF ALL EASEMENTS OFFERED FOR DEDICATION AS SHOWN ON SAID MAP WITHIN THE DISTINCTIVE BORDER LINES.

DATE: _____

MATTHEW LOESCH, RCE# 69764
CITY OF SAN JOSE, CALIFORNIA



RECORDER'S STATEMENT

FILE NO. _____ FEE \$_____ PAID. ACCEPTED FOR RECORD AND FILED THIS _____ DAY OF _____, 20____, AT _____M.
IN BOOK _____ OF MAPS, AT PAGES _____ SANTA CLARA COUNTY RECORDS
AT THE REQUEST OF _____.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR EMERGENCY ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EAE" (EMERGENCY ACCESS EASEMENT).

_____ A CALIFORNIA _____

NAME: _____

TITLE: _____

TRUSTEE'S STATEMENT

_____ AS TRUSTEE UNDER THE DEED OF TRUST RECORDED
_____, AS DOCUMENT NUMBER _____ OFFICIAL RECORDS OF
_____ COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, DOES HEREBY
CONSENT ON BEHALF OF THE BENEFICIARY TO THE PREPARATION AND FILING OF THIS MAP.

_____ A CALIFORNIA _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ SS

COUNTY OF _____

ON _____, 20____, BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE _____

PRINTED NOTARY'S NAME _____

COUNTY OF NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

NOTARY'S COMMISSION NUMBER _____

EXPIRATION OF NOTARY'S COMMISSION _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LBA REALTY IN MARCH 25, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 2026, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: _____

TRACY L. GIORGETTI, LS 8720



SOILS AND GEOLOGICAL REPORT

A SOILS REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY company name from report, DATED month day, year, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SAN JOSE.

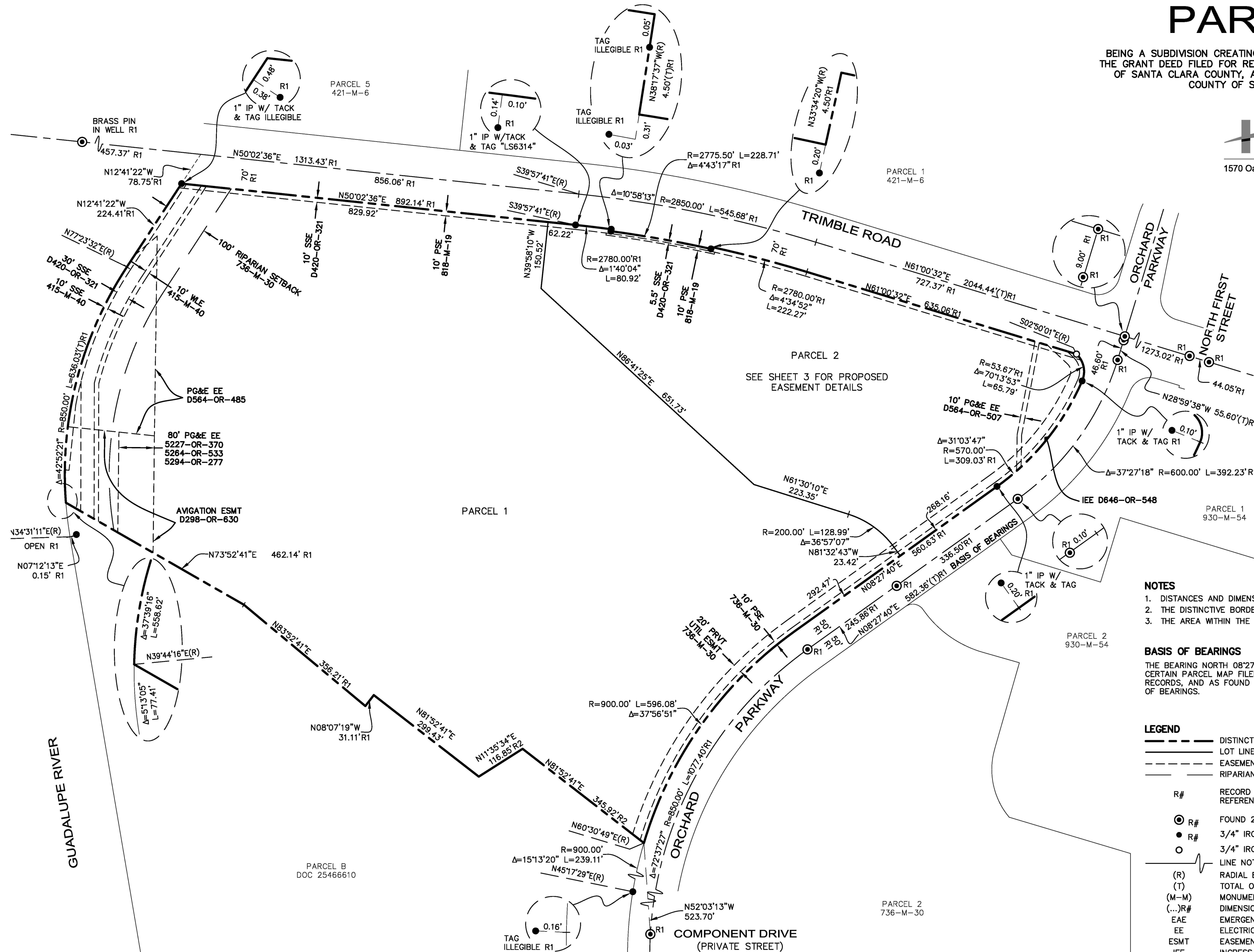
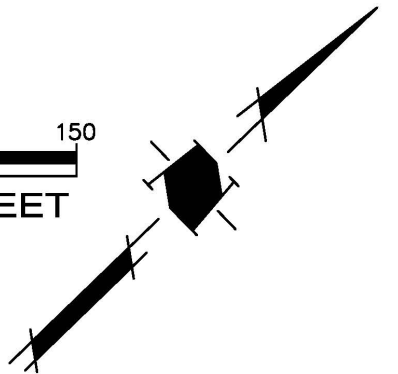
PARCEL MAP

CONSISTING OF 3 SHEETS
BEING A SUBDIVISION CREATING 2 PARCELS, OF THE REAL PROPERTY DESCRIBED IN
THE GRANT DEED FILED FOR RECORD IN DOCUMENT NO. 25466609, OFFICIAL RECORDS
OF SANTA CLARA COUNTY, AND LYING ENTIRELY WITHIN THE CITY OF SAN JOSE,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

MAY 2023

HMH
1570 Oakland Road San Jose, CA 95131

150 0 75 150
1 INCH = 150 FEET



NOTES

- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISION.
- THE AREA WITHIN THE DISTINCTIVE BORDER IS 45.81 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BEARING NORTH 08°27'40" EAST OF THE CENTER LINE OF ORCHARD PARKWAY AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 937 OF MAPS, PAGE 43, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED FOR THE PURPOSE OF THIS MAP, WAS ADOPTED AS THE BASIS OF BEARINGS.

LEGEND

- DISTINCTIVE BORDER LINE
- LOT LINE
- EASEMENT LINE
- RIPARIAN SETBACK LINE

R# RECORD DOCUMENT R1: PM 937-M-43
REFERENCES: R2: DOC 25466609

- FOUND 2.5" BRASS DISK IN MONUMENT WELL, UNLESS OTHERWISE NOTED
- 3/4" IRON PIPE FOUND AS DESCRIBED UNLESS OTHERWISE NOTED
- 3/4" IRON PIPE TAGGED "LS 8720" TO BE SET PER R1

LINE NOT DRAWN TO SCALE
(R) RADIAL BEARING
(T) TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE

(M-M) MONUMENT TO MONUMENT DIMENSIONS
(...)R# DIMENSION AS DESCRIBED IN RECORD

EAE EMERGENCY ACCESS EASEMENT
EE ELECTRIC EASEMENT

ESMT EASEMENT
IEE INGRESS/EGRESS EASEMENT

IP IRON PIPE
PSE PUBLIC SERVICE EASEMENT

SSE SANITARY SEWER EASEMENT
WLE WATER LINE EASEMENT

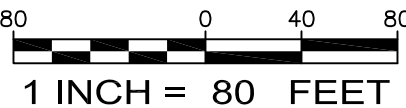
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1570 Oakland Road San Jose, CA 95131



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- EE ELECTRIC EASEMENT
- ESMT EASEMENT
- IEE INGRESS/EGRESS EASEMENT
- IP IRON PIPE
- PSE PUBLIC SERVICE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT

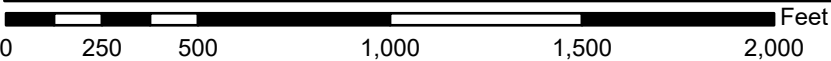
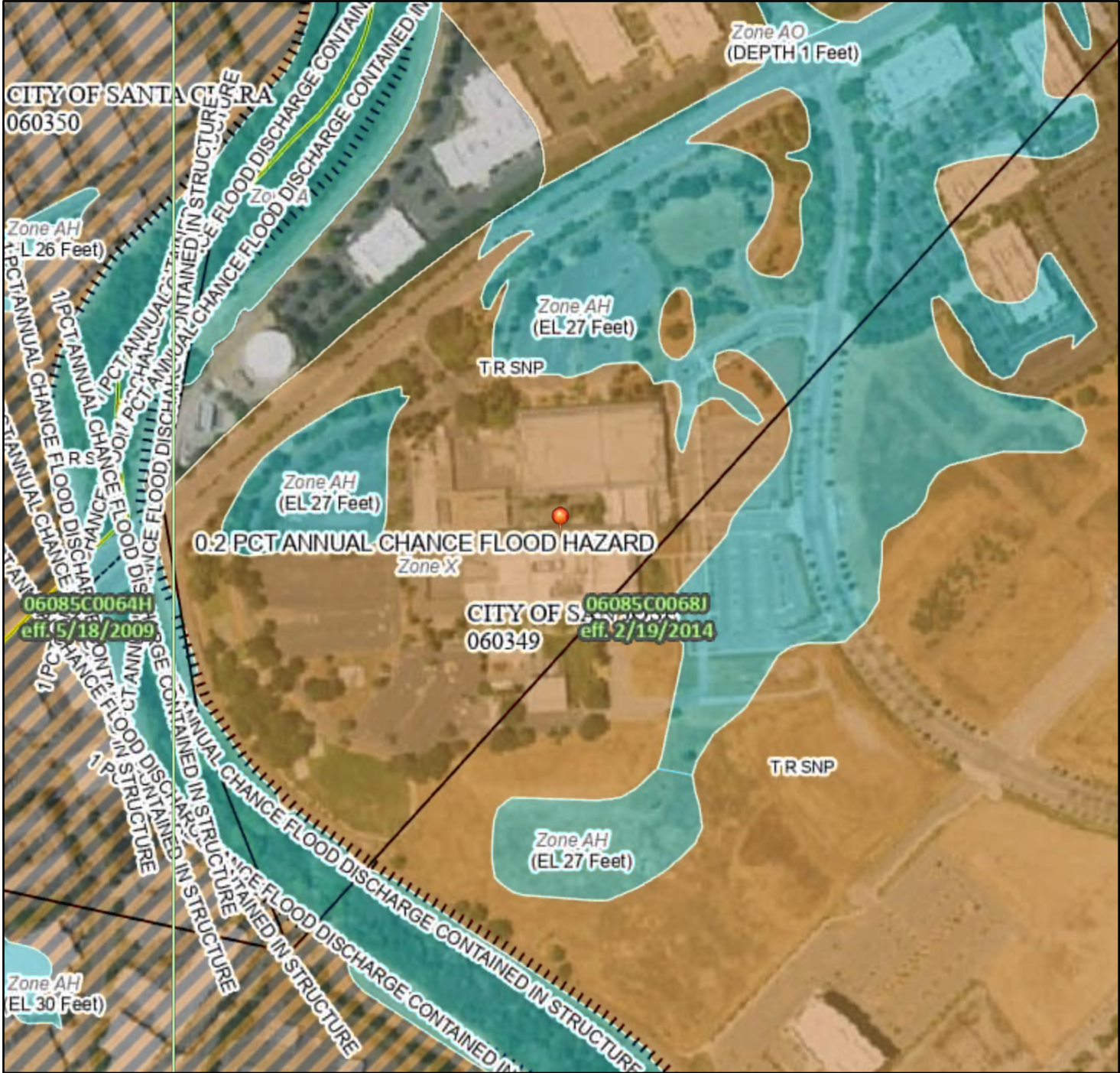
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	10.00'	90°01'34"	15.71'
C2	30.00'	25°39'20"	13.43'
C3	15.00'	55°56'39"	14.65'
C4	35.00'	64°39'28"	39.50'
C5	15.00'	33°54'05"	8.88'
C6	250.00'	16°19'51"	71.26'
C7	40.00'	21°04'54"	14.72'
C8	40.00'	33°12'56"	23.19'
C9	360.00'	5°59'52"	37.69'
C10	12.00'	72°36'24"	15.21'
C11	30.00'	22°41'34"	11.88'
C12	56.00'	33°36'51"	32.85'
C13	90.50'	34°45'24"	54.90'
C14	65.00'	52°31'32"	59.59'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N3°20'09"W	24.59'

National Flood Hazard Layer FIRMMette



121°56'21"W 37°23'5"N



1:6,000

121°55'43"W 37°22'36"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/16/2024 at 12:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

