

APPENDIX A
Project Plans

ARB MAJOR REVIEW:

429 UNIVERSITY AVENUE PALO ALTO, CA

REVISION 3B : 11.03.14



UNIVERSITY AVE. & KIPLING ST. PERSPECTIVE 1
N.T.S.



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PROJECT DESCRIPTION:

**429 UNIVERSITY AVE
PALO ALTO
CALIFORNIA, CA 94301**

DESCRIPTION

ARB MAJOR SUBMISSION
06.19.14

SHEET REVISIONS

- 1 PLANNING REVISIONS 08.26.14
- 2 PLANNING REVISIONS 09.29.14
- 3 PLANNING REVISION 3 10.09.14
- 3A PLANNING REVISION 3A 10.20.14
- 3B PLANNING REVISION 3B 11.03.14

DRAWING CONTENT

**PROJECT CONSULTANTS,
PROJECT INFO., ZONING
INFO., VICINITY MAP,
DRAWING INDEX**

STAMP

JOB NUMBER:
1311.00

SCALE:
AS SHOWN

DRAWN BY:
KC

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DRAWING NUMBER

A0.1

Date: 11/3/14
File name: 1311.00 A0.1 110314.vvx

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PROJECT INFORMATION

PROJECT DESCRIPTION: COMBINE TWO SEPARATE PARCELS INTO ONE NEW PARCEL; NEW FOUR-STORY, MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING

CONSTRUCTION TYPE: I-B

OCCUPANCY: A, B, M, R2, S2

BUILDING CODES:
2013 CBC (BASED ON 2012 IBC)
2013 CEC (BASED ON 2011 NEC)
2013 CMC (BASED ON 2012 UMC)
2013 CPC (BASED ON 2012 LUPC)
2013 CALIFORNIA ENERGY CODE
2013 CFC (BASED ON 2012 IFC)
PALO ALTO ORDINANCE #4976

2013 CALGREEN W/ PALO ALTO AMENDMENTS
THIS PROJECT WILL FOLLOW THE PALO ALTO GREEN BUILDING ORDINANCES.

ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS

FIRE SPRINKLERS: FULLY SPRINKLERED

TRASH/RECYCLING: ON SITE

VICINITY MAP



GENERAL ZONING COMPLIANCE ANALYSIS (PER P.A.M.C 18.18.060 TABLE 2)

SITE INFORMATION		REQUIRED/ALLOWED		PROPOSED	COMPLIES
ADDRESS: 425 / 429 UNIVERSITY AVE.					
ACCESSOR'S PARCEL NUMBERS: 120-15-029 (425 UNIV.) & 120-15-028 (429 UNIV.)					
TOTAL COMBINED SITE AREA: 11,000 SF					
ZONING DISTRICT: CD-C(P)(GF)					
SPECIAL SETBACK DISTANCE:	NONE				
HISTORIC CATEGORY:	NONE				
FLOOD ZONE:	NONE				
FRONT SETBACK	NONE	0'		0'	YES
STREET SIDE SETBACK	NONE	0'		0'	YES
INTERIOR SIDE SETBACK	NONE	8'		8'	YES
REAR SETBACK	NONE (COMM.)	10' (RES.)		10' (RES.)	YES
MAXIMUM HEIGHT	50'	50'		50'	YES
DAYLIGHT PLANES	NO REQ'T				
EXISTING SITE COVERAGE	SEE CIVIL DWG				
MAXIMUM SITE COVERAGE	NO REQ'T	9,478 SF (SEE A1.1)		9,478 SF (SEE A1.1)	YES
LANDSCAPE OPEN SPACE	20% (2,200 SF)	3,816 SF (SEE A1.1)		3,816 SF (SEE A1.1)	YES
USABLE OPEN SPACE	200 SF PER UNIT	2,396 SF (SEE A1.1)		2,396 SF (SEE A1.1)	YES
PEDESTRIAN OVERLAY AREA (PER PAMC 18.30(B).040 (a)(2)) UNIVERSITY AVENUE KIPLING STREET	150 SF / 165 SF	151 SF / 190 SF		151 SF / 190 SF	YES / YES

AREA & PARKING CALCULATION (PER P.A.M.C 18.52.040 TABLE 1)

Area Analysis
425-429 University
Zone: CD-C (GF)(P)
Site Area: 11,000.00
Allowable FAR: 31,407.00
Height: 50.00
Setbacks: front = 0, rear = 0/10 (residential only), side = 0

	425 Univ.	429 Univ.	Total
Assessed Building Area	4,425.00	7,208.00	11,633.00
Existing parking (10 onsite)	2	8	10
Site Areas	2,750.00	8,250.00	11,000.00

	COMMERCIAL Building Floor Areas						
	Existing above grade	Additional Area to reach 1:1 FAR Area	ADA Bonus (not incl in max floor area)	Seismic Bonus	Historic Bonus	TDR Exempt Parking	TDR Parked
425 University	2,750.00	-	0	0	0	5,000.00	3,250.00
429 University	7,208.00	1,042.00	0	0	0	0	957.00
Commercial Totals	9,958.00	1,042.00	-	-	-	5,000.00	4,207.00

RESIDENTIAL Building Floor Areas	
Residential Area 2:1	11,000.00 11,000.00 1.0 : 1
Total Building Area	31,407.00 2.86 : 1

	PARKING REQUIREMENTS			
	SF/units	Rate	Vehicle Requirement	Bike Parking
Proposed Commercial	20,407.00	1/250 SF = 2 per unit =	82	8 (3 LT, 5 ST)
Proposed Residential	4 units	Guest (@ 1 space + 10%)	10	5 (4 LT, 1 ST)
Less TDR Exempted (5,000 SF / 250)			-39	n/a
Net Required			72	
Existing Assessment District Credit			-37	
Net Parking to Provide			35	13 (7 LT, 6 ST)
Total Parking Provided in Plans			41	13 (7 LT, 6 ST)
Parking Spaces in Excess of Required			6	

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STREETSCAPES

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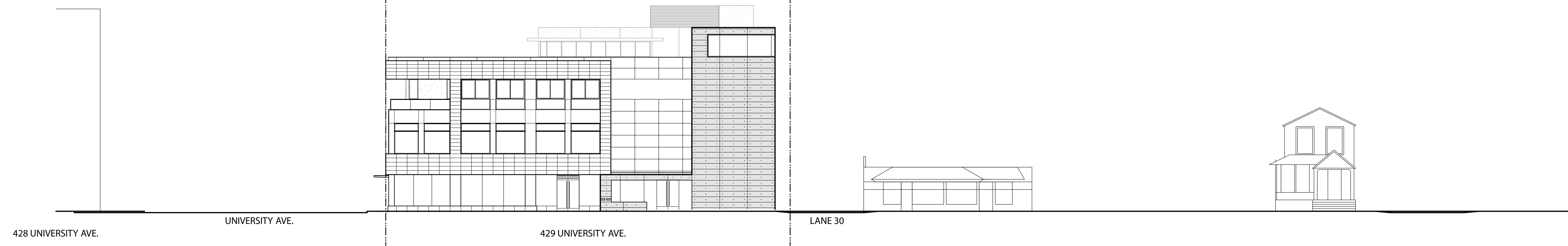
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KIPLING ST. STREETSCAPE 2
SCALE 1/16" = 1'-0"



UNIVERSITY AVE. STREETSCAPE ELEVATION 1
SCALE 1/16" = 1'-0"



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EXISTING SITE SURVEY

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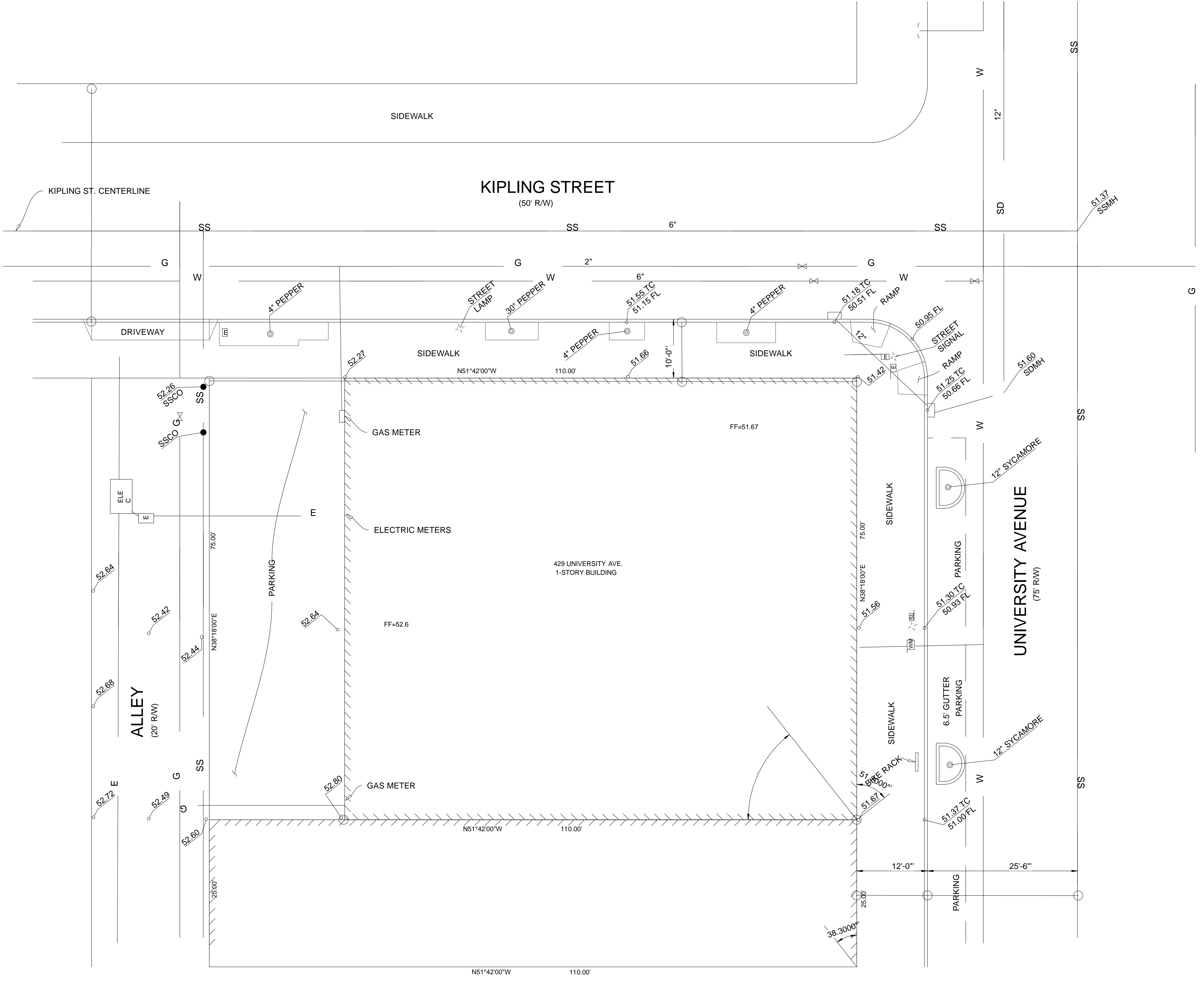
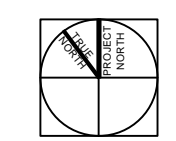
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Date: 10/31/14
 File name: 1311.00 A0.3 103114.rvt

(E) SITE SURVEY 1
 SCALE 1/8" = 1'-0"

A0.3

GENERAL CIVIL NOTES

GENERAL:

- ALL PERMITS WILL BE SECURED BY THE OWNER AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR THE POLICE, FIRE AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
- LENGTHS OF SANITARY SEWERS AND STORM DRAINS SPECIFIED ARE HORIZONTAL DISTANCES AS MEASURED FROM CENTERS OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL PERFORM AT THEIR EXPENSE A FIELD OBSERVATION LOCATING ALL EXISTING UTILITIES INCLUDING ELEVATIONS AND NOTIFY THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTING LOCATIONS OF UTILITIES SHOWN ON THESE PLANS. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF THE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPES SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR TO TAKE NECESSARY PRECAUTIONARY MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION. EXISTING AND PROPOSED DRAINAGE STRUCTURES TO BE TEMPORARILY COVERED WITH FILTER FABRIC OR EQUAL UNTIL SURROUNDING PAVEMENT IS INSTALLED.
- ANY RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE OWNER AND CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE OWNER, INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THE OWNER SHALL PAY THE FEES, BONDS, AND FILE THE APPROPRIATE PERMITS FOR ALL SUCH RELOCATION WORK. ALL ON-SITE UTILITY WORK IS THE RESPONSIBILITY OF THE CONTRACTOR (MATERIALS AND INSTALLATION).
- IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THESE PLANS DO NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS, OR EQUIPMENT. NOTIFY OWNER WHEN DISCOVERING ASBESTOS MATERIALS. REFER TO SPECIFICATION 'HAZARDOUS MATERIALS PROCEDURES AND CONTROL' AND 'HAZARDOUS MATERIALS ABATEMENT AND CONTROL.'
- THE CONTRACTOR SHALL MEET AND FOLLOW ALL (NPDES) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- CONTRACTOR SHALL ARRANGE, INSTALL, AND PAY FOR ANY TEMPORARY UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, ELECTRIC, SEWER, WATER, ETC.. THE CONTRACTOR IS TO COORDINATE ANY SUCH UTILITY NEEDS WITH THE OWNER.
- ALL SITE AREAS SHALL BE GRADED AT 2% MINIMUM FOR DRAINAGE UNLESS OTHERWISE NOTED OR ALONG FLOWLINES OF CONCRETE LINED GUTTERS AND VALLEY GUTTERS.
- ESTIMATED EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF ESTIMATING GRADING PERMIT FEES, HOHBACH-LEWIN ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
- WHERE EXISTING STRUCTURES ARE TO REMAIN IN CONSTRUCTION ZONE AREA, CONTRACTOR SHALL ADJUST RIMS OF THESE STRUCTURES, I.E. CATCH BASINS, VALVE BOXES, CLEAN OUTS, UTILITY BOXES, ETC. TO NEW FINISH GRADE.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR NORTHERN CALIFORNIA AT LEAST 48 HOURS (2 WORKING DAY) PRIOR TO COMMENCEMENT OF CONSTRUCTION. (800) 227-2600.
- THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS, AS SHOWN ON LANDSCAPE DRAWINGS, TO WITHIN 1" OF GRADES SHOWN. EXCESS STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- ADJUSTMENTS TO PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
- STORM DRAIN PIPES DESIGNATED AS SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 PVC. (GREEN-TITE PIPE BY MANVILLE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL WITH CLASS 1 BACKFILL OR DUCTILE IRON PIPE DIP, IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTE SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE RCP. PVC PIPE EXCEEDING 24" DIAMETER SHALL ONLY BE USED WHEN APPROVED BY MANUFACTURER IN THIS JURISDICTION.
- PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (IE: CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.

ADA COMPLIANCE:

- ALL NEW WORK SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINE (ADAAG), AND ANY LOCAL STATE AMENDMENTS THEREOF.
- ALL NEW CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
- ALL NEW ENTRANCE WALKS TO THE BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) LONGITUDINALLY UNLESS RAILINGS ARE PROVIDED IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%). SEE ARCHITECTURAL PLANS FOR RAILING REQUIREMENTS.
- LANDINGS SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS WITH A 2% MAXIMUM SLOPE THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
- RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30" VERTICAL DROP SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".
- MAXIMUM CROSS-SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM SLOPE IN ANY DIRECTION WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING SHALL BE 2%.

GEOTECHNICAL CRITERIA:

- ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ROMIG ENGINEERS, INC., DATED JULY 2009, PROJECT NO. 2317-1 AS WELL AS THE SUPPLEMENTAL RECOMMENDATIONS LETTER FROM ROMIG ENGINEERS, INC. DATED SEPTEMBER 24, 2013, PROJECT NO. 2317-1.
- ALL WORK INCLUDING GRADING, TRENCHING, COMPACTION, AND SUBBASES SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
- ALL ENGINEERED FILL SHALL HAVE A MINIMUM RELATIVE COMPACTION PER PROJECT GEOTECHNICAL REPORT.

GRADING NOTES:

- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM RECORD DATA. NO GUARANTEE IS MADE OR IMPLIED AS TO THE ACCURACY OF SUCH RECORD DATA. NO EXCAVATIONS WERE MADE TO CONFIRM LOCATIONS. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
- IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
- ALL FINISH GRADES SHOWN ARE FINISH GRADE ELEVATIONS UNLESS NOTED OTHERWISE.

UTILITY NOTES:

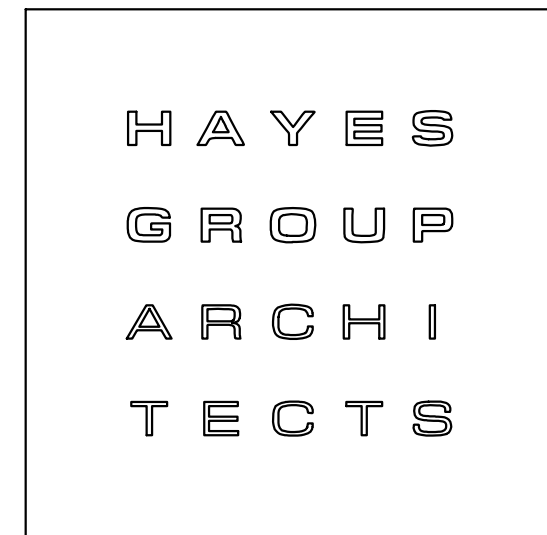
- THIS SURVEY IS NOT INTENDED TO REPRESENT THE EXACT LOCATIONS, SIZES OR EXTENT OF THE UTILITIES WITHIN THE AREA ENCOMPASSED BY THIS SURVEY. THEREFORE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATION, SIZE AND EXTENT OF ANY EXISTING UTILITIES PRIOR TO DESIGN OR CONSTRUCTION. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
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- UTILITY ABANDONMENT/REMOVAL: DISCONNECT AND CAP PIPES AND SERVICES TO REMAIN. REMOVE ALL PORTIONS OF ALL UTILITIES WITHIN NEW BUILDING FOOTPRINT AND DISPOSE OF OFF-SITE. OTHERWISE ABANDON IN PLACE UNLESS NOTED OTHERWISE.
- NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS. PRESERVE AND REPAIR ANY UTILITIES THAT ARE DAMAGED AND THAT ARE TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CROSSINGS OF NEW UTILITIES WITH EACH OTHER, AND WITH EXISTING UTILITIES. VERIFY EXISTING PIPE LOCATION AND INVERT PRIOR TO INSTALLING NEW UTILITIES. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR DEVIATIONS.
- PRIOR TO CONNECTING TO EXISTING UTILITIES FIELD VERIFY LOCATION & INVERT OR DEPTH PRIOR TO INSTALLING NEW PIPE OR EQUIPMENT.
- EACH BUILDING WATER SERVICE CONNECTION SHALL BE WITH VALVE AND VALVE BOX SET AT GRADE.
- ALL BUILDING SEWER LATERALS SHALL BE WITH CLEANOUT TO GRADE.
- ALL CATCH BASINS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC RATED FOR H2O VEHICULAR LOADS. FOR CATCH BASINS IN WALKWAY AREAS, INCLUDING EXISTING CATCH BASINS, USE HEEL PROOF AND ADA GRATE.

LEGEND

<u>BOUNDARY LINES</u>	
	CENTER LINE
	EASEMENT LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
<u>MISCELLANEOUS LINES</u>	
	FACE OF CURB
	BACK OF CURB
	SIDEWALK
	LIP OF GUTTER
	FENCE-WIRE
	BIORETENTION
	FIBER ROLL
	GRADE BREAK
	SAWCUT
<u>UTILITY LINES</u>	
	ELECTRIC
	FIBER OPTIC
	FIRE SERVICE
	GAS LINE
	IRRIGATION LINE
	JOINT TRENCH
	NITROGEN GAS
	OVERHEAD
	RECYCLED WATER
	STORM DRAIN
	SANITARY SEWER
	TELEPHONE
	WATER
	WATER VALVE
	MEDIA FILTRATION SYSTEM
	CURB INLET

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
ATT	AT&T
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOC	BOLLARD
BOW	BACK OF WALK
BW	BOTTOM OF WALL
C	CONCRETE
CATV	CABLE TV
CONC	CONCRETE
DG	DECOMPOSED GRANITE
E	ELECTRIC OR EAST
ELEC	ELECTRIC
ESMT	EASEMENT
EX, (E)	EXISTING
G	GAS
FF	FINISH FLOOR
FL	FLOWLINE
FNC	FENCE
GRN	GROUND
INV	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
LIP	LIP OF GUTTER
LT	LIGHT
M	MAPS
MAX	MAXIMUM
MFS	MEDIA FILTRATION SYSTEM
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
OH	OVERHEAD
OR	OF RECORD
PGE	PACIFIC GAS & ELECTRIC
P	PAVEMENT
PVC	POLYVINYL CHLORIDE
RW	RECYCLED WATER
S	SOUTH
SD	STORM DRAIN
SDAD	STORMDRAIN AREA DRAIN
SDBC	STORMDRAIN CATCH BASIN
SDDI	STORMDRAIN DRAIN INLET
SDMH	STORMDRAIN MANHOLE
SE	SOUTHEAST
SJWC	SAN JOSE WATER COMPANY
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SOUTHWEST
T	TREE
TC	TOP OF CURB
TYP	TYPICAL
TW	TOP OF WALL
USA	UNDERGROUND SERVICE ALERT
VG	VALLEY GUTTER
W	WATER OR WEST
WM	WATER METER
WTR	WATER
WY	WATER VALVE



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PROJECT DESCRIPTION:

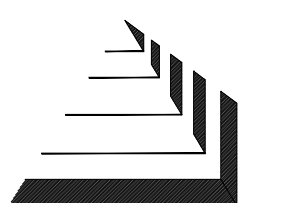
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PALO ALTO
CALIFORNIA, CA 94301

DESCRIPTION

ARB MAJOR SUBMISSION
06.19.14

SHEET REVISIONS

- DRC REVISIONS
- REVISED 10-09-2014
-
-
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-



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STRUCTURAL & CIVIL ENGINEERS
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Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

DRAWING CONTENT

CIVIL NOTES

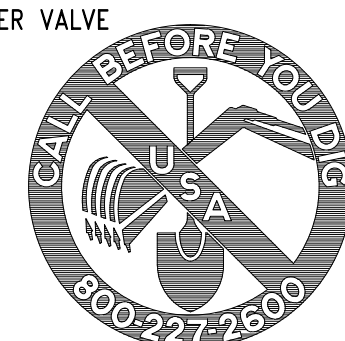
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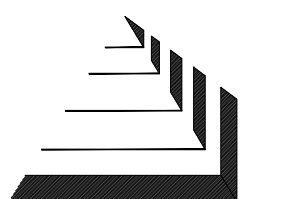
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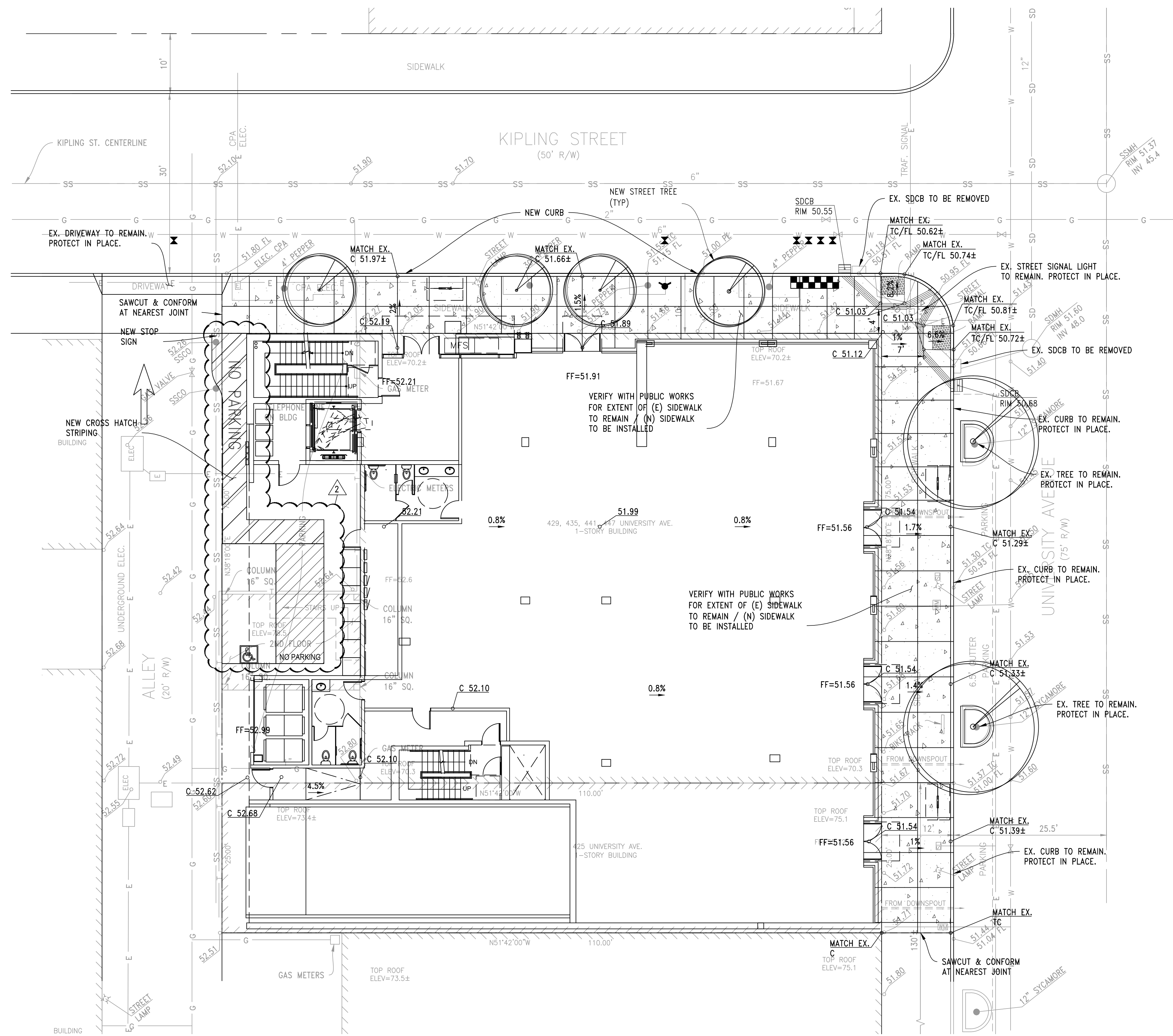


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- 1 DRC REVISIONS
- 2 REVISED 10-09-2014
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- △
- △
- △



GRADING
PLAN



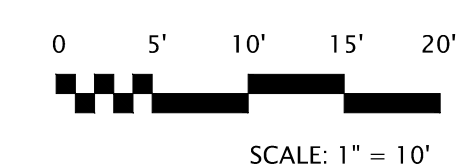
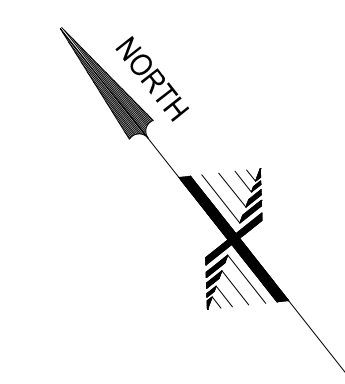
PAVEMENT LEGEND

- NEW AC PAVING
- NEW CONCRETE WALKWAY

CITY OF PALO ALTO NOTE

SIDE WALK ENCROACHMENT:

THE CONTRACTOR USING THE CITY SIDEWALK TO WORK ON AN ADJACENT PRIVATE BUILDING MUST DO SO IN A MANNER THAT IS SAFE FOR PEDESTRIANS USING THE SIDEWALK. PEDESTRIAN PROTECTION MUST BE PROVIDED PER THE 2013 CALIFORNIA BUILDING CODE CHAPTER 32 REQUIREMENTS. IF THE HEIGHT OF CONSTRUCTION IS 8 FEET OR LESS, THE CONTRACTOR MUST PLACE CONSTRUCTION RAILINGS SUFFICIENT TO DIRECT PEDESTRIANS AROUND CONSTRUCTION AREAS. IF THE HEIGHT OF CONSTRUCTION IS MORE THAN 8 FEET, THE CONTRACTOR MUST OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS AT THE DEVELOPMENT CENTER IN ORDER TO PROVIDE A BARRIER AND COVERED WALKWAY. THE CONTRACTOR MUST APPLY TO PUBLIC WORKS FOR AN ENCROACHMENT PERMIT TO CLOSE OR OCCUPY THE SIDEWALK(S) OR ALLY.



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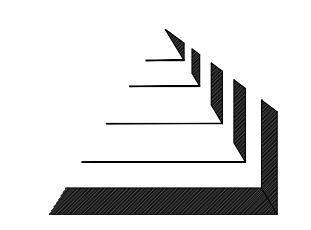
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UTILITY
PLAN

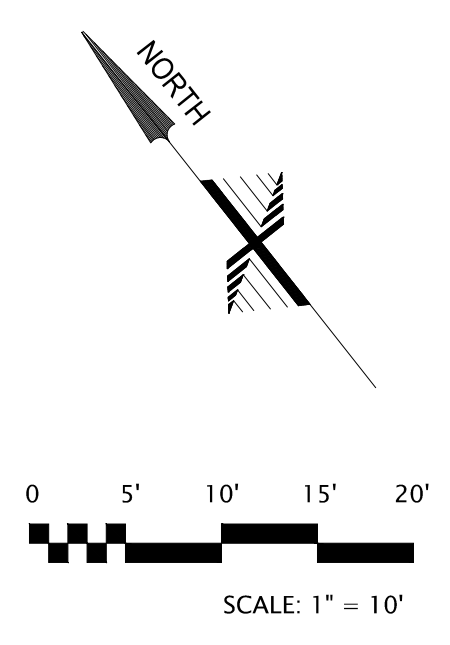
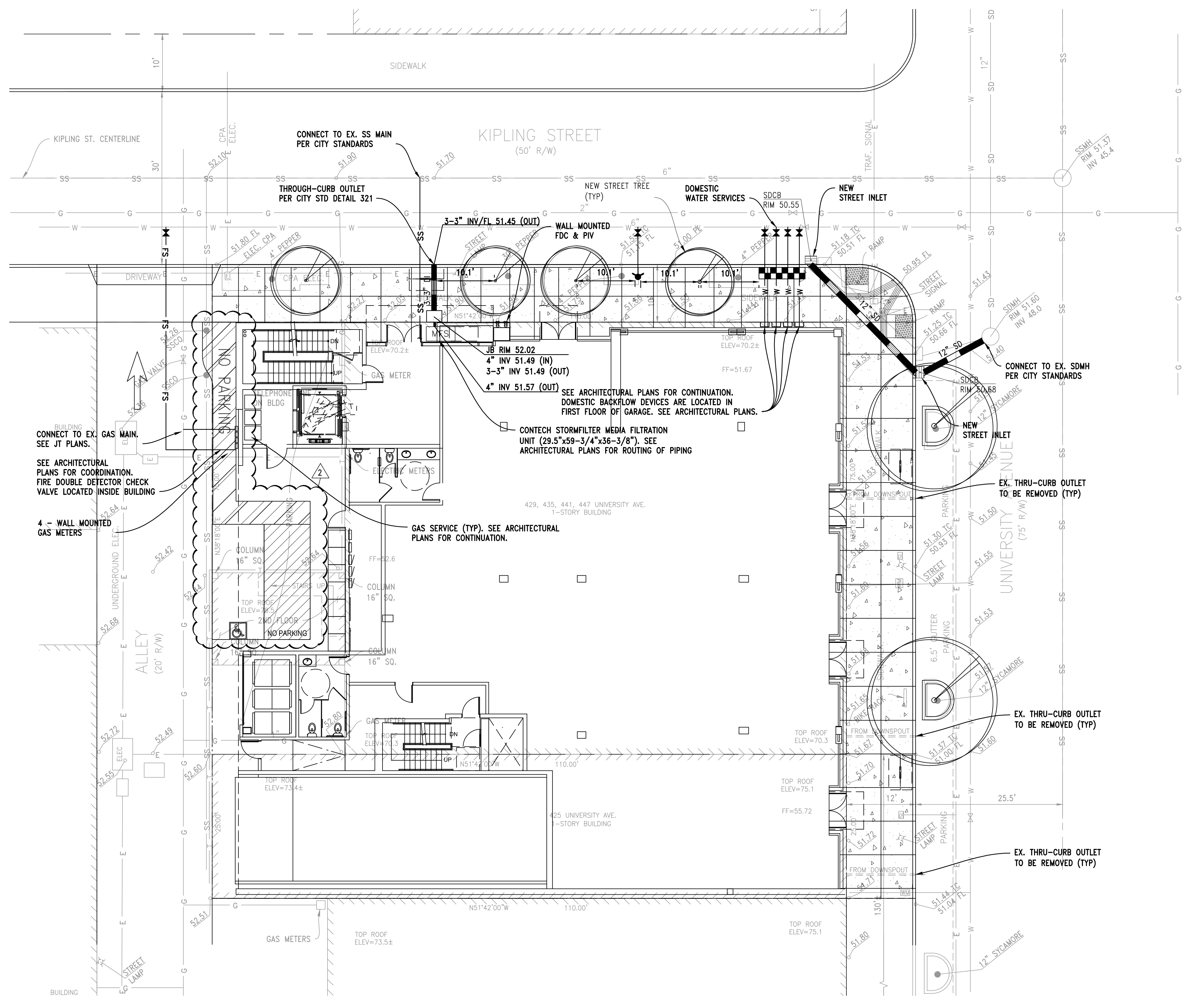
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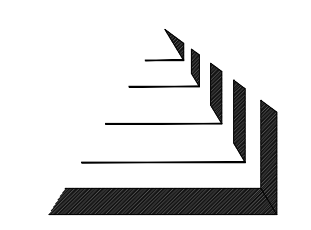
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FIRE
PLAN

STAMP

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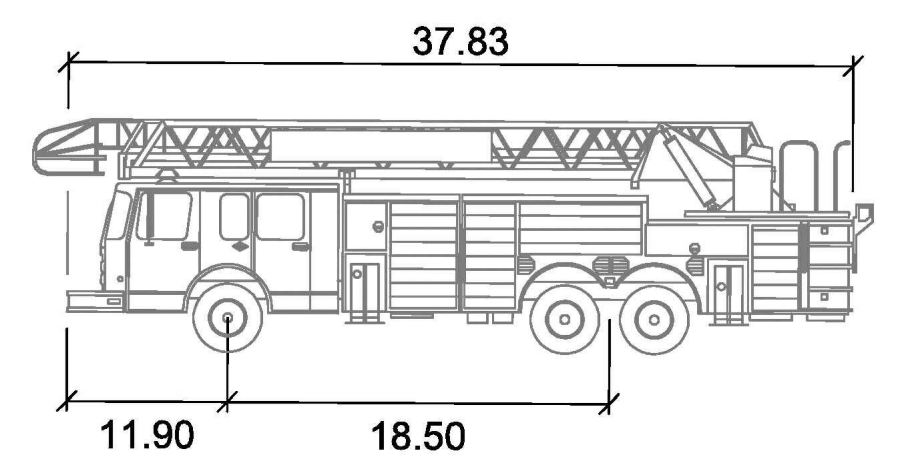
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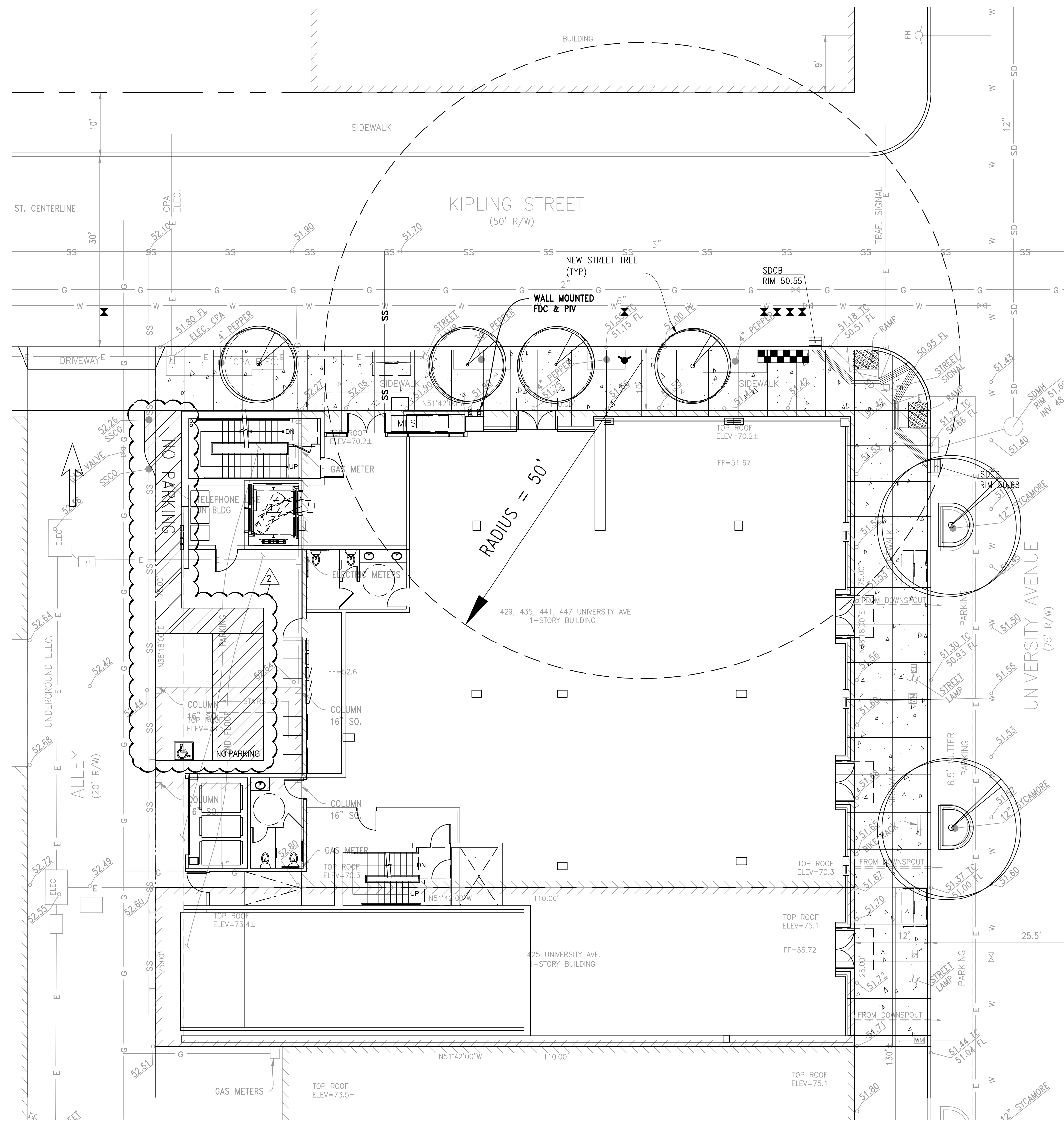


FIRE EXHIBIT: SCALE 1"=10'



CPAFD TRUCK DIMENSIONS

Width	: 8.50 ft
Track	: 8.00 ft
Lock to Lock Time	: 6.0 sec
Steering Angle	: 30.5 ft



SHEET REVISIONS

1	PLANNING REVISIONS 08.26.14
3	PLANNING REVISION 3 10.09.14
3A	PLANNING REVISION 3A 10.20.14
3B	PLANNING REVISION 3B 11.03.14

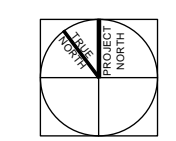
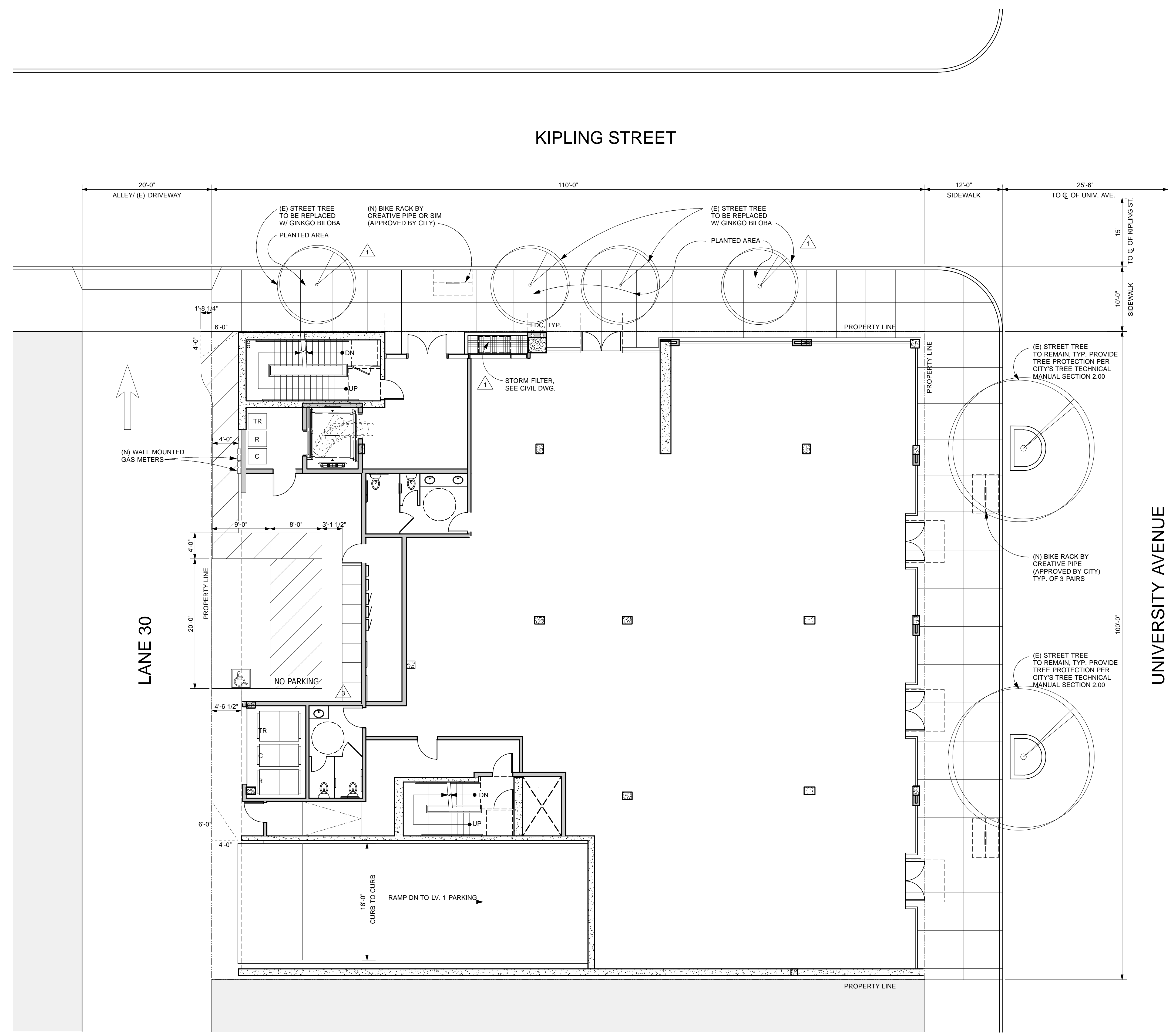
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SITE PLAN

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SITE PLAN 1
SCALE 1/8" = 1'-0"

A0.4

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- △ PLANNING REVISIONS 08.26.14
- △ REVISIONS 09.29.14
- △ PLANNING REVISION 3 10.09.14
- △A PLANNING REVISION 3A 10.20.14
- △B PLANNING REVISION 3B 11.03.14

DRAWING CONTENT

AREA SUMMARY AND DIAGRAM

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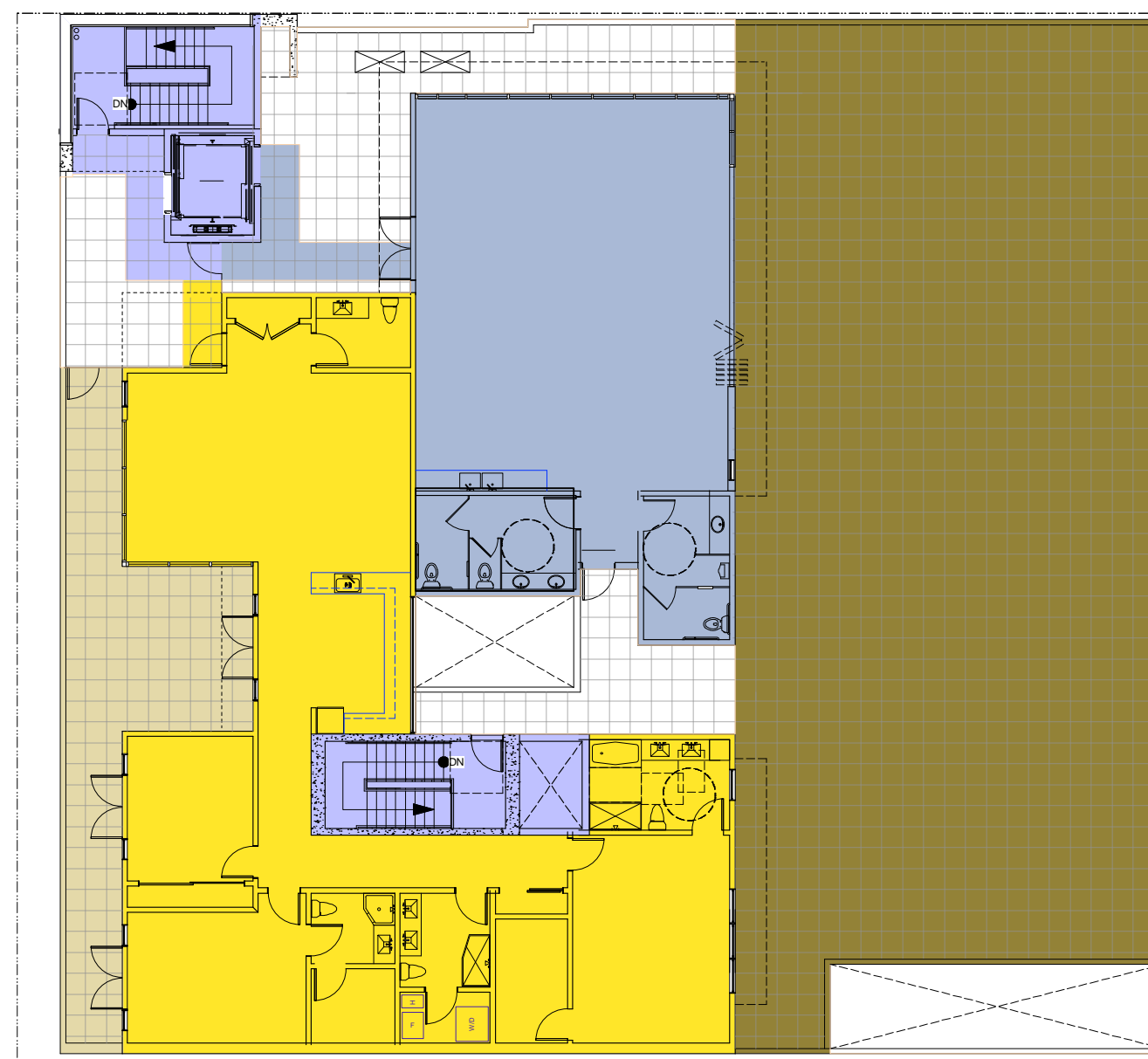
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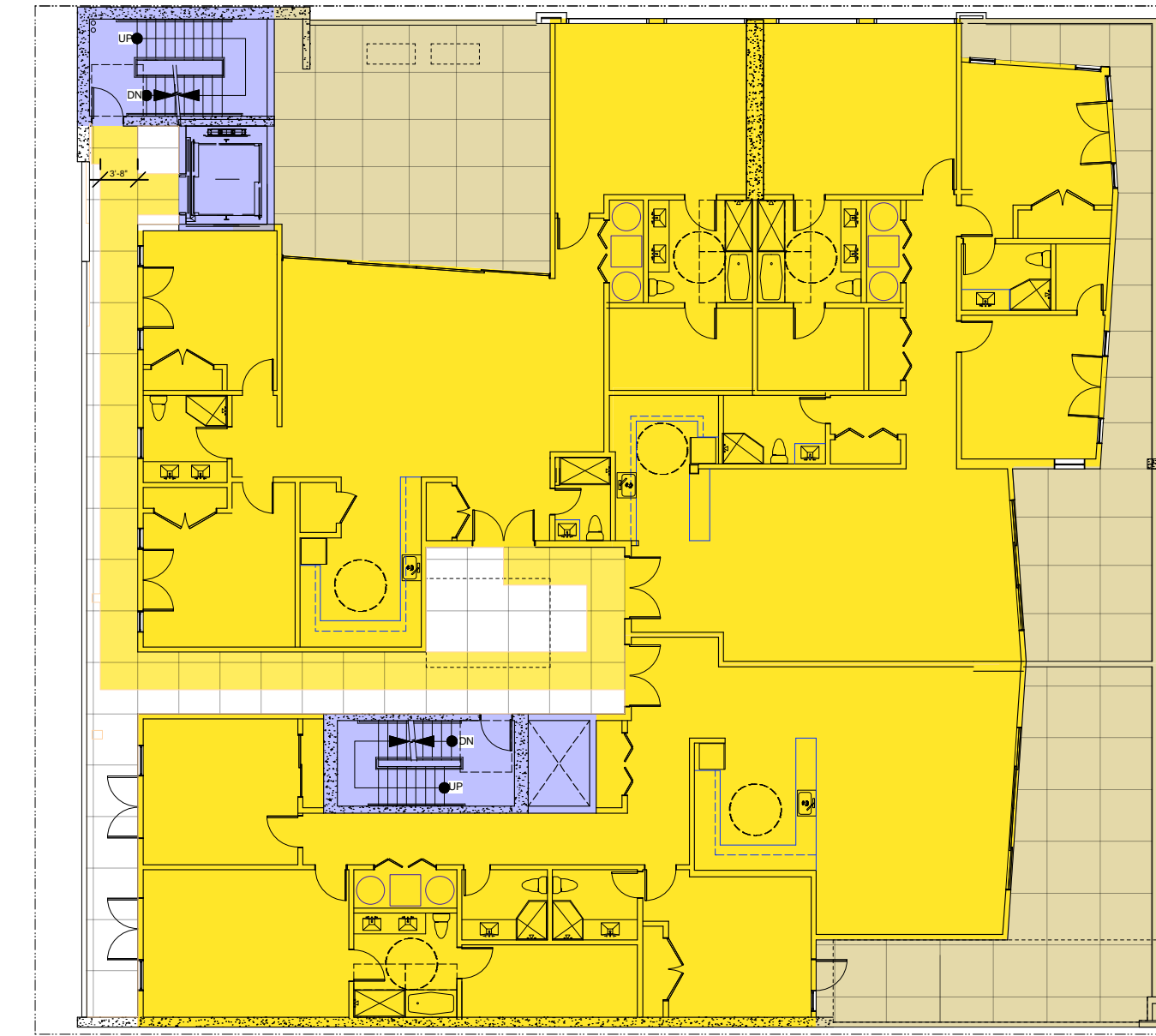
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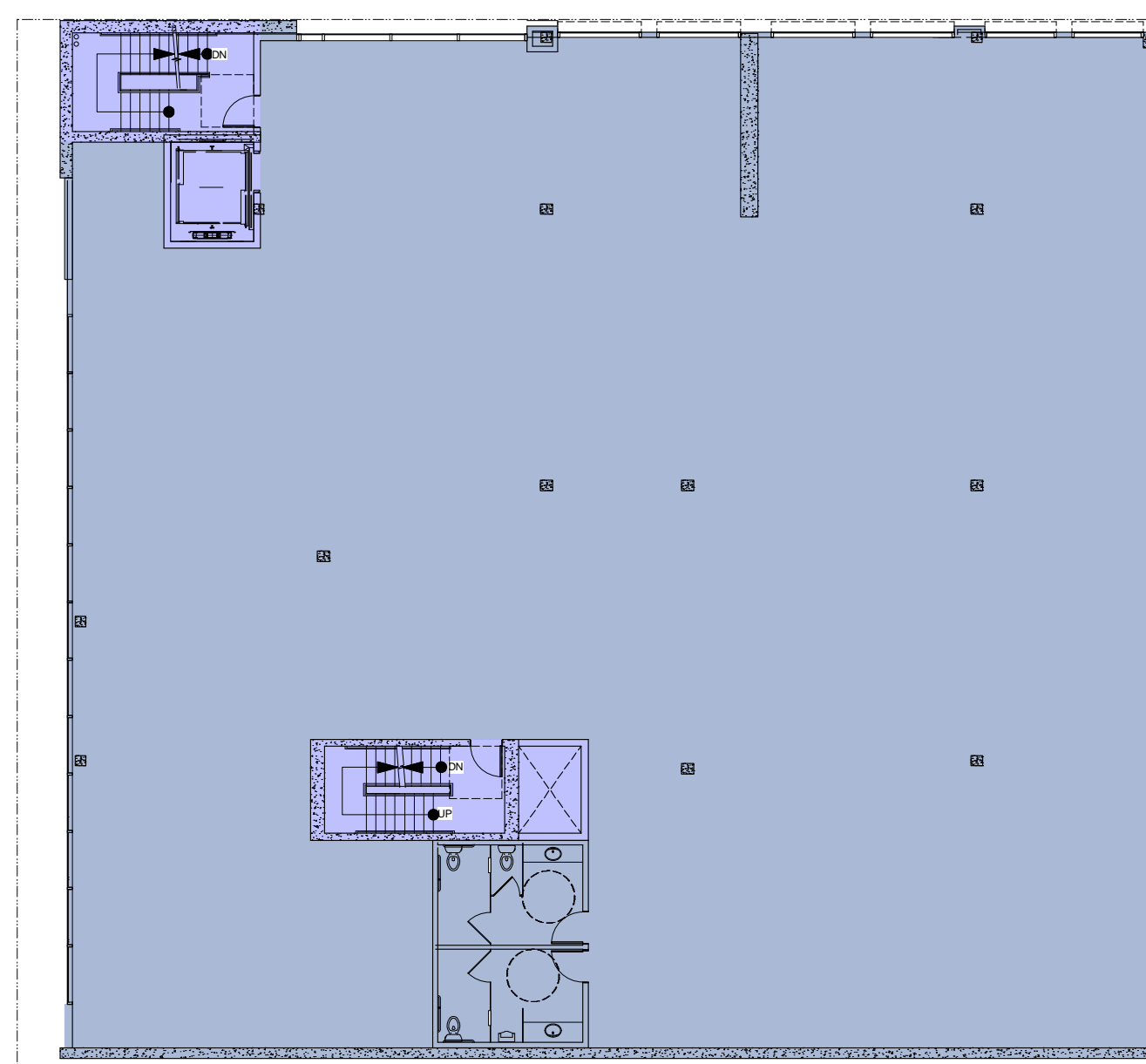
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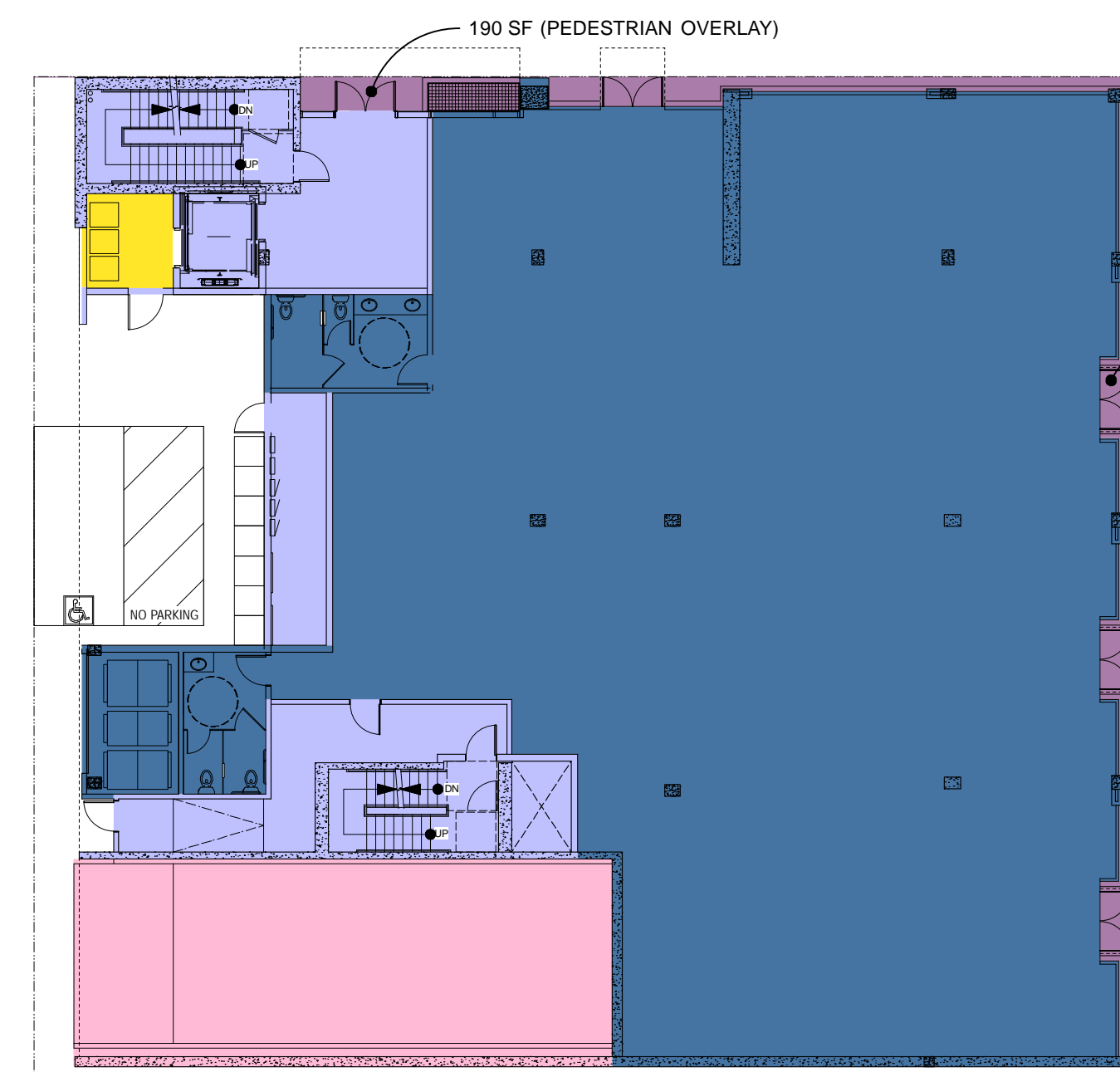
FOURTH FLOOR PLAN 4
 SCALE 1/16" = 1'-0"



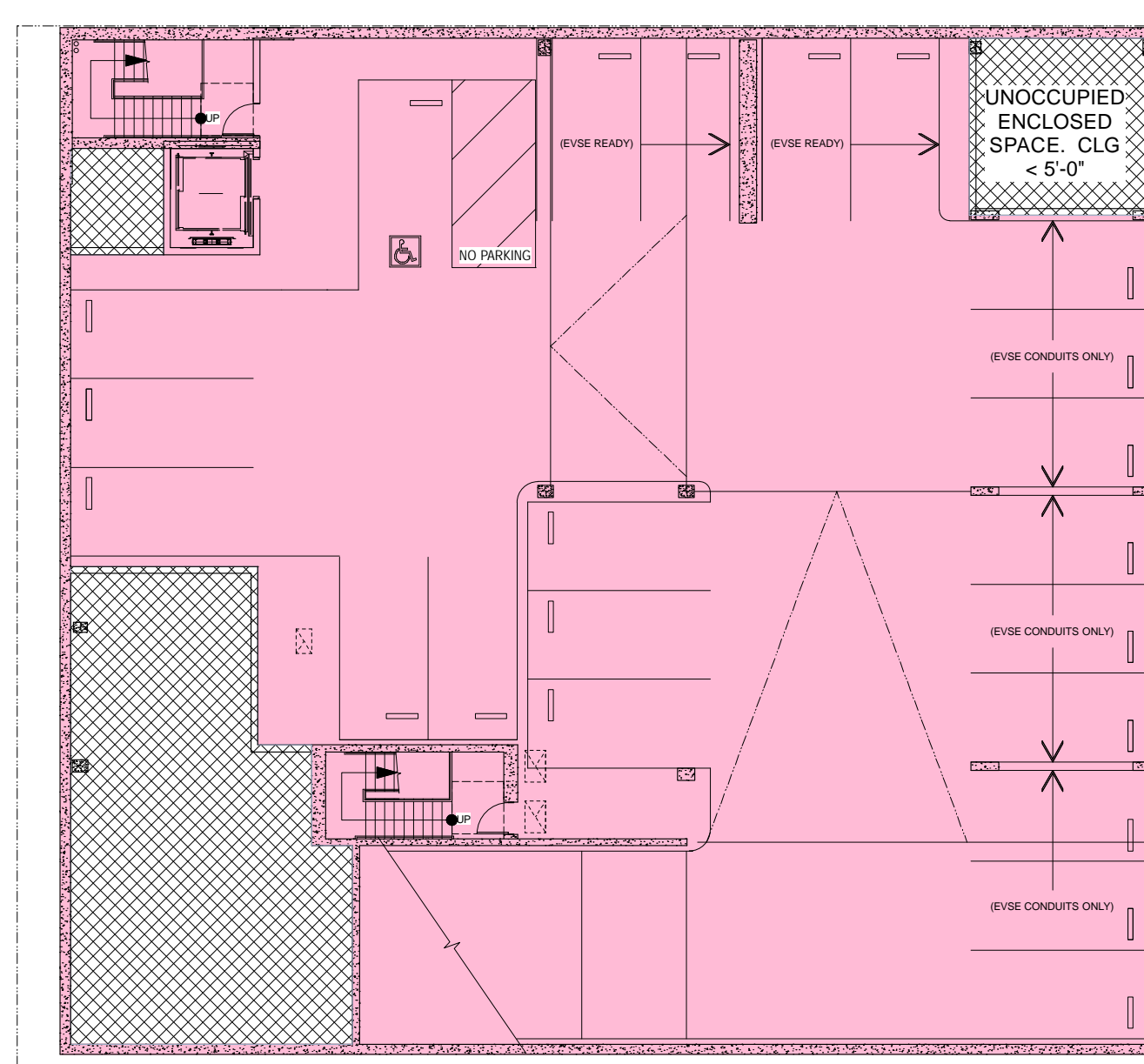
THIRD FLOOR PLAN 3
 SCALE 1/16" = 1'-0"



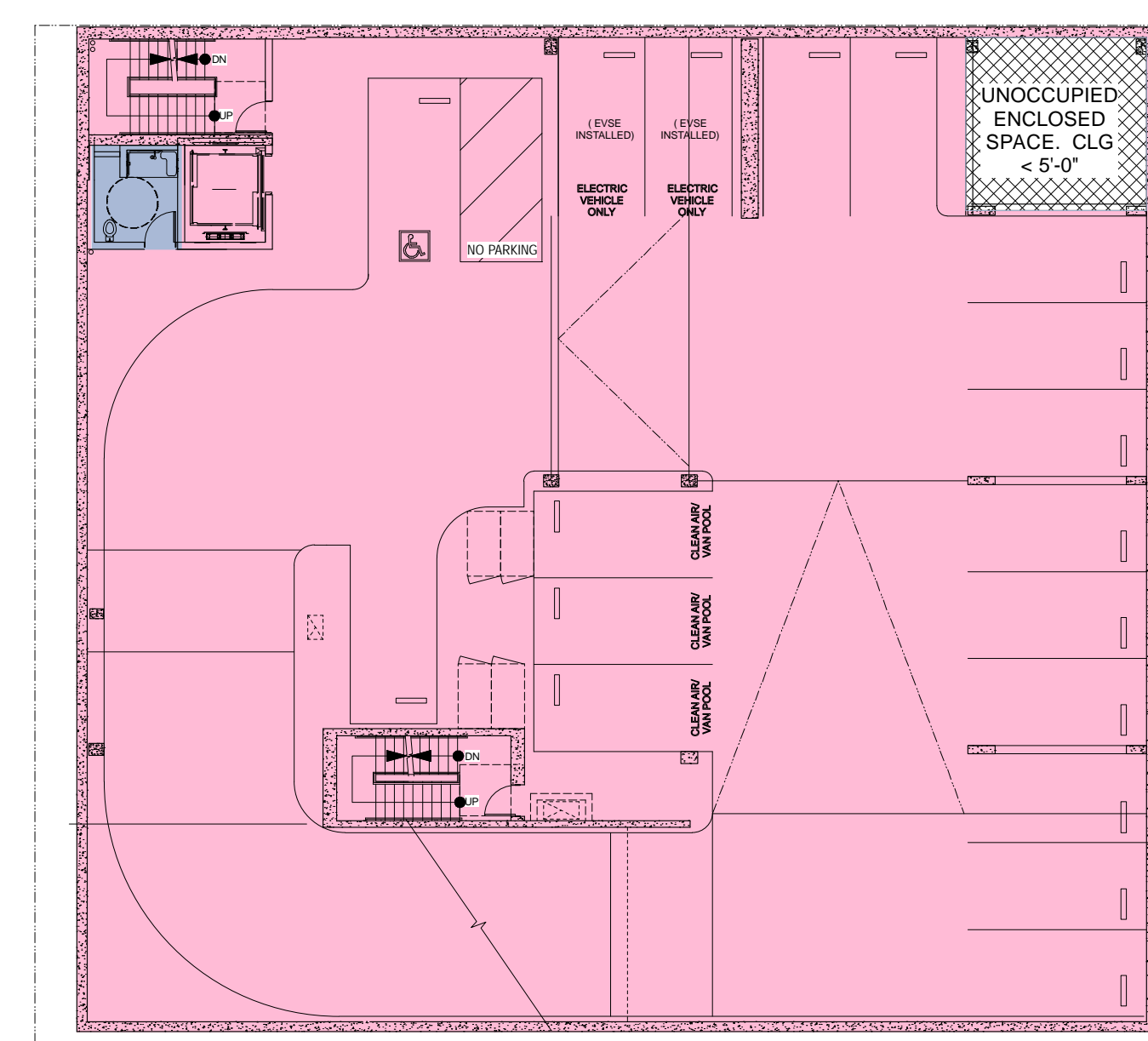
SECOND FLOOR PLAN 2
 SCALE 1/16" = 1'-0"



FIRST FLOOR PLAN 1
 SCALE 1/16" = 1'-0"



BASEMENT LEVEL 2 FLOOR PLAN B2
 SCALE 1/16" = 1'-0"



BASEMENT LEVEL 1 FLOOR PLAN B1
 SCALE 1/16" = 1'-0"

COLOR CODE	429 UNIVERSITY AVENUE, P.A.	TOTAL AREA	COMM. RETAIL	COMM. OFFICE	RESID.	PED. OVERLAY	USEABLE OPEN	LANDSC. OPEN	"WHITE" AREA	GARAGE
4TH FLOOR										
yellow	RESIDENTIAL SPACE INCL. ACCESS PATH	2,470			2,470					
lt. blue	COMMERCIAL OFFICE	1,601		1,601						
mauve	SHARED STAIR/SHAFT (COM 66.6%, RES 33.3%)	661		441	220					
brown	LANDSCAPE OPEN SPACE	3,816						3,816		
beige	USABLE OPEN SPACE	587					587			
white	OPEN AREA	1,294							1,294	
TOTAL 4TH FLOOR		10,429	0	2,042	2,690	0	587	3,816	1,294	0
3RD FLOOR										
yellow	RESIDENTIAL SPACE INCL. ACCESS PATH	7,378			7,378					
mauve	SHARED STAIR/SHAFT (COM 66.6%, RES 33.3%)	572		381	191					
beige	USABLE OPEN SPACE	1,809					1,809			
white	OPEN AREA	483							483	
TOTAL 3RD FLOOR		10,242	0	381	7,569	0	1,809	0	483	0
2ND FLOOR										
lt. blue	COMMERCIAL OFFICE	9,710		9,710						
mauve	SHARED STAIR/SHAFT (COM 66.6%, RES 33.3%)	572		381	191					
TOTAL 2ND FLOOR		10,282	0	10,091	191	0	0	0	0	0
1ST FLOOR										
yellow	RESIDENTIAL SPACE	86			86					
dk. blue	COMMERCIAL RETAIL	6,876	6,876							
mauve	SHARED STAIR/SHAFT (COM 66.6%, RES 33.3%)	1,392	928		464					
lavac	PEDESTRIAN OVERLAY	341				341				
white	OPEN AREA	669							669	
pink	GARAGE RAMP	1,124								1,124
TOTAL 1ST FLOOR		10,488	7,804	0	550	341	0	0	669	1,124
BASEMENT LEVEL 1										
lt. blue	COMMERCIAL SPACE (SHOWER)	89		89						
pink	GARAGE AREA	10,012								10,012
TOTAL BASEMENT LEVEL 1		10,101	0	89	0	0	0	0	0	10,012
BASEMENT LEVEL 2										
pink	GARAGE AREA	8,970								8,970
TOTAL BASEMENT LEVEL 2		8,970	0	0	0	0	0	0	0	8,970
TOTAL AREA		60,512	7,804	12,603	11,000	341	2,396	3,816	2,446	20,106

SITE AREA = 11,000 SF	AREA OF BUILDING = TOTAL AREA - PED. OVERLAY - USEABLE OPEN SPACE - LANDSCAPED OPEN SPACE - "WHITE" AREA = 60,512 SF - 341 SF - 2,396 SF - 3,816 SF - 2,446 SF = 51,513 SF
F.A.R. COMM. RETAIL + COMM. OFFICE = 7804 SF + 12603 SF = 20407 SF 20,407 / 11,000 = 1.86 : 1	SITE COVERAGE = TOTAL 1ST FLOOR - PED. OVERLAY - 1ST FL "WHITE" AREA = 10488 SF - 341 SF - 669 SF = 9,478 SF
F.A.R. RESIDENTIAL = 11,000 SF : 11,000 SF = 1 : 1 (1 : 1 MAX.)	GROSS FLOOR AREA INCL. ACCESS PATHS = COMM. RETAIL + COMM. OFFICE + RESID. = 7804 SF + 12603 SF + 11000 SF = 31,407 SF
TOTAL F.A.R. = 31,407 SF : 11,000 SF = 2.86 : 1 (3 : 1 MAX.)	GROSS FLOOR AREA DEFINED PER P.A. 18.04.030 (65): FOR ALL ZONING DISTRICTS OTHER THAN THE R-E, R-1, R-2 AND RMD RESIDENCE DISTRICTS, "GROSS FLOOR AREA" MEANS THE TOTAL AREA OF ALL FLOORS OF A BUILDING MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS. "GROSS FLOOR AREA" SHALL NOT INCLUDE PARKING FACILITIES ACCESSORY TO A PERMITTED OR CONDITIONAL USE AND LOCATED ON THE SAME SITE.
LANDSCAPED OPEN SPACE LANDSC. = 3,816 SF	
USEABLE OPEN SPACE USEABLE = 2,396 SF	
PEDESTRIAN OVERLAY PED. = 341 SF	

PROJECT DESCRIPTION:

**429 UNIVERSITY AVE
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DESCRIPTION

ARB MAJOR SUBMISSION
06.19.14

SHEET REVISIONS

- 1 PLANNING REVISIONS
08.26.14
- 3 PLANNING REVISION 3
10.09.14
- 3A PLANNING REVISION 3A
10.20.14
- 3B PLANNING REVISION 3B
11.03.14

DRAWING CONTENT

**UNDERGROUND
LEVEL TWO
FLOOR PLAN**

STAMP

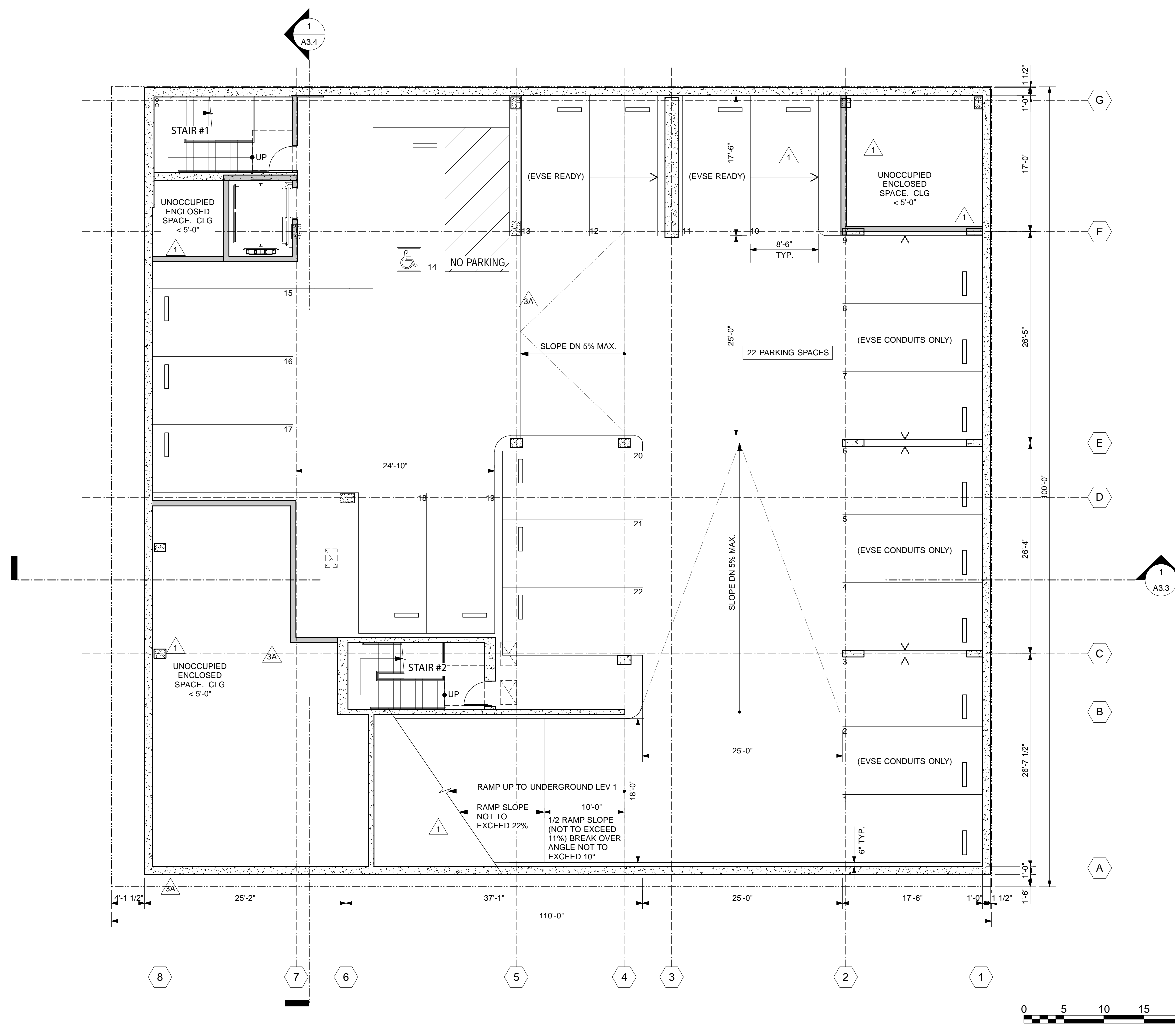
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- 3B PLANNING REVISION 3B
11.03.14

DRAWING CONTENT

**UNDERGROUND
LEVEL ONE
FLOOR PLAN**

STAMP

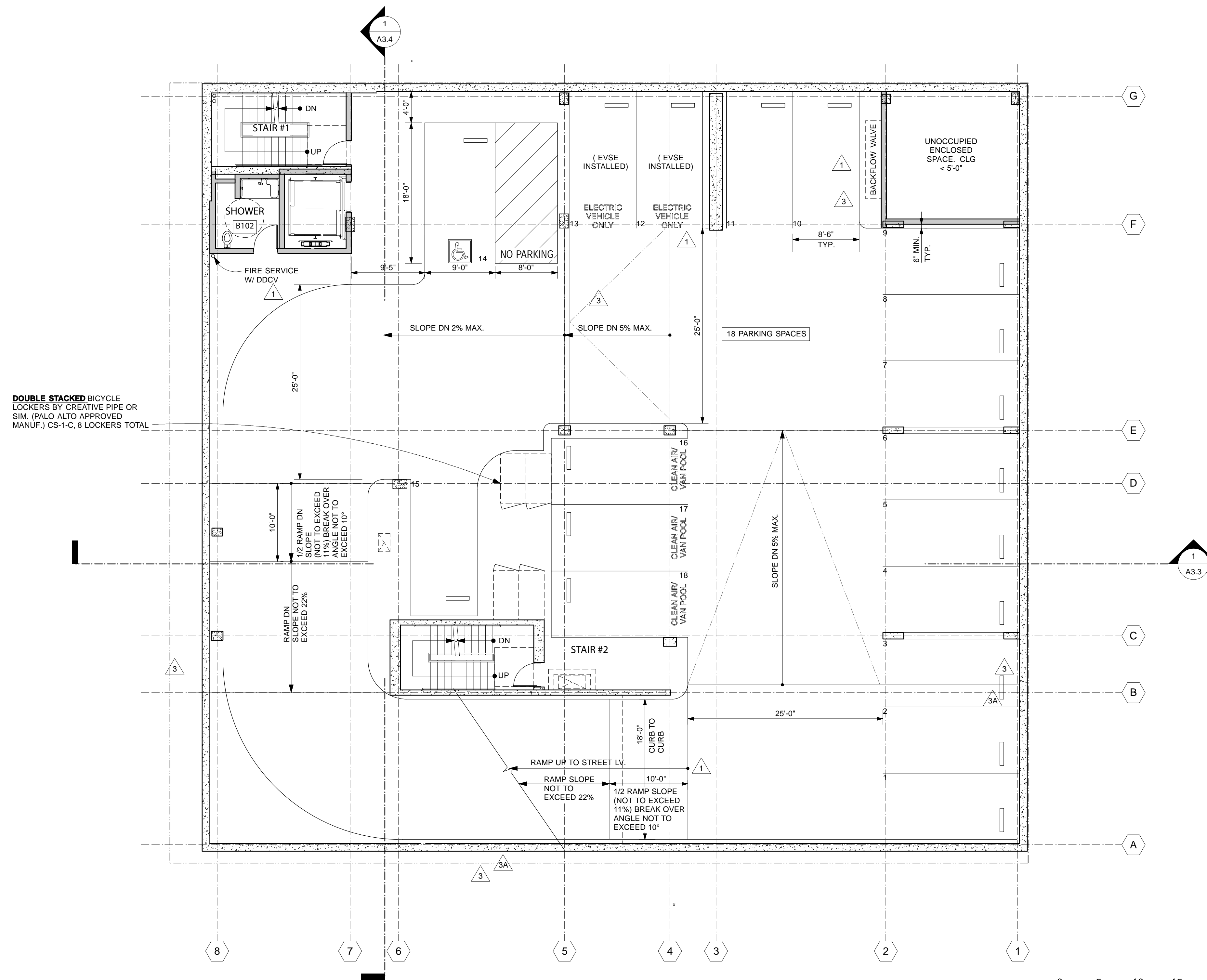
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- 3 PLANNING REVISION 3
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- 3A PLANNING REVISION 3A
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- 3B PLANNING REVISION 3B
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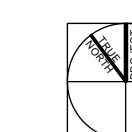
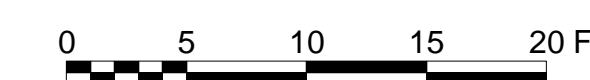
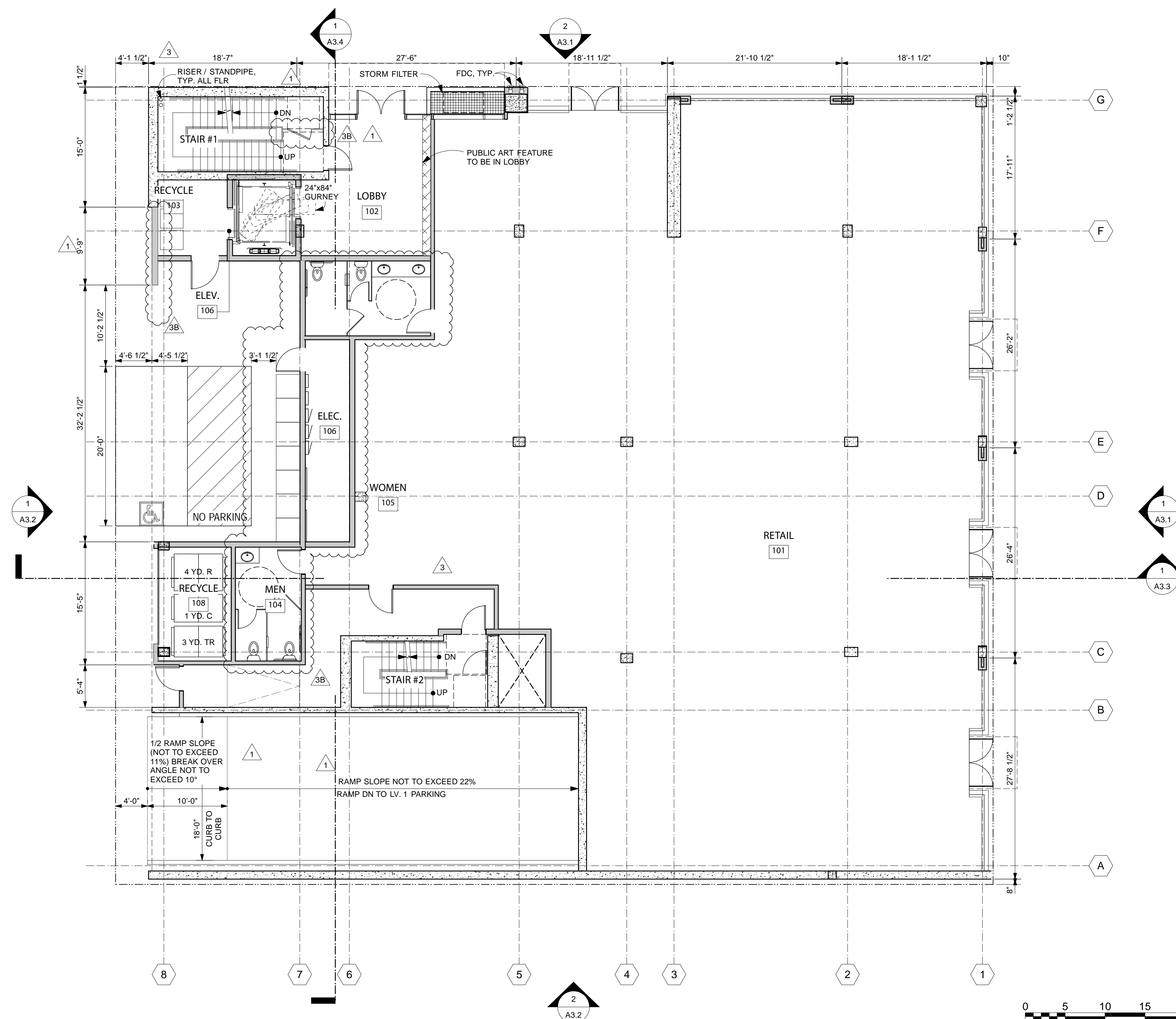
**PROPOSED FIRST
FLOOR PLAN**

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FIRST FLOOR PLAN **1**
SCALE 1/8" = 1'-0"

A2.3

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- △

DRAWING CONTENT

**PROPOSED SECOND
FLOOR PLAN**

STAMP

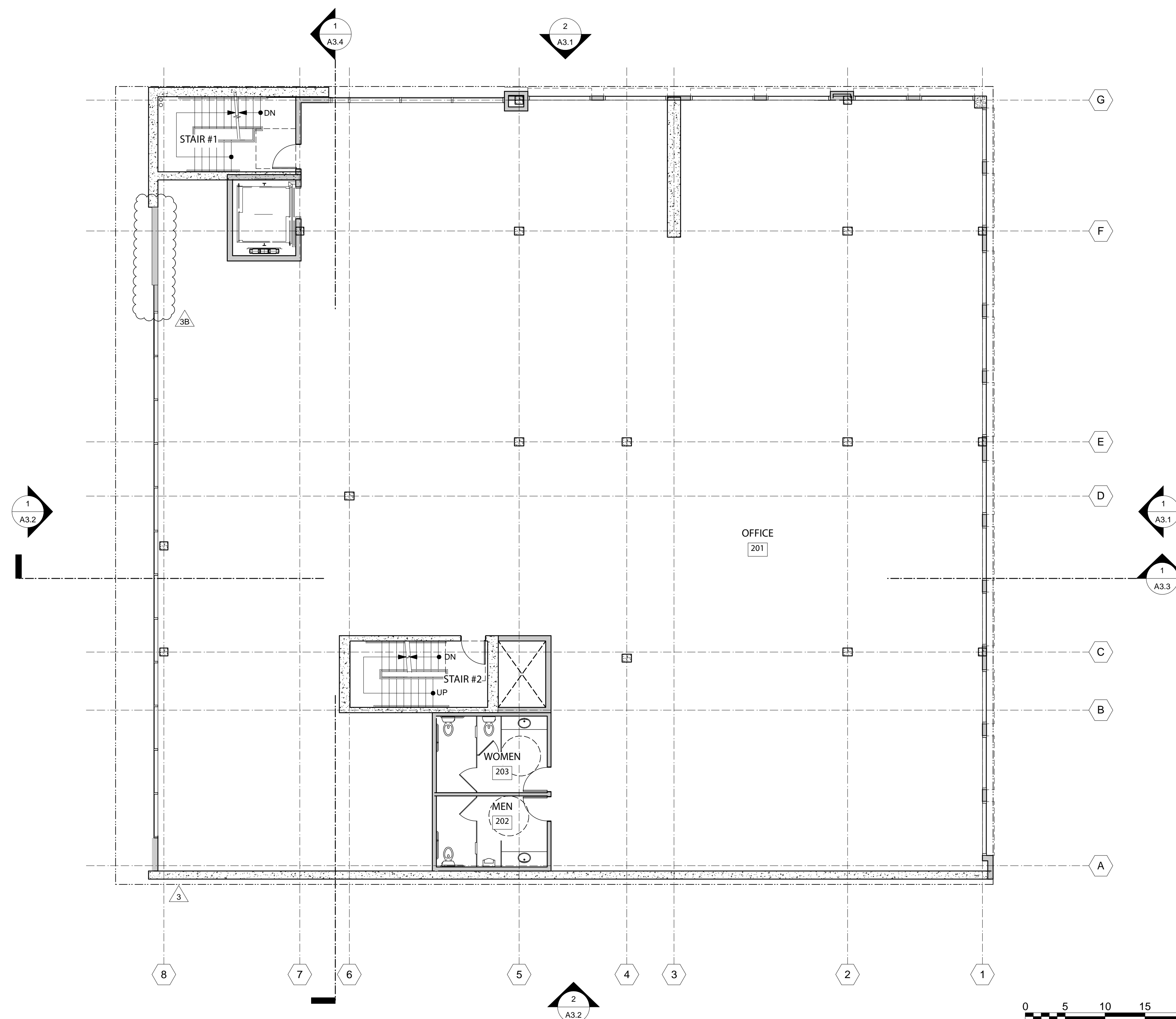
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SECOND FLOOR PLAN 1
SCALE 1/8" = 1'-0"

A2.4

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- 3B PLANNING REVISION 3B
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**PROPOSED THIRD
FLOOR PLAN**

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THIRD FLOOR PLAN 1
SCALE 1/8" = 1'-0"

A2.5

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**PROPOSED THIRD
FLOOR PLAN**

STAMP

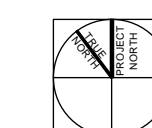
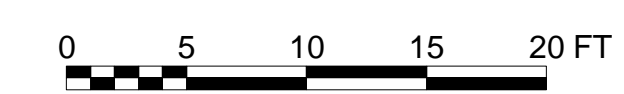
JOB NUMBER:
1311.00

SCALE:
AS SHOWN

DRAWN BY:
KC

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DRAWING NUMBER



PROJECT DESCRIPTION:

**429 UNIVERSITY AVE
PALO ALTO
CALIFORNIA, CA 94301**

DESCRIPTION

ARB MAJOR SUBMISSION
06.19.14

SHEET REVISIONS

- 1 PLANNING REVISIONS
08.26.14
- 3 PLANNING REVISION 3
10.09.14
- 3A PLANNING REVISION 3A
10.20.14
- 3B PLANNING REVISION 3B
11.03.14

DRAWING CONTENT

**PROPOSED FOURTH
FLOOR PLAN**

STAMP

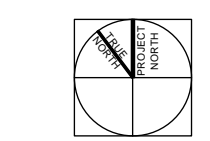
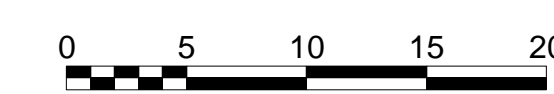
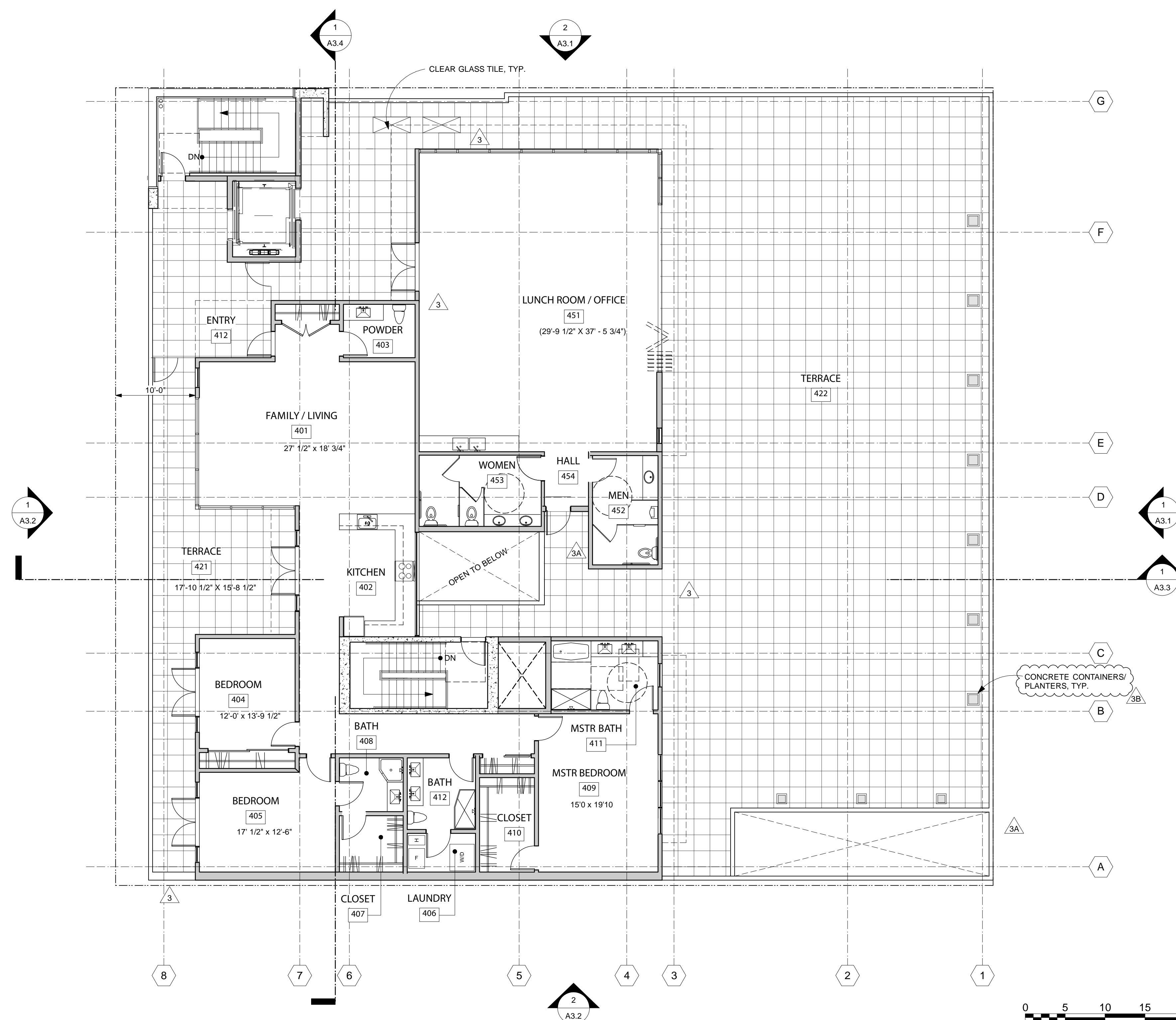
JOB NUMBER:
1311.00

SCALE:
AS SHOWN

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FOURTH FLOOR PLAN 1
SCALE 1/8" = 1'-0"

A2.6





PROJECT DESCRIPTION:

**429 UNIVERSITY AVE
PALO ALTO
CALIFORNIA, CA 94301**

DESCRIPTION

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06.19.14

SHEET REVISIONS

-  PLANNING REVISIONS
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-  PLANNING REVISION 3
10.09.14
-  PLANNING REVISION 3A
10.20.14
-  PLANNING REVISION 3B
11.03.14

DRAWING CONTENT

PROPOSED ROOF PLAN

STAMP

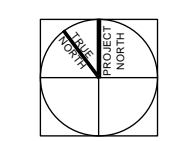
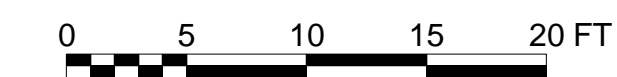
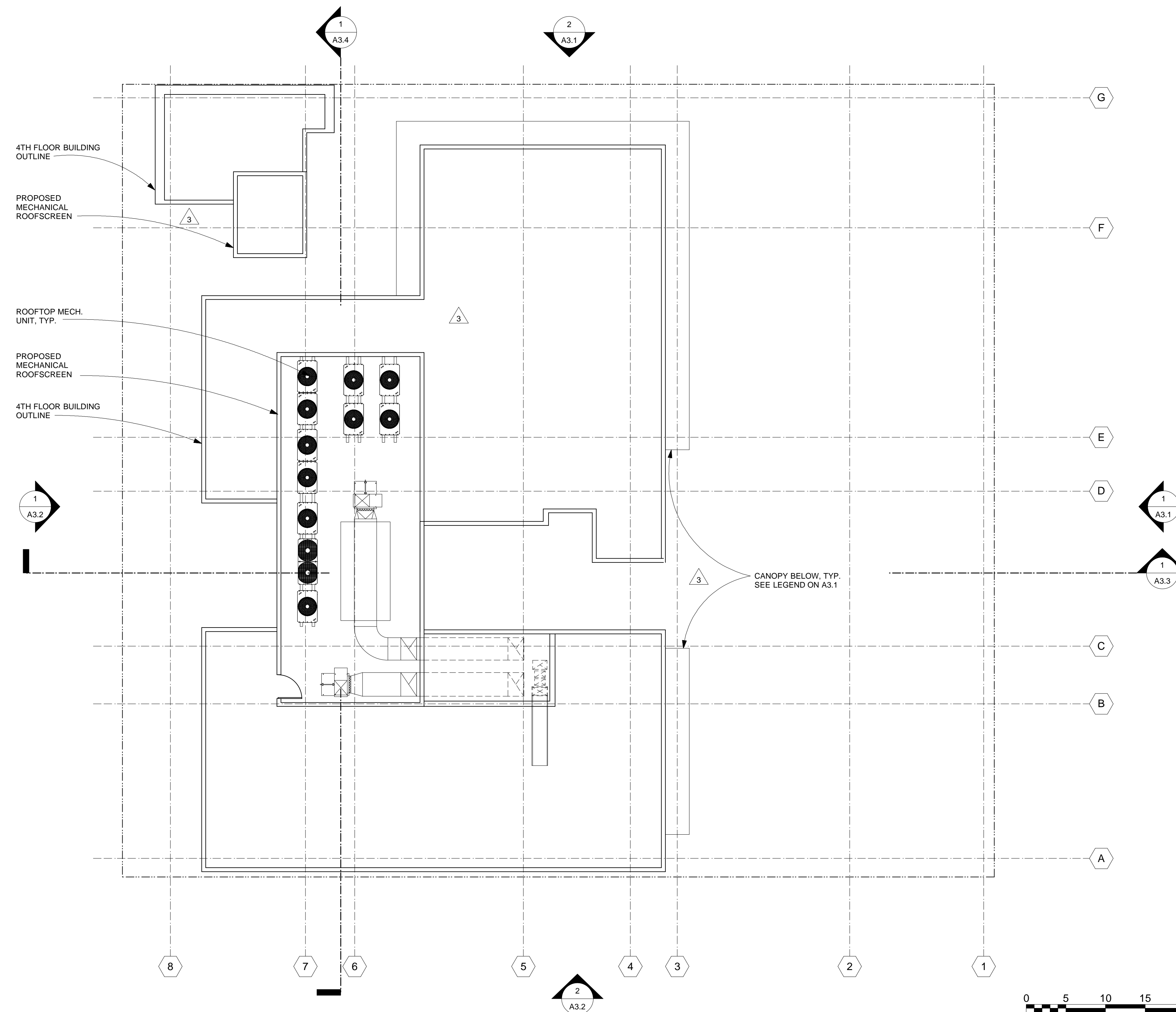
JOB NUMBER:
1311.00

SCALE:
AS SHOWN

DRAWN BY:
KC

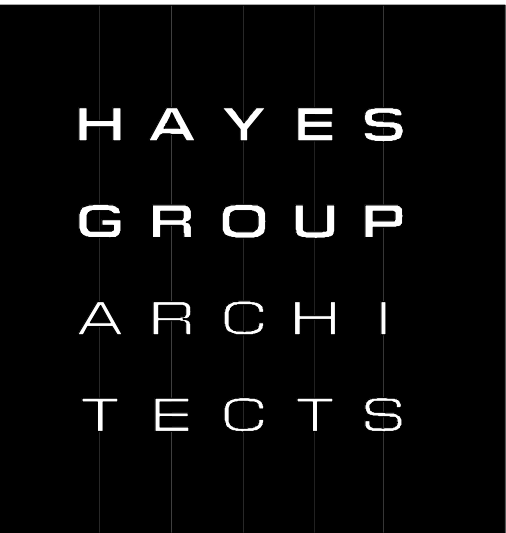
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DRAWING NUMBER



ROOF PLAN 1
SCALE 1/8" = 1'-0"

A2.7



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PROJECT DESCRIPTION: 429 UNIVERSITY AVE PALO ALTO CALIFORNIA, CA 94301

DESCRIPTION: ARB MAJOR SUBMISSION 06.19.14

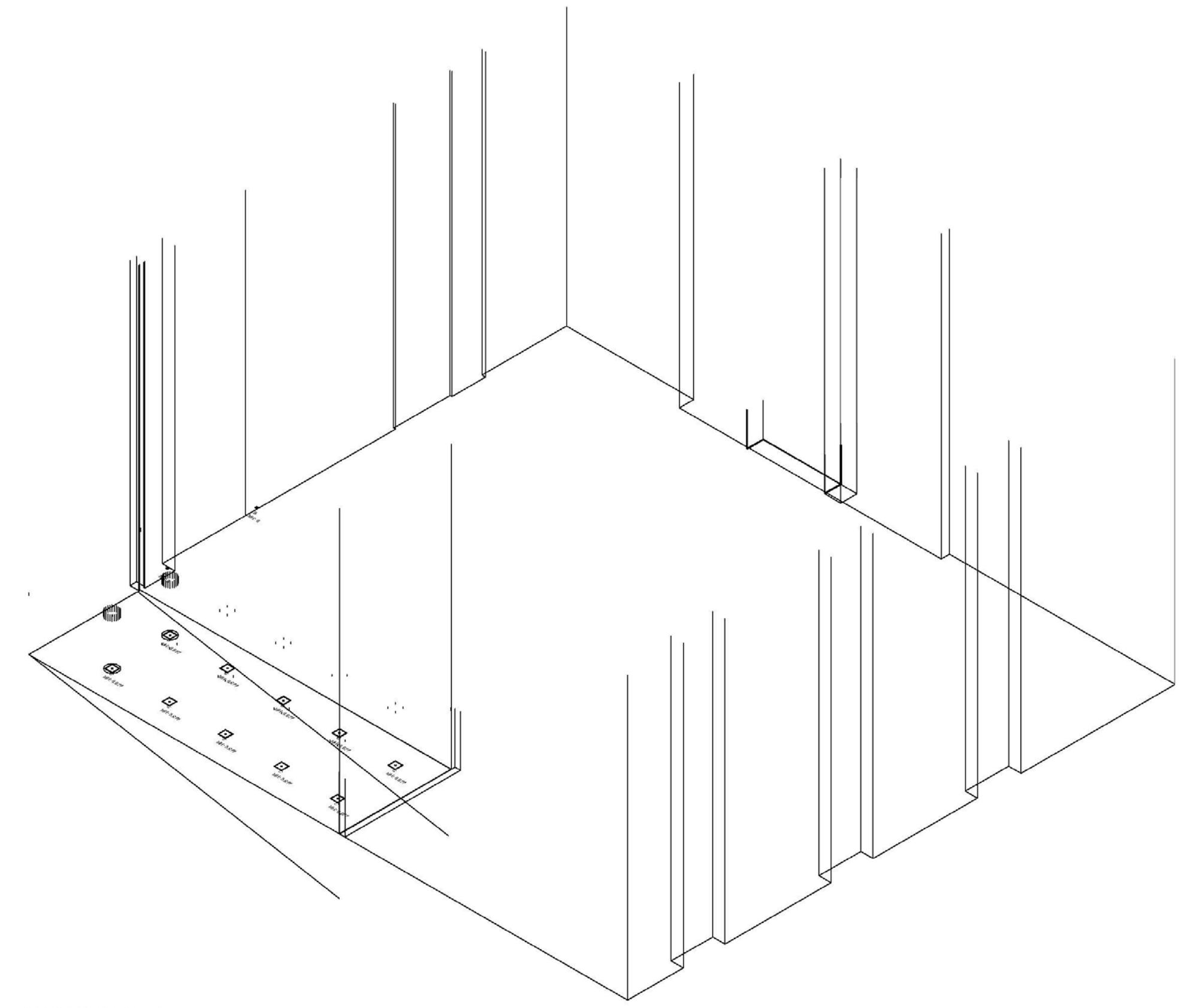
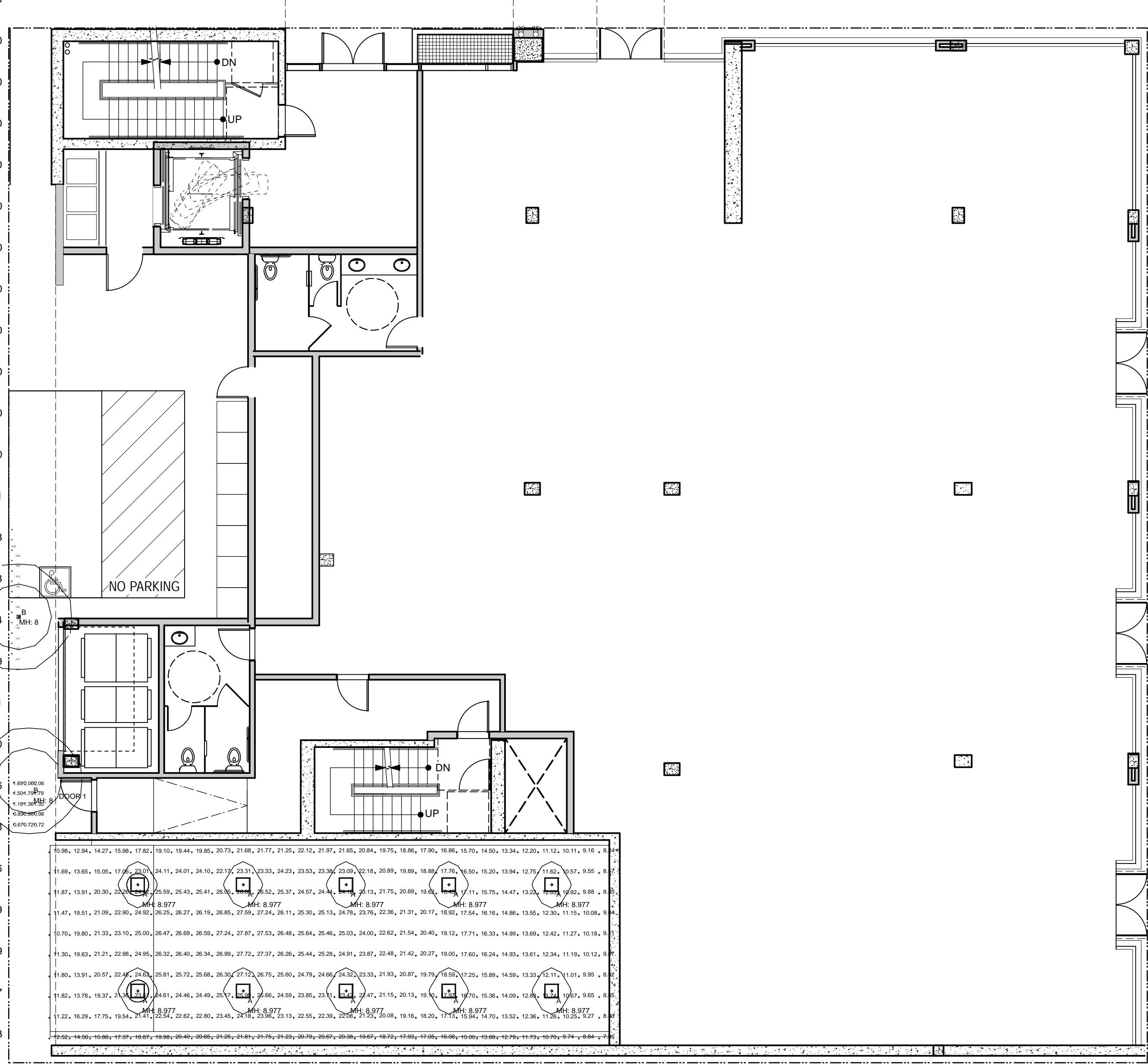
- SHEET REVISIONS: 1 PLANNING REVISIONS 08.26.14, 3 PLANNING REVISION 3 10.09.14, 3A PLANNING REVISION 3A 10.20.14, 3B PLANNING REVISION 3B 11.03.14

DRAWING CONTENT: PROPOSED PHOTOMETRIC STUDY

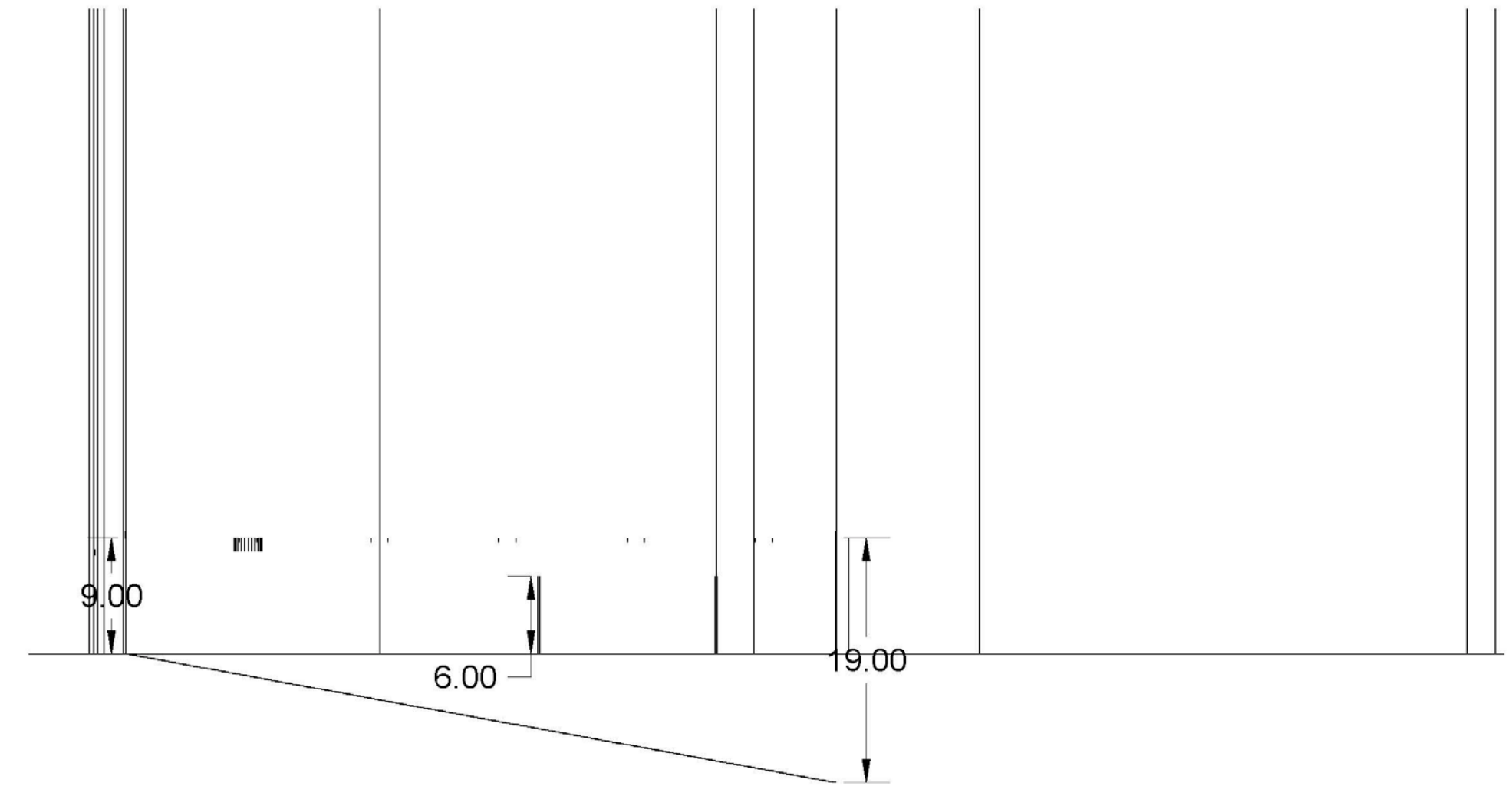
STAMP

JOB NUMBER: 1311.00 SCALE: AS SHOWN DRAWN BY: KC All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect. © Hayes Group Architects, Inc. DRAWING NUMBER

Grid lines table with columns for X and Y coordinates ranging from 0.00 to 0.69.



SE ISO VIEW - N.T.S



Luminaire Schedule table with columns: Symbol, Qty, Label, Arrangement, Lum. Lumens, LLF, LLD, LDD, BF, UDF, Description, Filename.

* TOTAL LUMENS HAVE PRORATED TO SIMULATE PHILIPS LIGHTOLIER-C4S4L-05DL30KCLW. IES FILE OF PHILIPS LIGHTOLIER-C4S4L-05DL30KCLW IS UNAVAILABLE AT THE TIME OF THIS ANALYSIS.

Calculation Summary table with columns: Label, CalcType, Units, Avg, Max, Min, Avg/Min, Max/Min, Description.



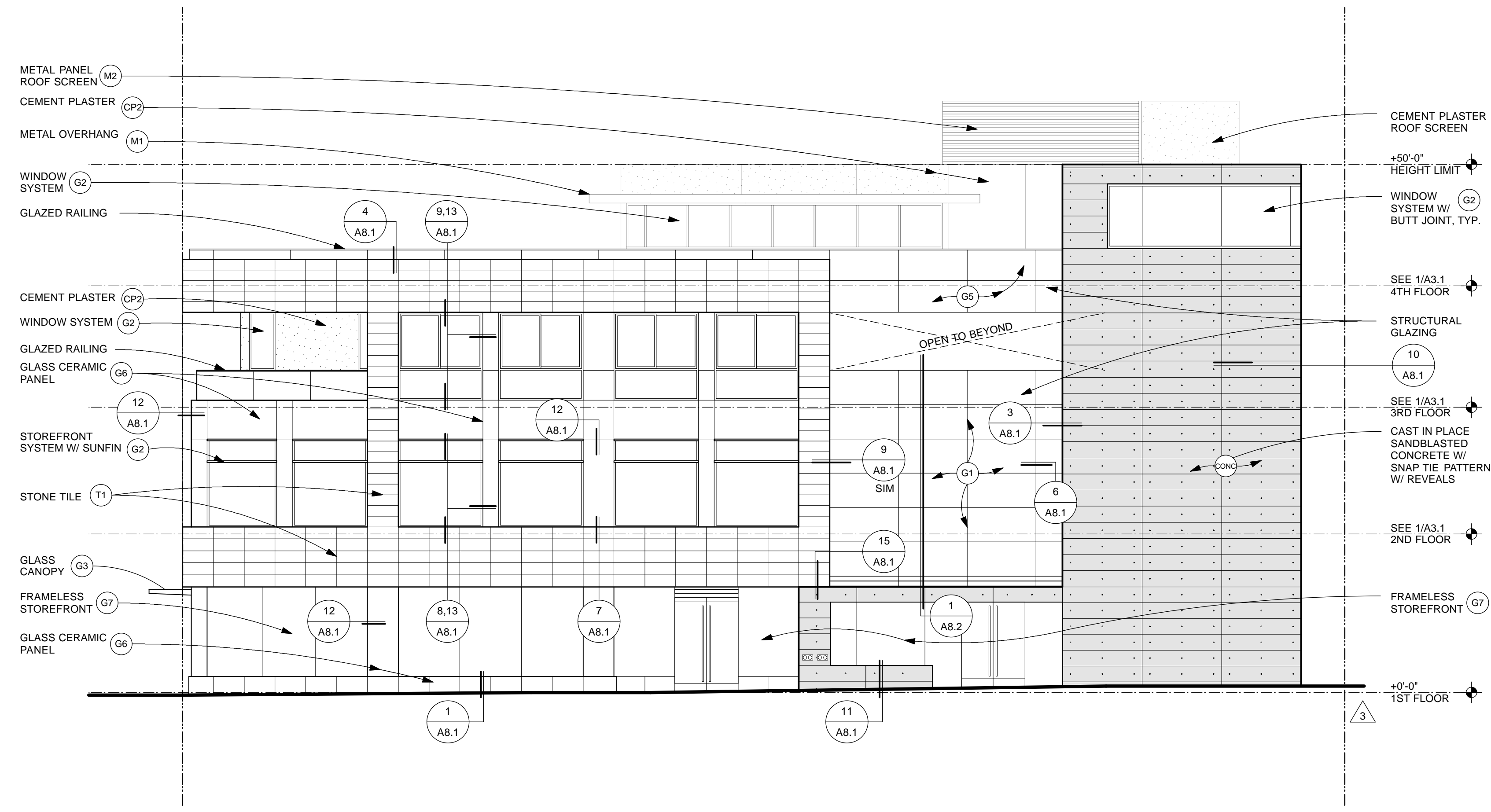
FIXTURE A



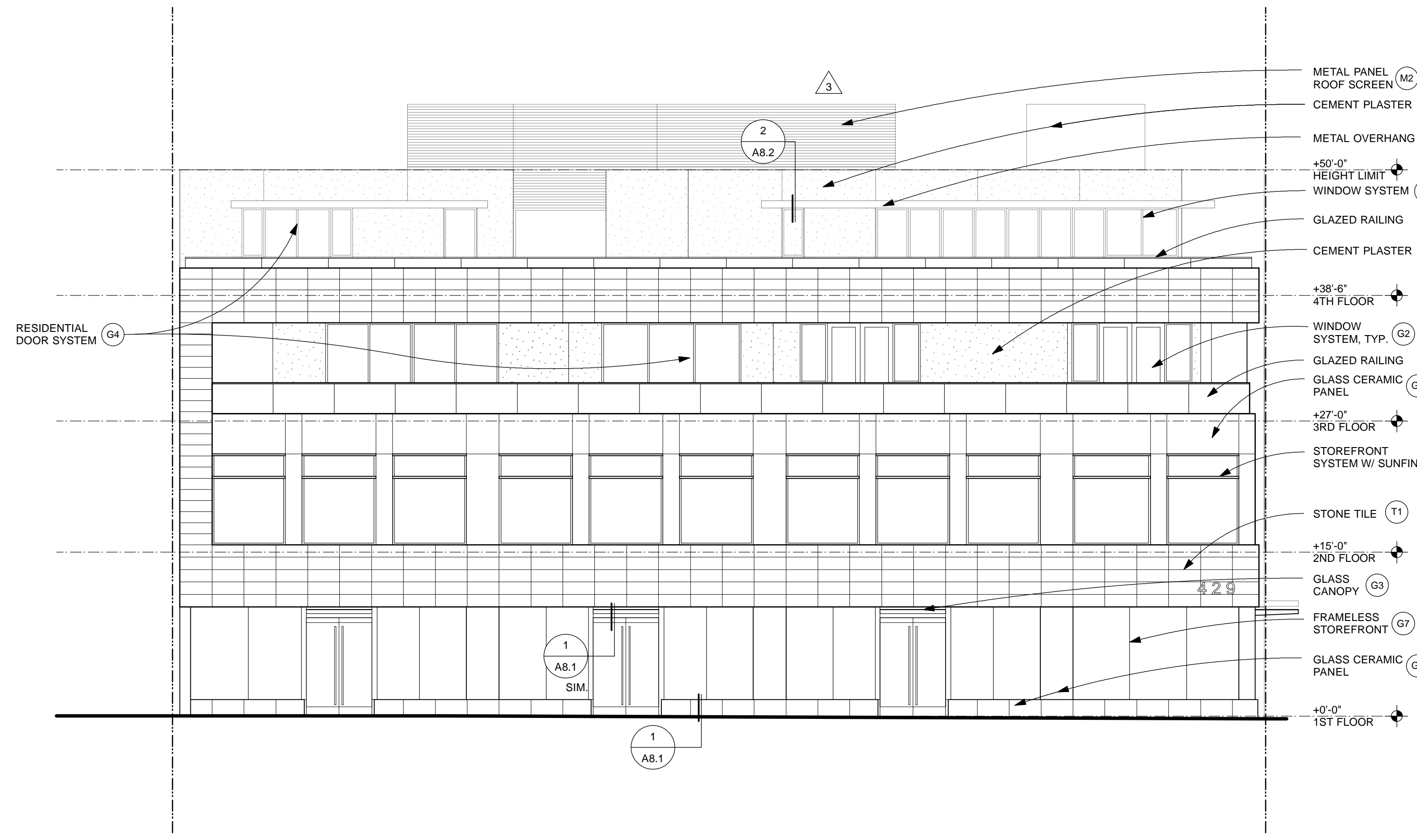
FIXTURE B

Date: 10/31/14 File name: 1311.00 A2.8 103114.rvt

Date: 10/31/14
File name: 1311.00 A3.1 103114.rvt



EAST ELEVATION (KIPLING STREET FRONT ELEVATION) 2
SCALE 1/8" = 1'-0"



SOUTH ELEVATION (UNIVERSITY AVENUE FRONT ELEVATION) 1
SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
	DESCRIPTION
CP1	EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR TO MATCH BENJAMIN MOORE 'AMHERST GRAY' HC-167 OR SIMILAR
CP2	EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR TO MATCH BENJAMIN MOORE 'PURITAN GRAY' HC-164 OR SIMILAR
G1	EXTERIOR STRUCTURAL GLAZING FRONT GLAZED W/ ALUMINUM MULLION FINISH TO MATCH PPG UC51131XL 'SILVER' OR SIMILAR
G2	EXTERIOR WINDOW SYSTEM CENTER GLAZED W/ ALUMINUM MULLION FINISH TO MATCH PPG UC51131XL 'SILVER' OR SIMILAR
G3	LAMINATED GLASS CANOPY OR SIMILAR
G4	ALUMINUM DOOR SYSTEM FINISH TO MATCH FINISH TO MATCH PPG UC51131XL 'SILVER' OR SIMILAR
G5	SAME AS 'G1' EXCEPT WITH FROSTED GLAZING OR SIMILAR
G6	NEOPARIES CRYSTALLIZED OPAQUE GLASS CERAMIC PANEL OR SIMILAR FINISH: WHITE
G7	FRAMELESS GLASS STOREFRONT W/ TOP AND BOTTOM STAINLESS STEEL RAIL SUPPORT STOREFRONT ON CONCRETE CURB, OR SIMILAR
CONC	LIGHT SANDBLASTED CONCRETE W/ SNAP-TIE PATTERN AT WALLS OR SIMILAR
T1	STONE TILE HAUSSMANN STONE 'PIETRA SERENA' OR SIMILAR.
M1	EXTERIOR METAL SUNFIN TO MATCH PPG UC51131XL 'SILVER' OR SIMILAR
M2	EXTERIOR METAL PANEL SYSTEM BY MORIN MX 1.0 OR SIMILAR FINISH TO MATCH CENTRIA 9946 XL OR SIMILAR



HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
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F: 650.365.0670
www.thehayesgroup.com

PROJECT DESCRIPTION:
**429 UNIVERSITY AVE
PALO ALTO
CALIFORNIA, CA 94301**

DESCRIPTION
ARB MAJOR SUBMISSION
06.19.14

SHEET REVISIONS	
1	PLANNING REVISIONS 08.26.14
3	PLANNING REVISION 3 10.09.14
3A	PLANNING REVISION 3A 10.20.14
3B	PLANNING REVISION 3B 11.03.14

DRAWING CONTENT
PROPOSED ELEVATIONS

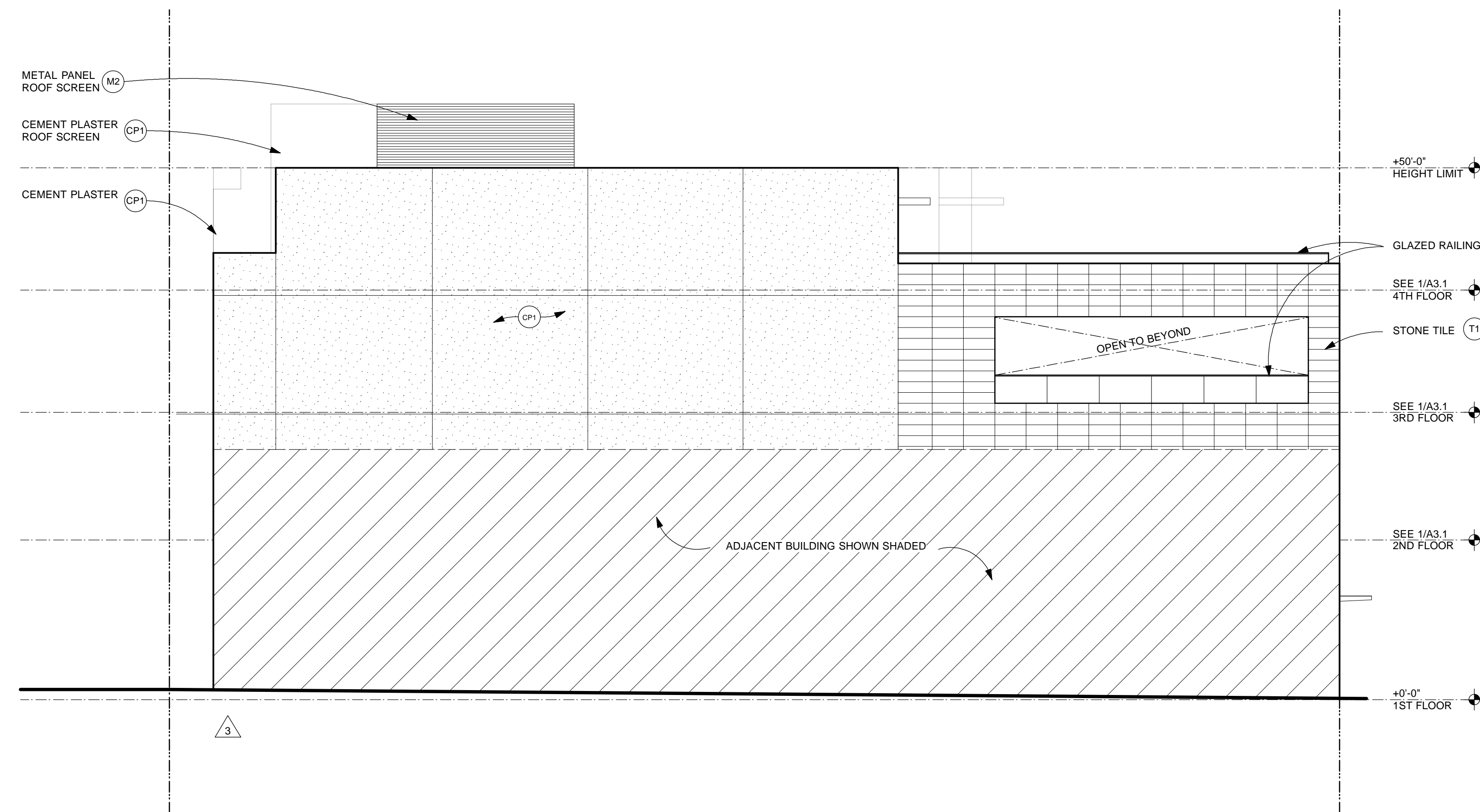
STAMP

JOB NUMBER:
1311.00
SCALE:
AS SHOWN
DRAWN BY:
KC
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DRAWING NUMBER

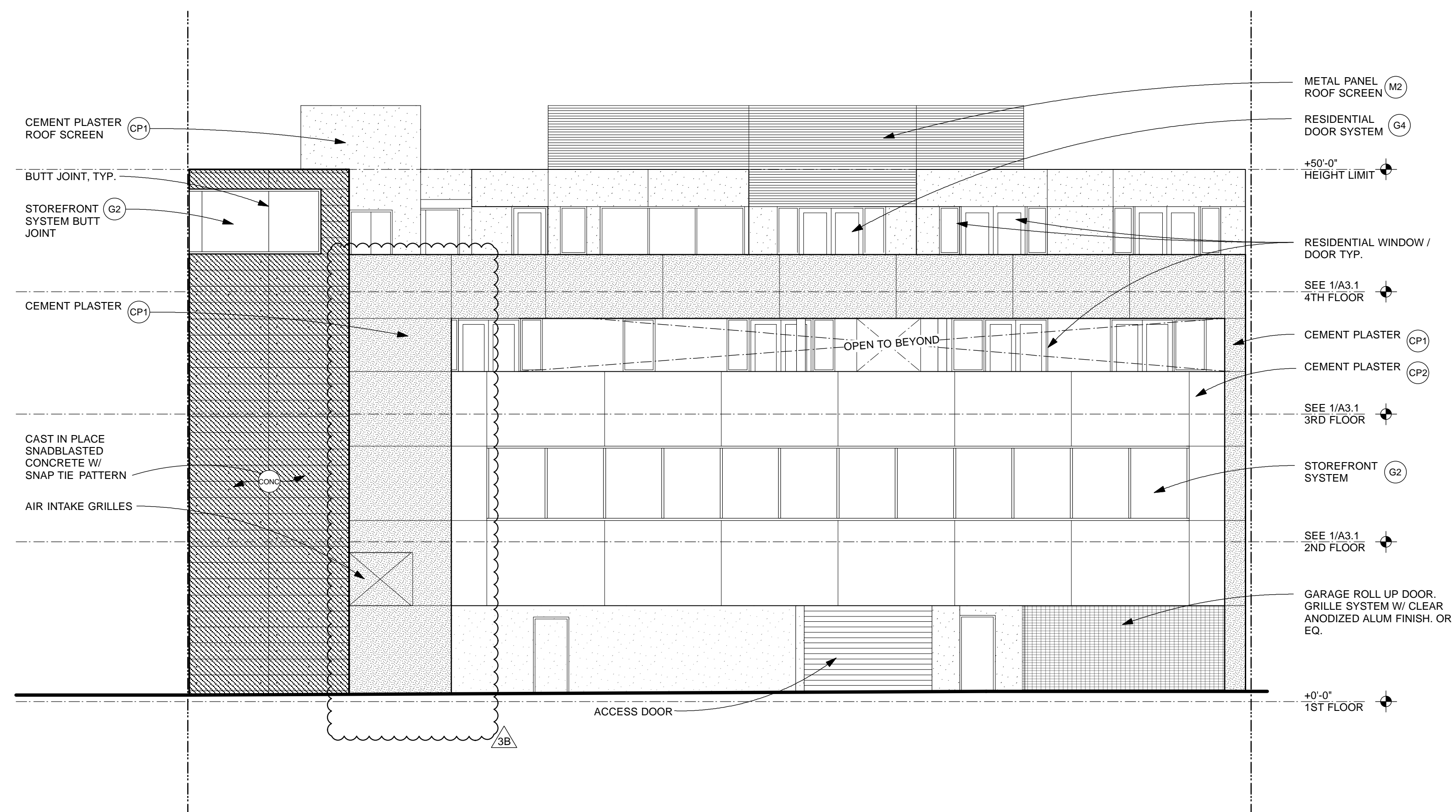
A3.1

SHEET REVISIONS

1	PLANNING REVISIONS 08.26.14
3	PLANNING REVISION 3 10.09.14
3A	PLANNING REVISION 3A 10.20.14
3B	PLANNING REVISION 3B 11.03.14

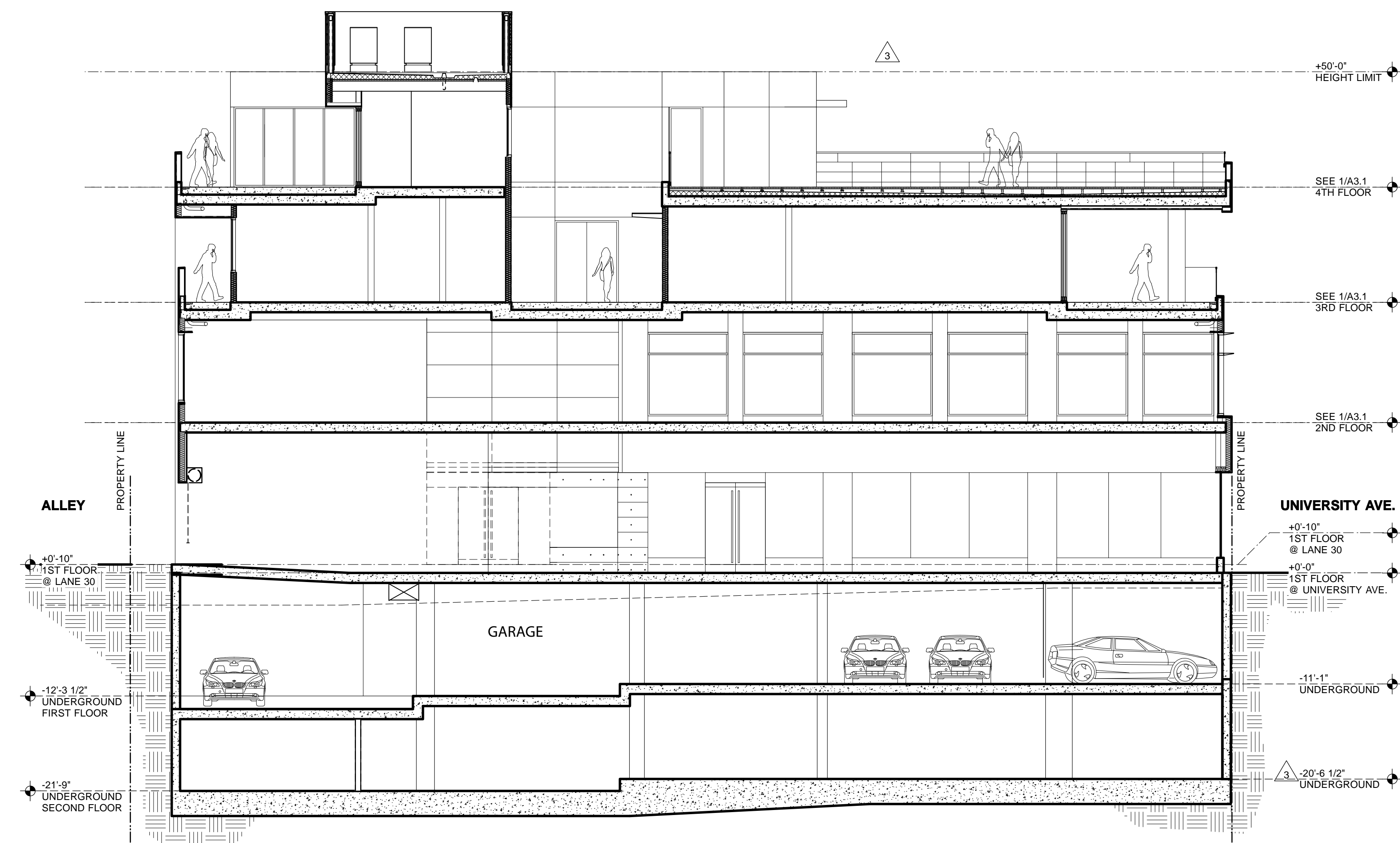


WEST ELEVATION 2
SCALE 1/8" = 1'-0"

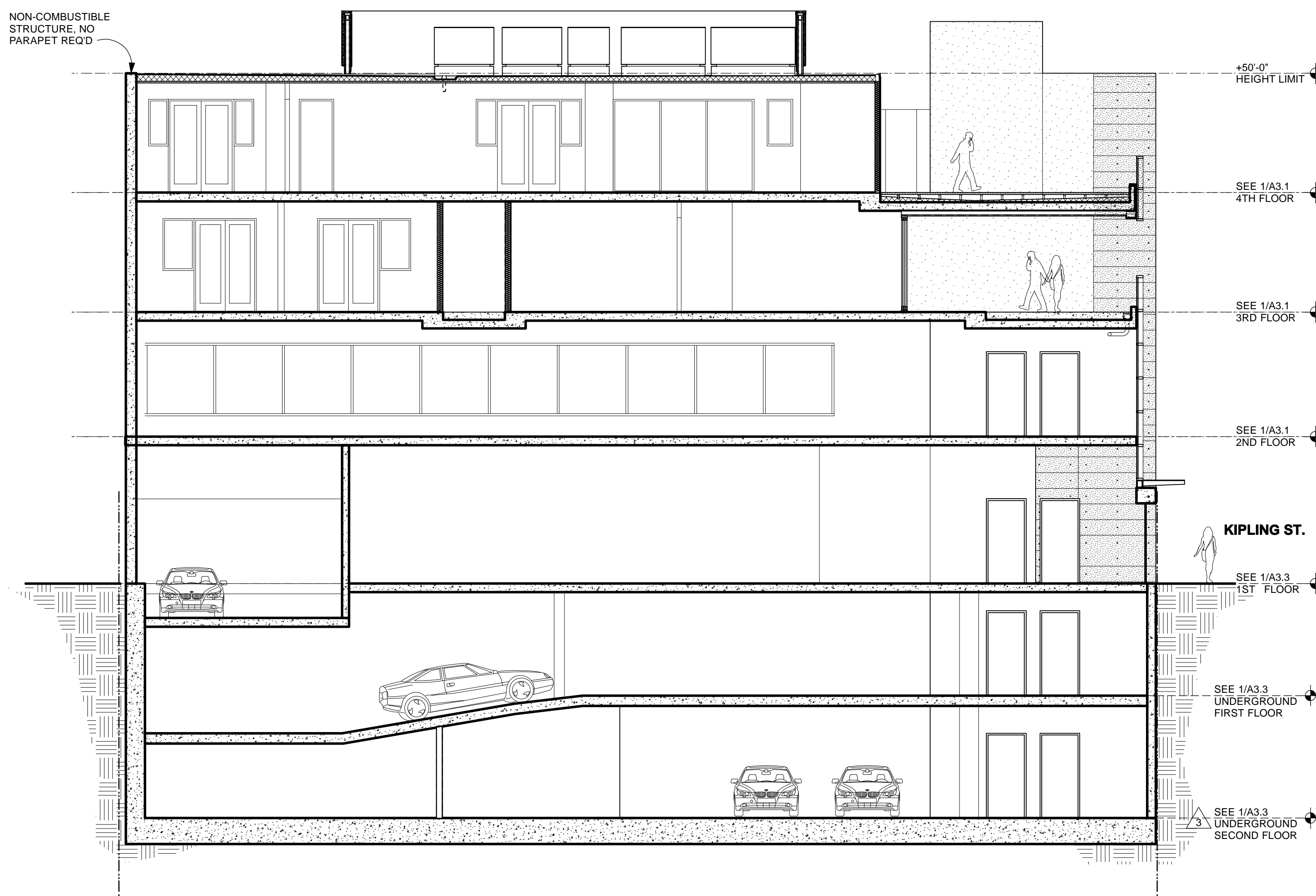


NORTH ELEVATION (LANE 30 FRONT ELEVATION) 1
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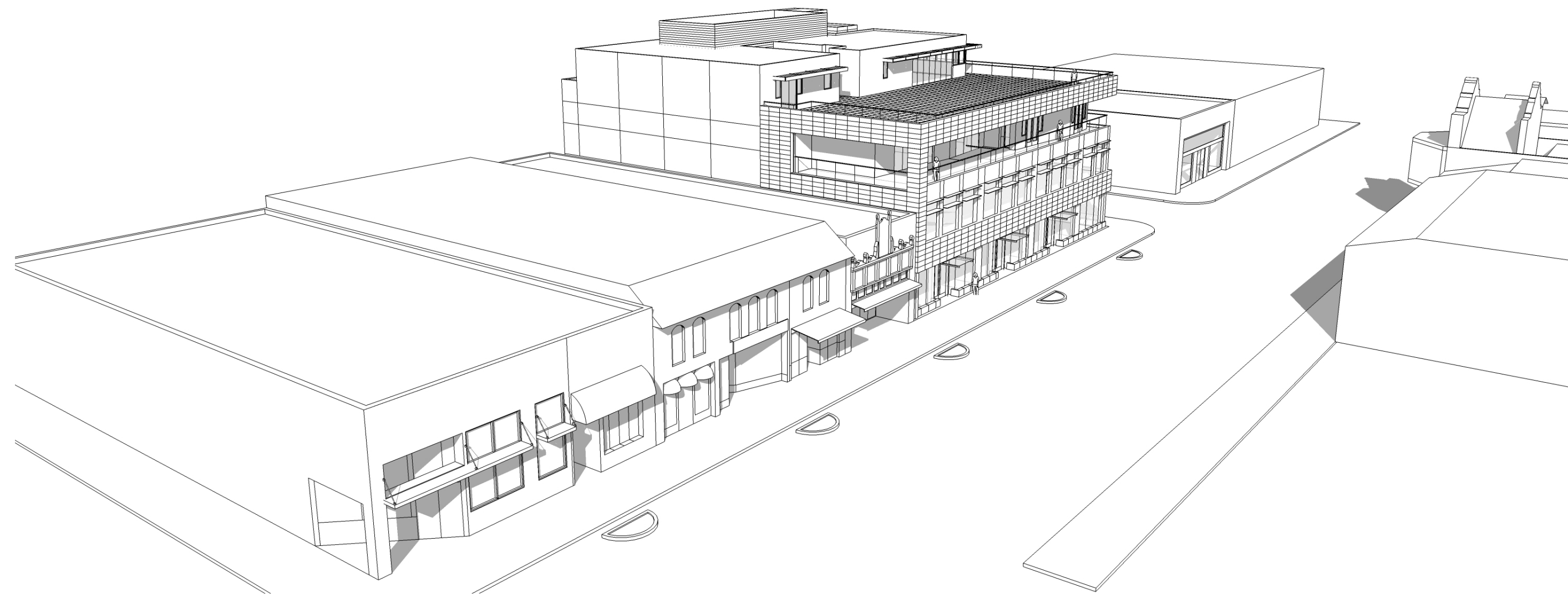
- 1 PLANNING REVISIONS
08.26.14
- 3 PLANNING REVISION 3
10.09.14
- 3A PLANNING REVISION 3A
10.20.14
- 3B PLANNING REVISION 3B
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08.26.14
- 3 PLANNING REVISION 3
10.09.14
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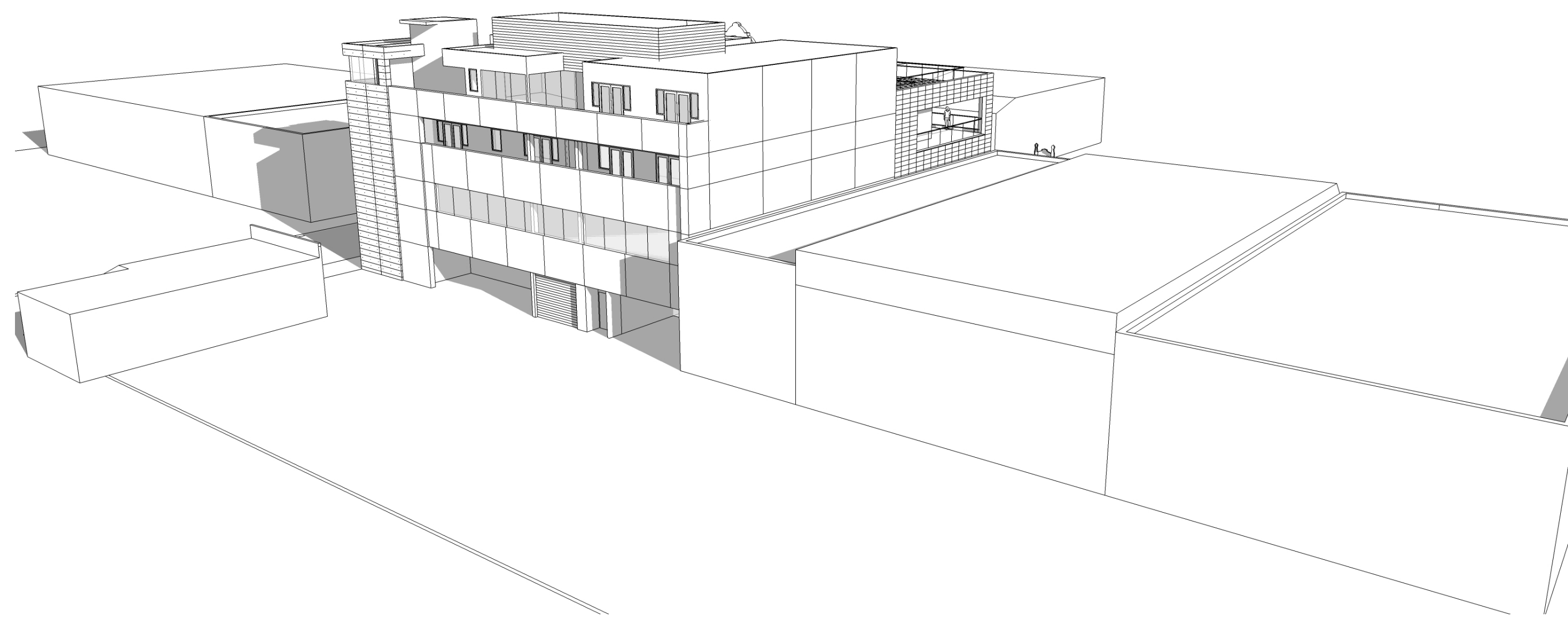
3A



UNIVERSITY AERIAL PERSPECTIVE **4**
N.T.S.



KIPLING ST. PERSPECTIVE **2**
N.T.S.



ALLEY AERIAL PERSPECTIVE **3**
N.T.S.



UNIVERSITY AVE. PERSPECTIVE **1**
N.T.S.

**HAYES
GROUP
ARCHI
TECTS**

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- 3B PLANNING REVISION 3B
11.03.14
-

DRAWING CONTENT

RENDERINGS

STAMP

JOB NUMBER:
1311.00

SCALE:
AS SHOWN

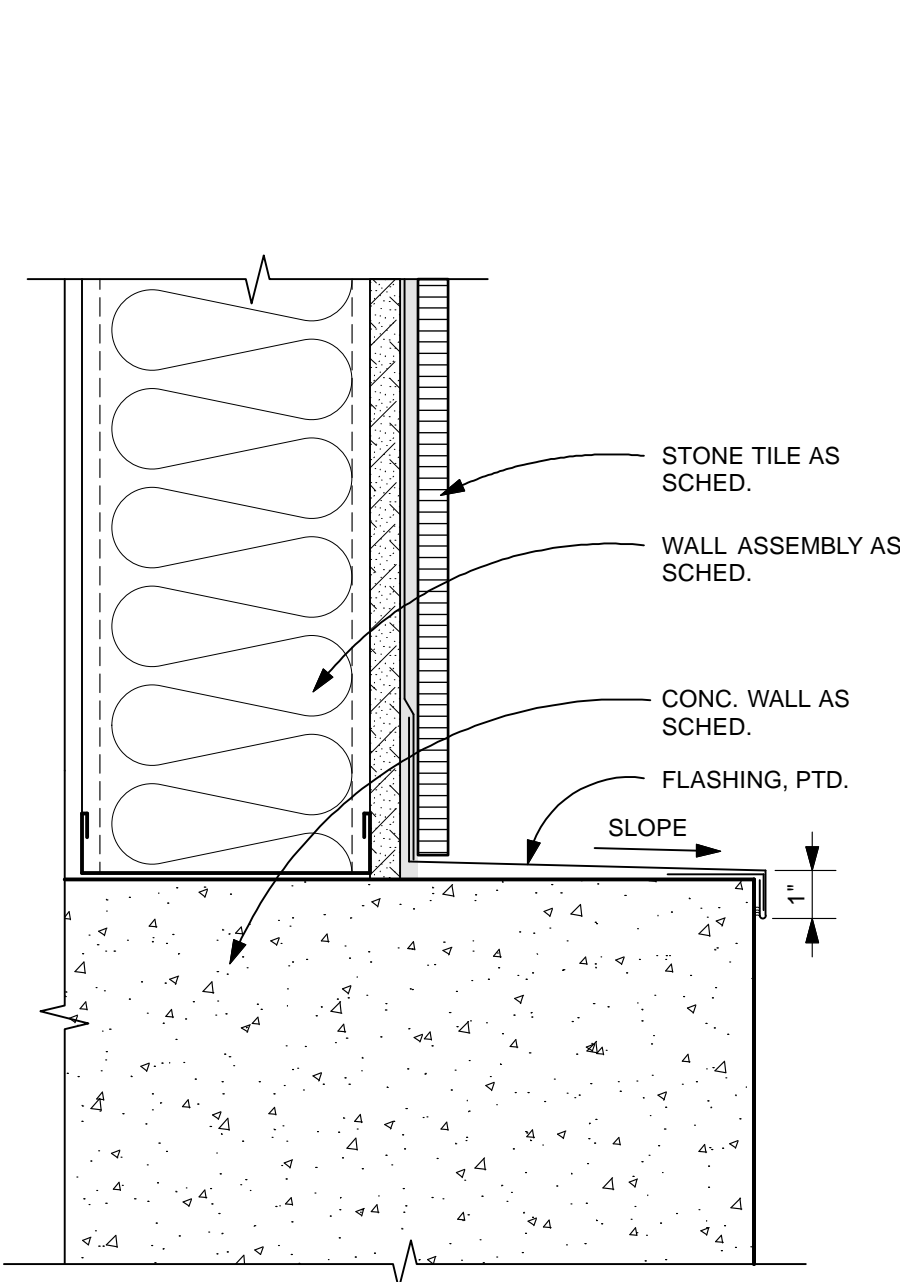
DRAWN BY:
KC, JK

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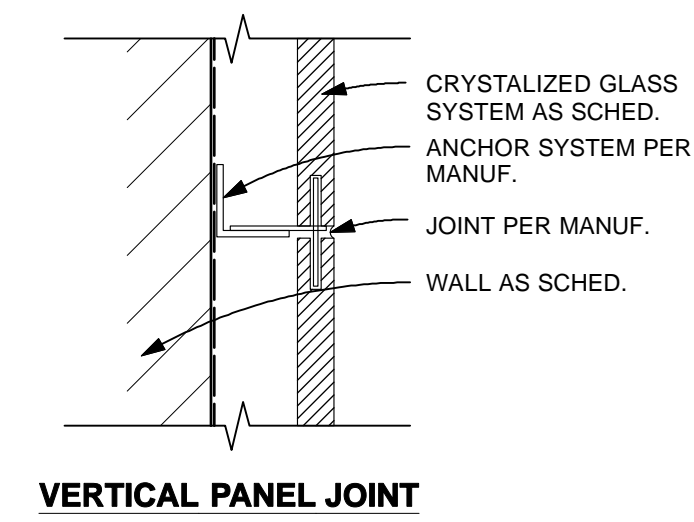
DRAWING NUMBER

A3.5

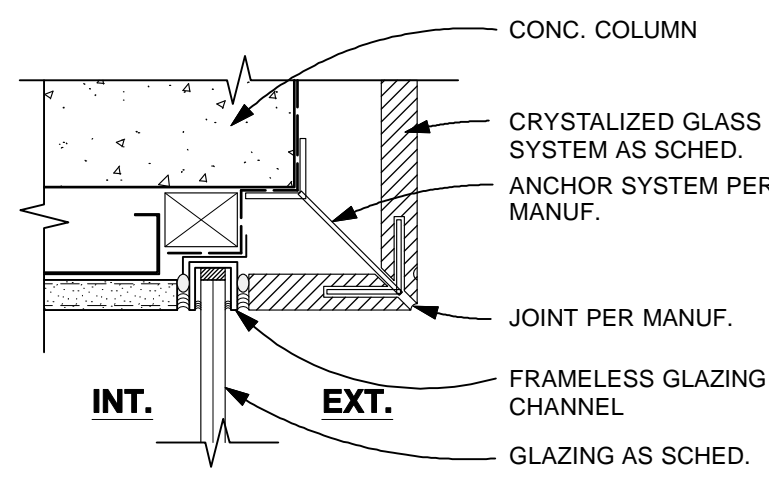
- 1 PLANNING REVISIONS
08.26.14
- 2
- 3 PLANNING REVISION 3
10.09.14
- 3A PLANNING REVISION 3A
10.20.14
- 3B PLANNING REVISION 3B
11.03.14
- 4



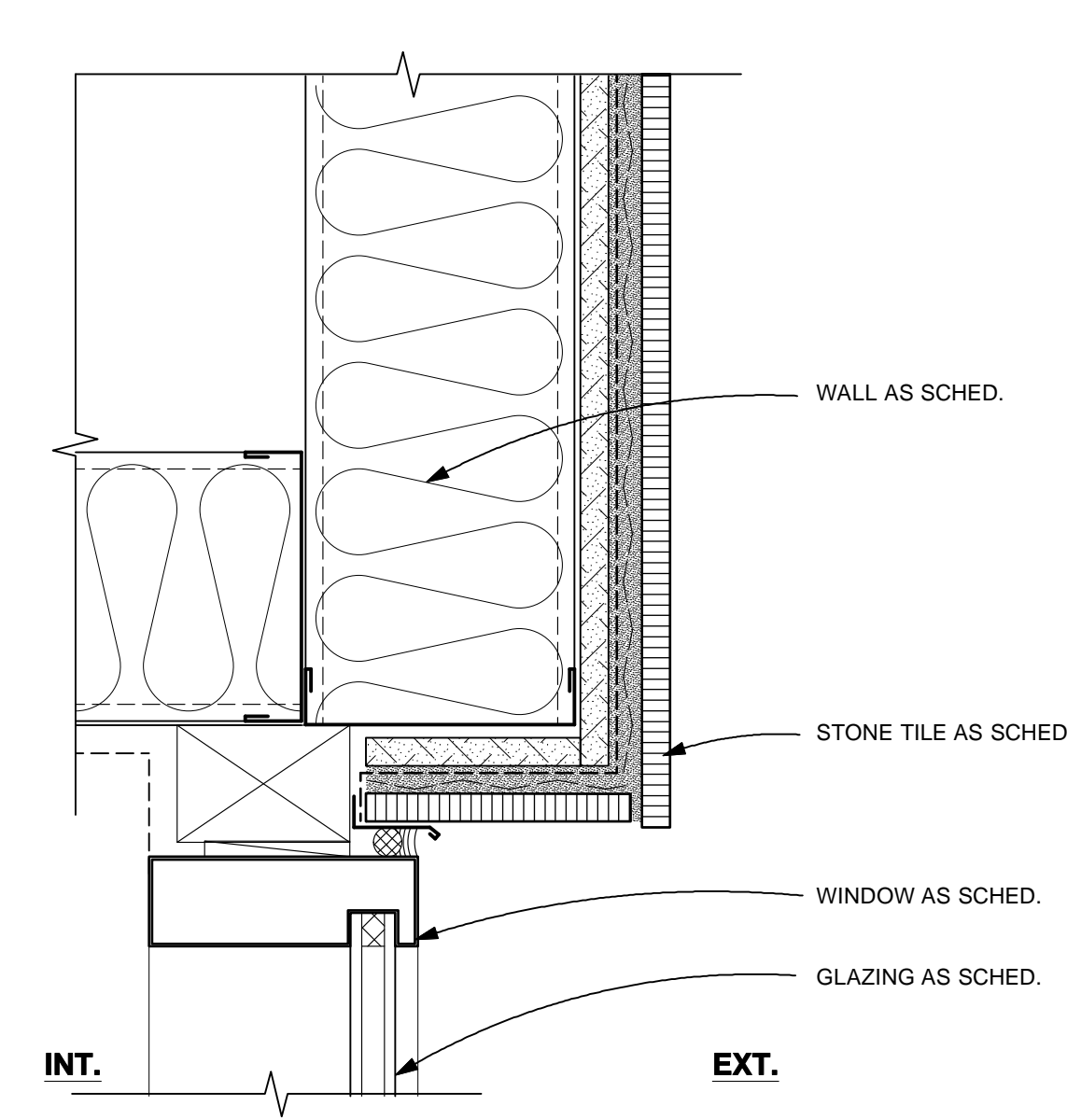
STONE TILE TO CONC. TRANSITION 15
SCALE 3" = 1'-0"



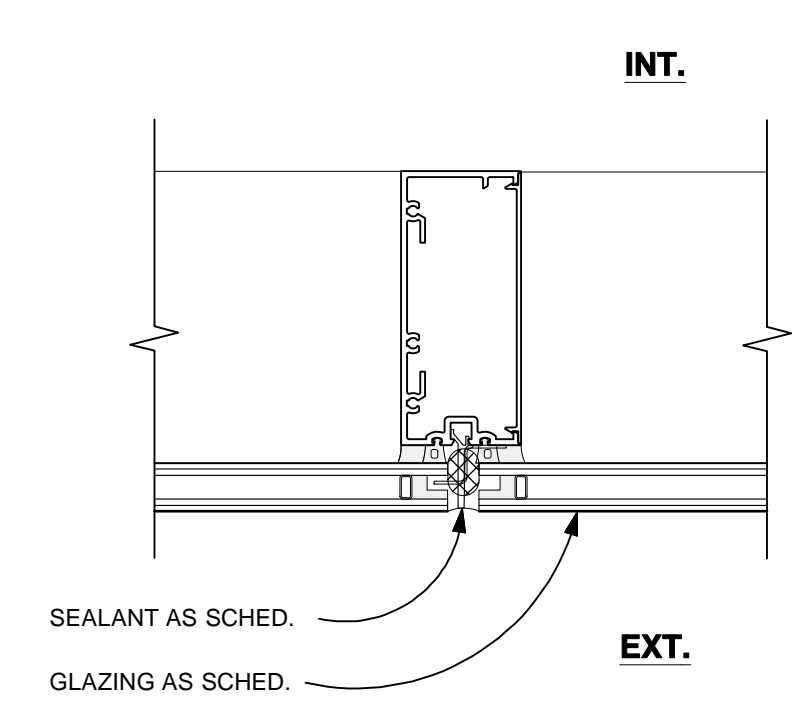
VERTICAL PANEL JOINT



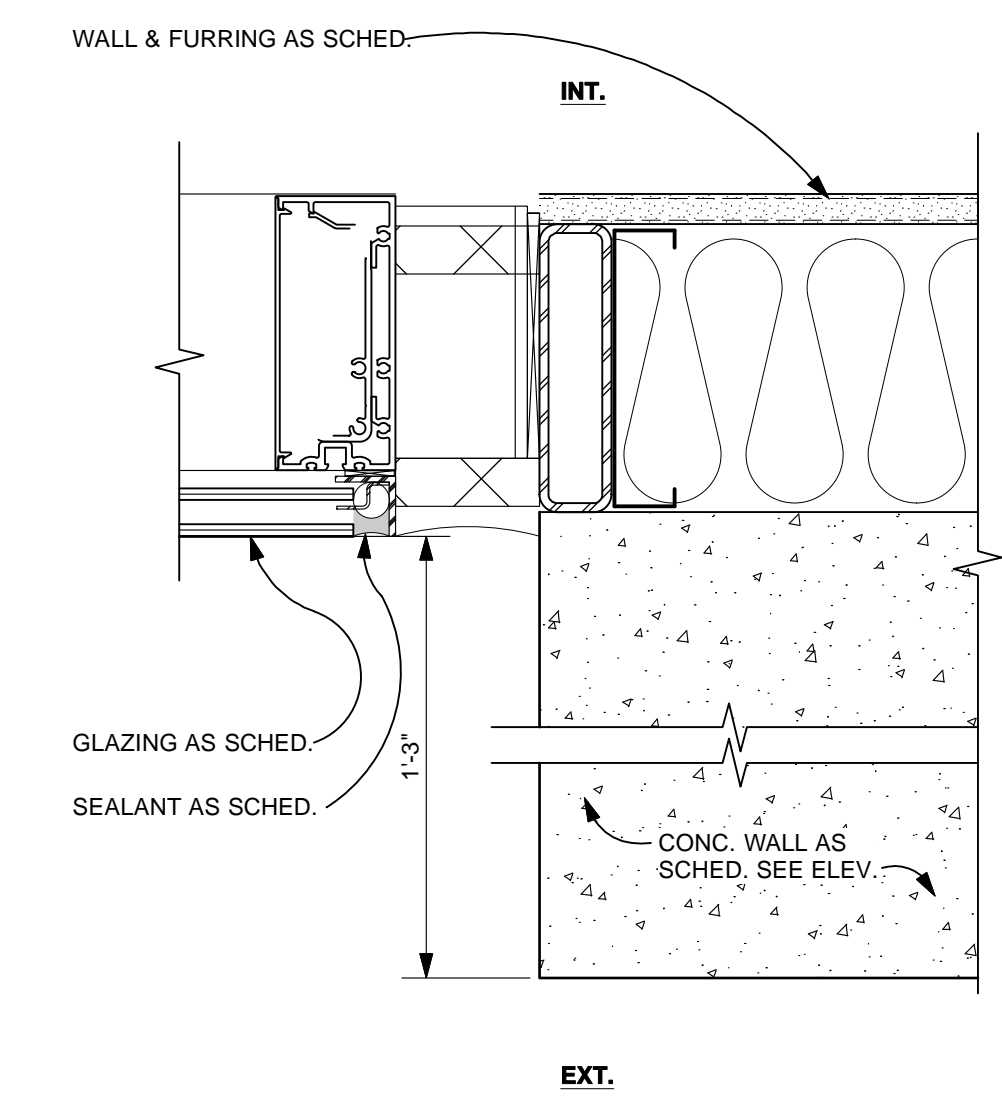
CORNER DETAIL PLAN VIEW



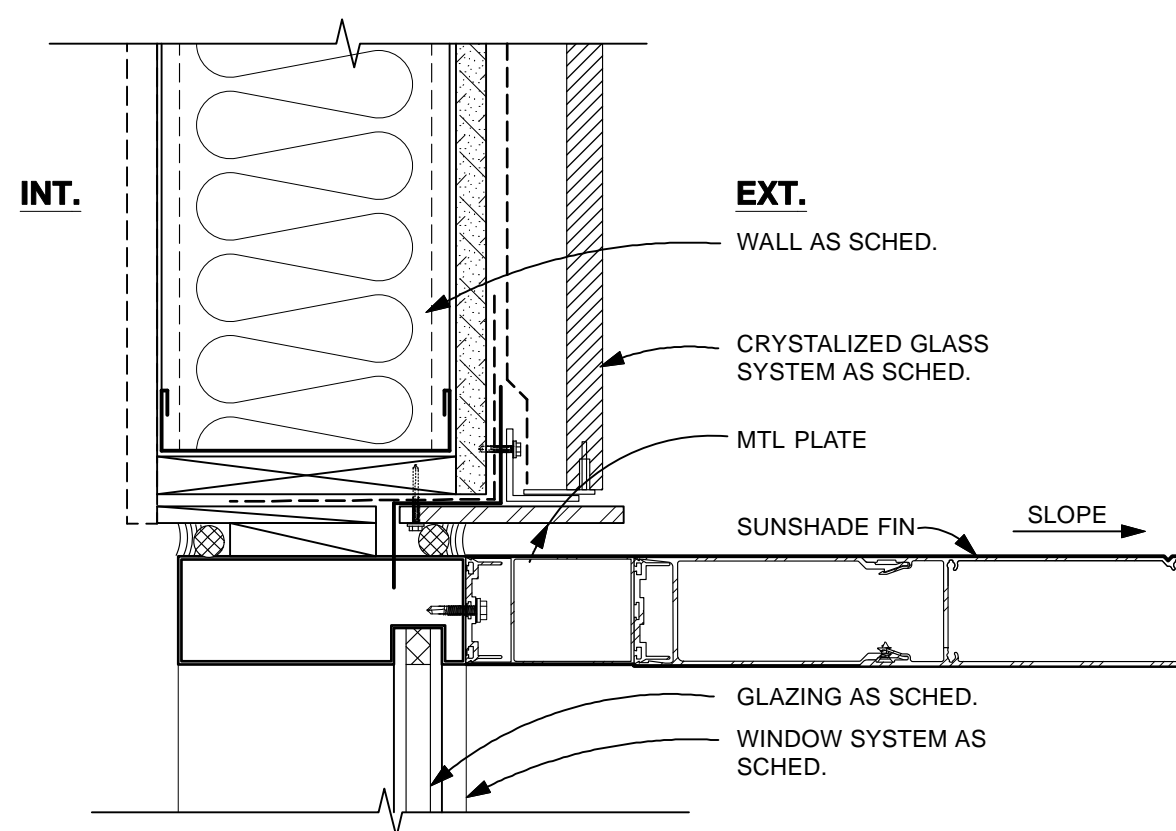
WINDOW HEAD DETAIL @ STONE TILE 9
SCALE 3" = 1'-0"



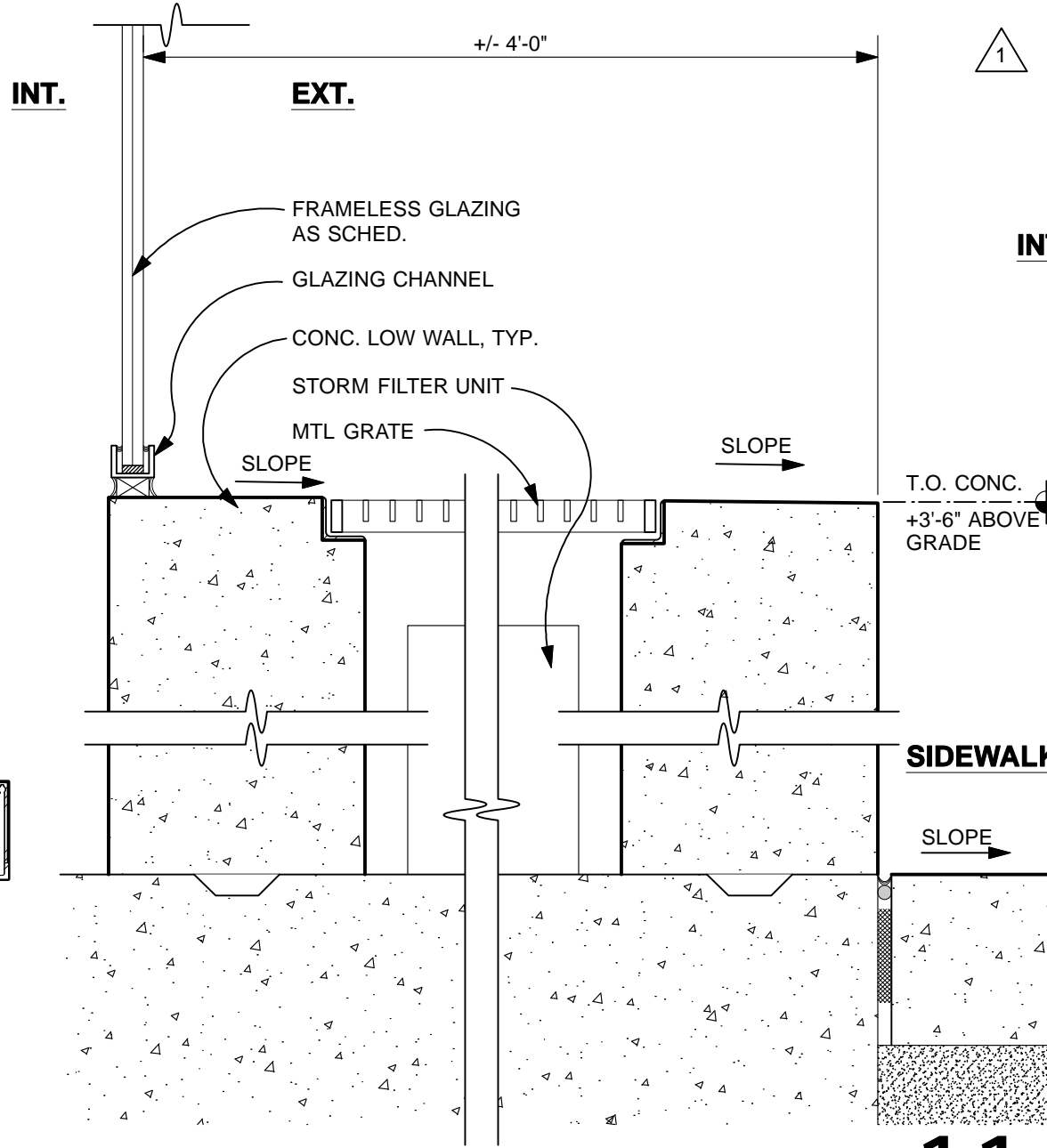
BUTT JOINT WINDOW DETAIL 6
SCALE 3" = 1'-0"



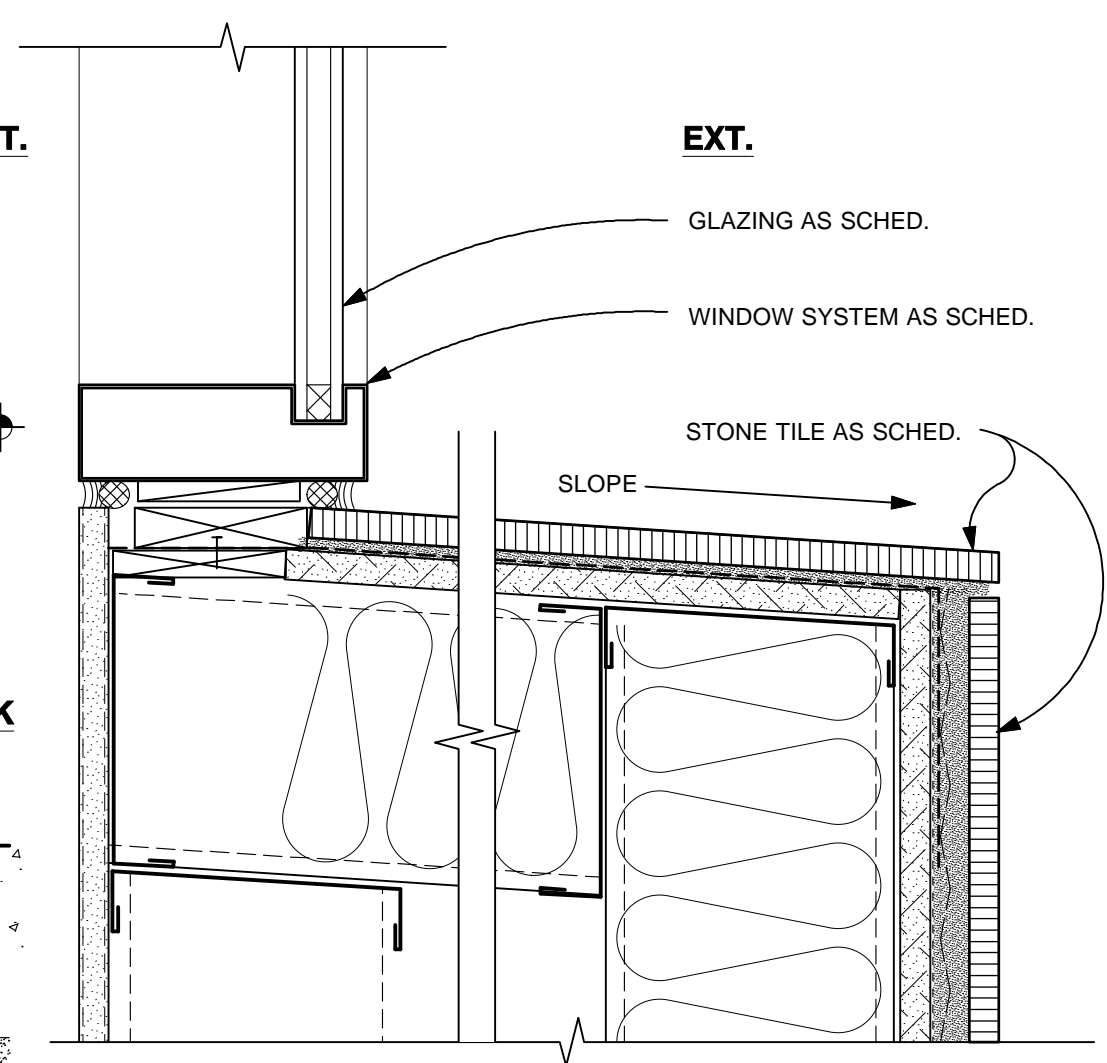
WINDOW DETAIL @ CONC. WALL 3
SCALE 3" = 1'-0"



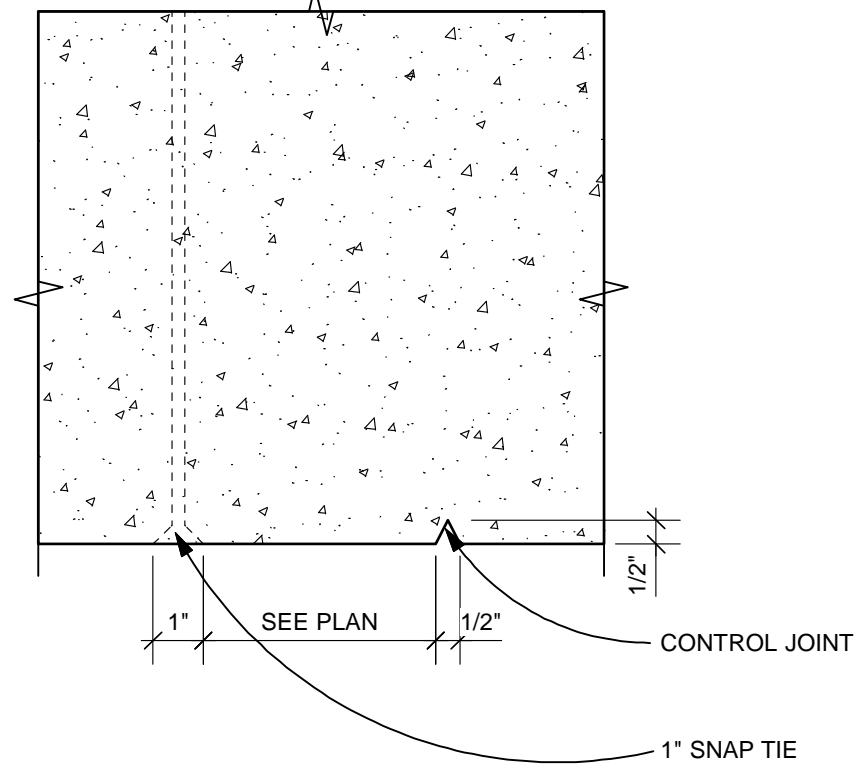
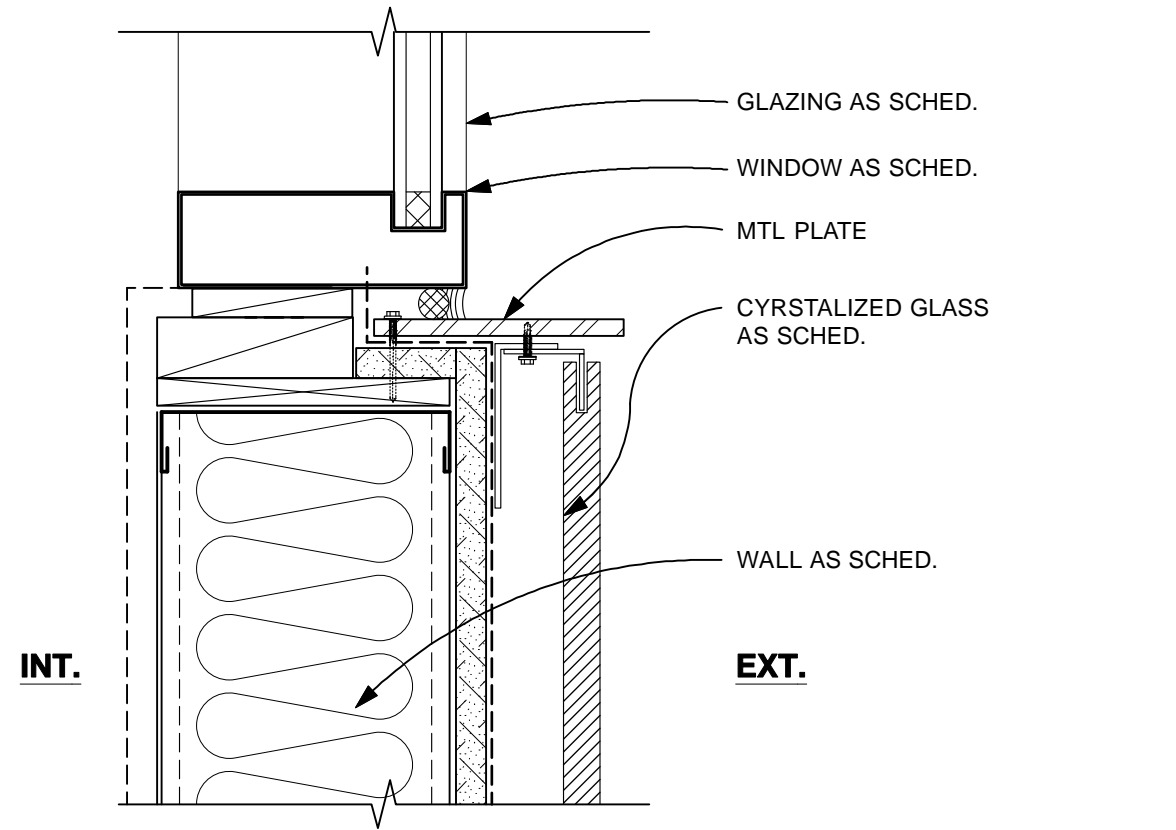
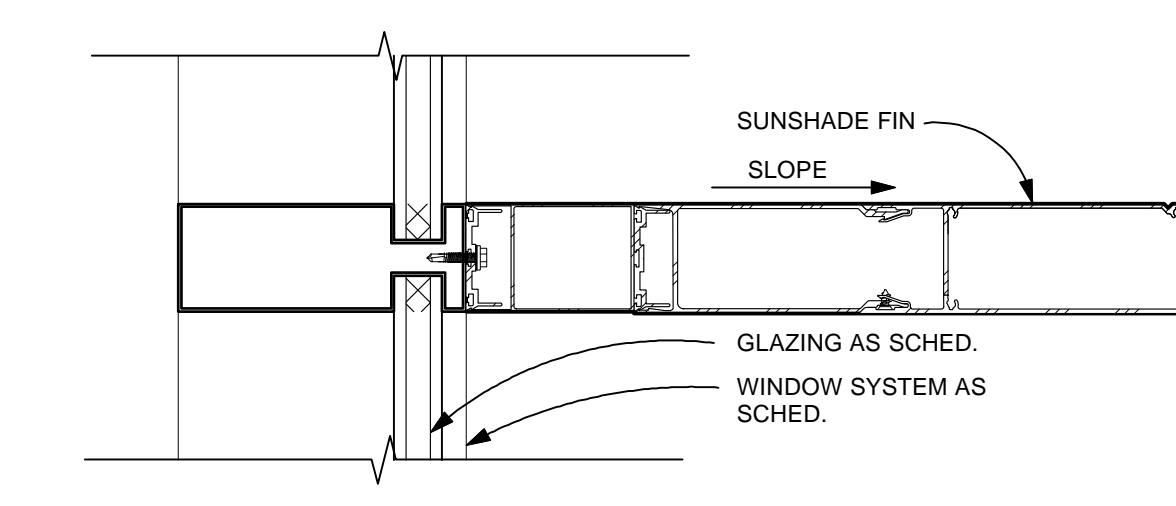
WINDOW SILL DETAIL @ CRYSTALLIZED GLASS SYSTEM 13
SCALE 3" = 1'-0"



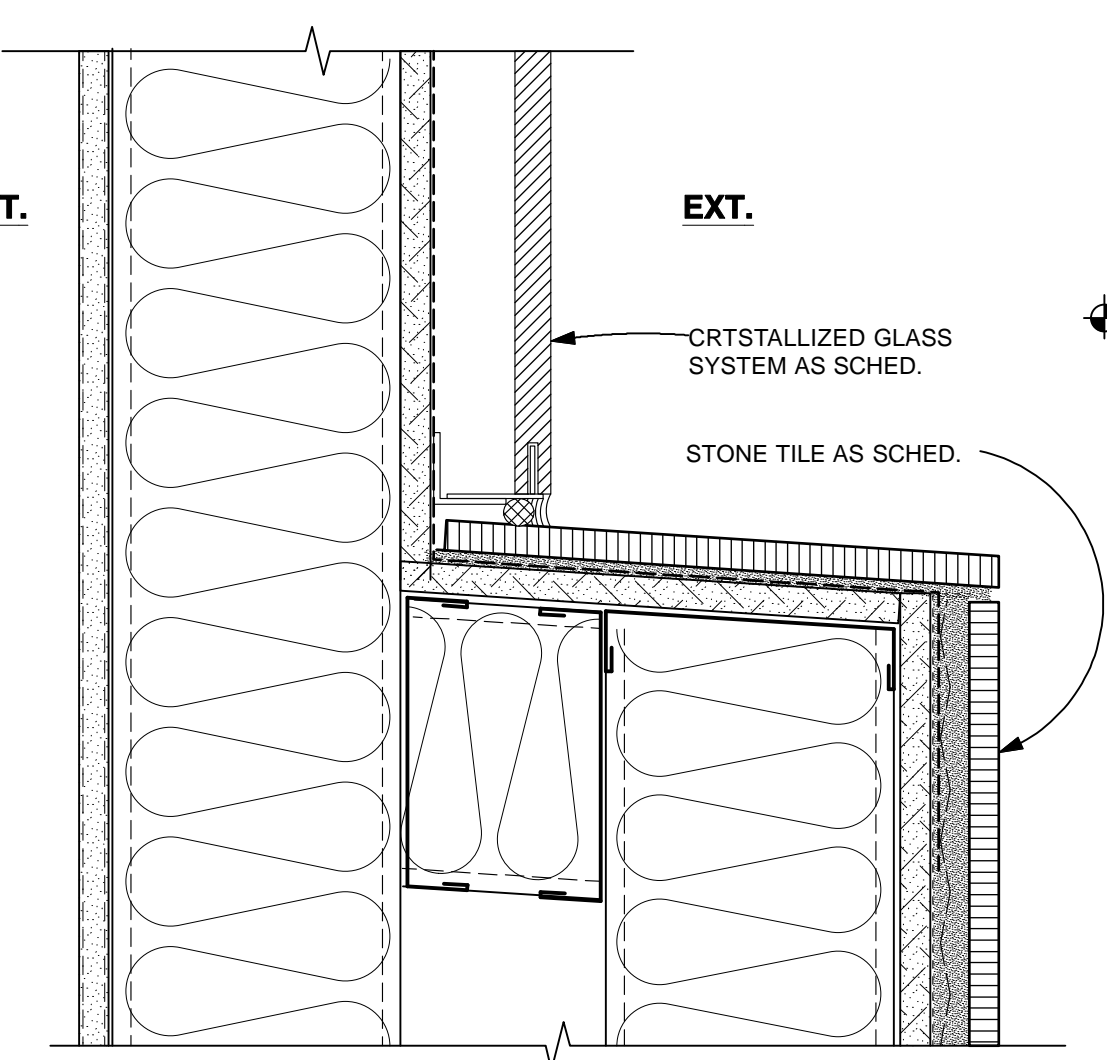
FRAMELESS GLASS SYSTEM @ CONC. WALL 11
SCALE 3" = 1'-0"



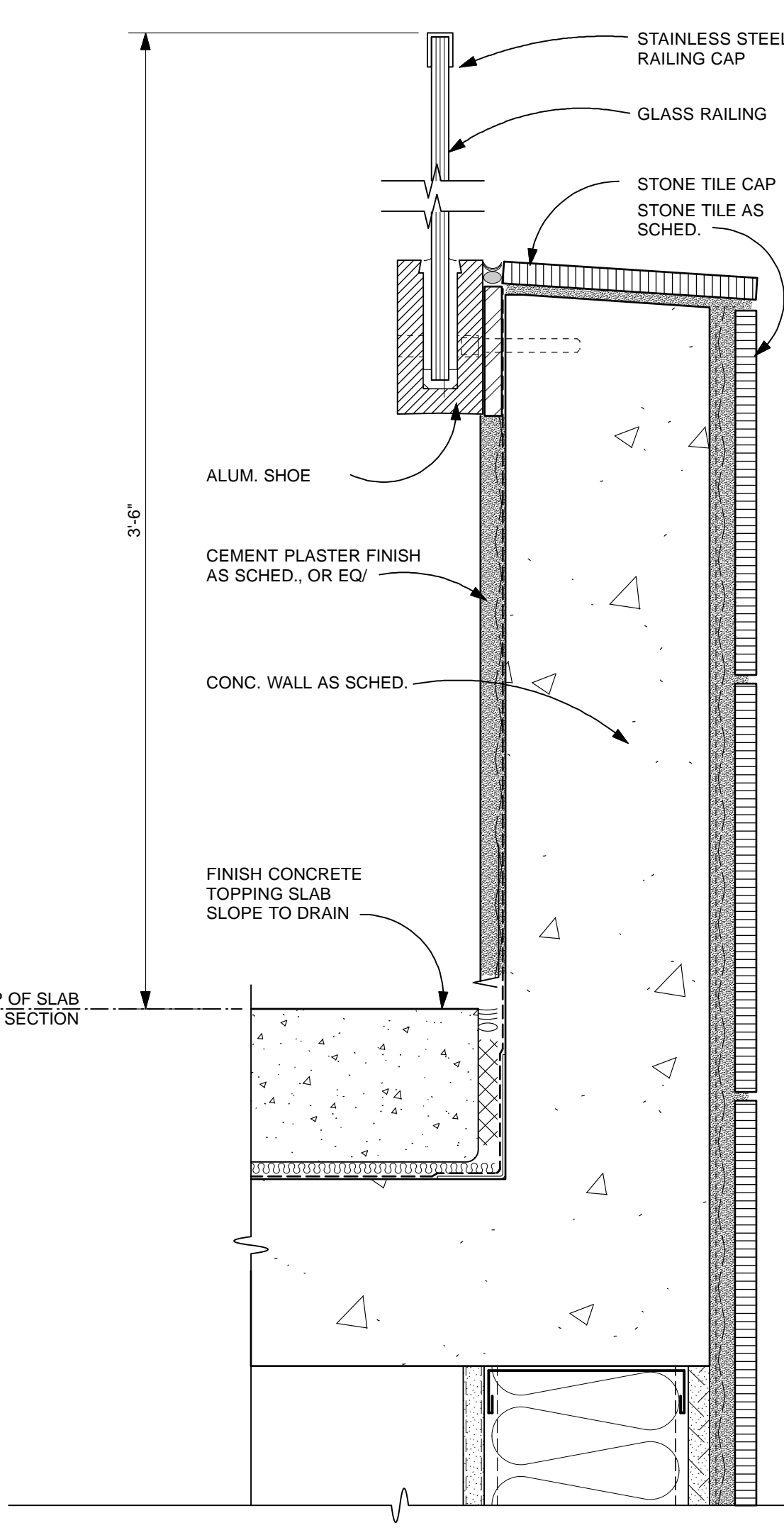
WINDOW SILL DETAIL @ STONE TILE 8
SCALE 3" = 1'-0"



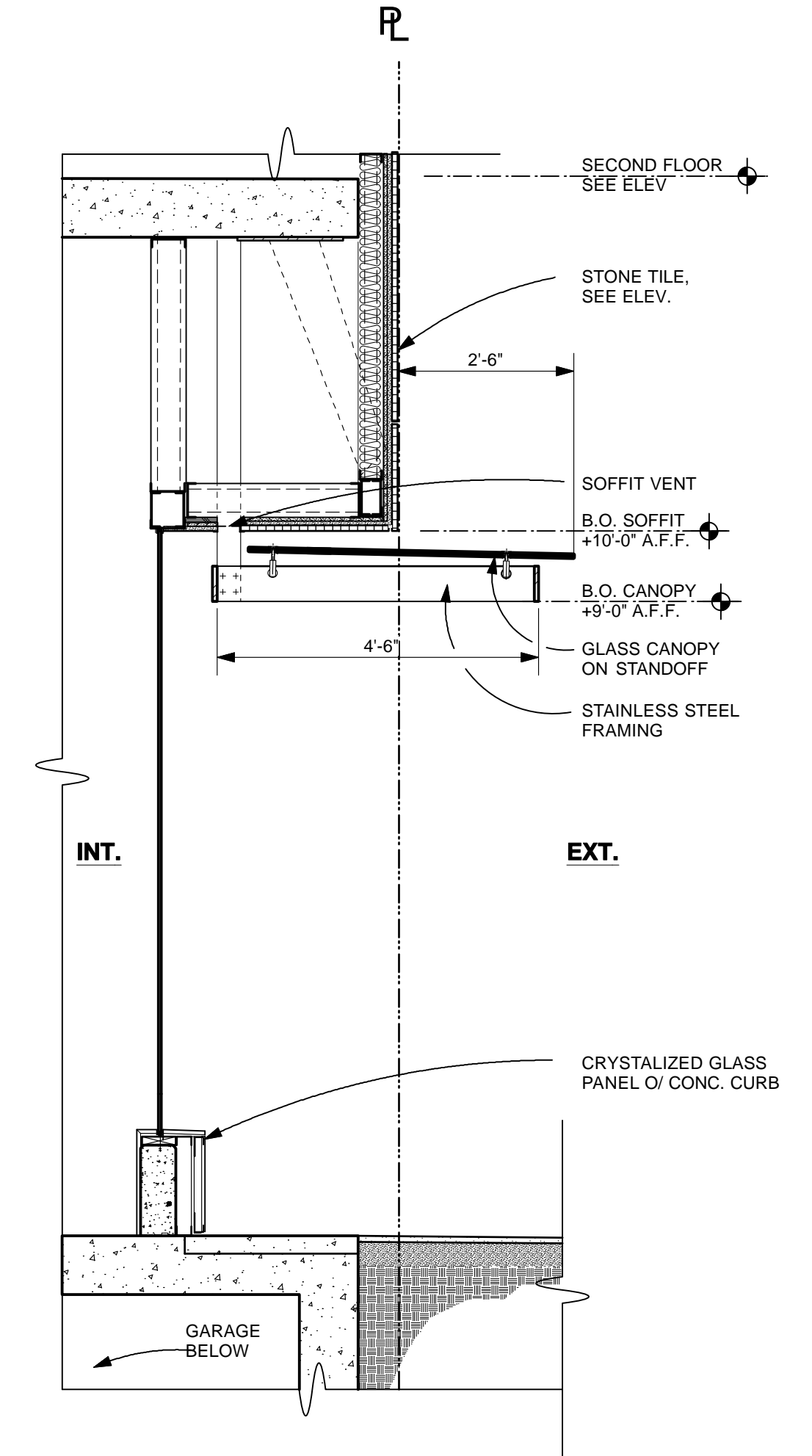
CONCRETE JOINT DETAIL 10
SCALE 3" = 1'-0"



CRYSTALLIZED GLASS SYSTEM TO STONE TILE TRANSITION 7
SCALE 3" = 1'-0"



GLAZED RAILING DETAIL AT TERRACE 4
SCALE 3" = 1'-0"



1ST FLOOR LOBBY SECTION DETAIL 1
SCALE 1/2" = 1'-0"

PROJECT DESCRIPTION:

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PALO ALTO
CALIFORNIA, CA 94301**

DESCRIPTION

ARB MAJOR SUBMISSION
06.19.14

SHEET REVISIONS

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08.26.14
- △ PLANNING REVISION 3
10.09.14
- △ 3A PLANNING REVISION 3A
10.20.14
- △ 3B PLANNING REVISION 3B
11.03.14
- △

DRAWING CONTENT

EXTERIOR DETAILS

STAMP

JOB NUMBER:
1311.00

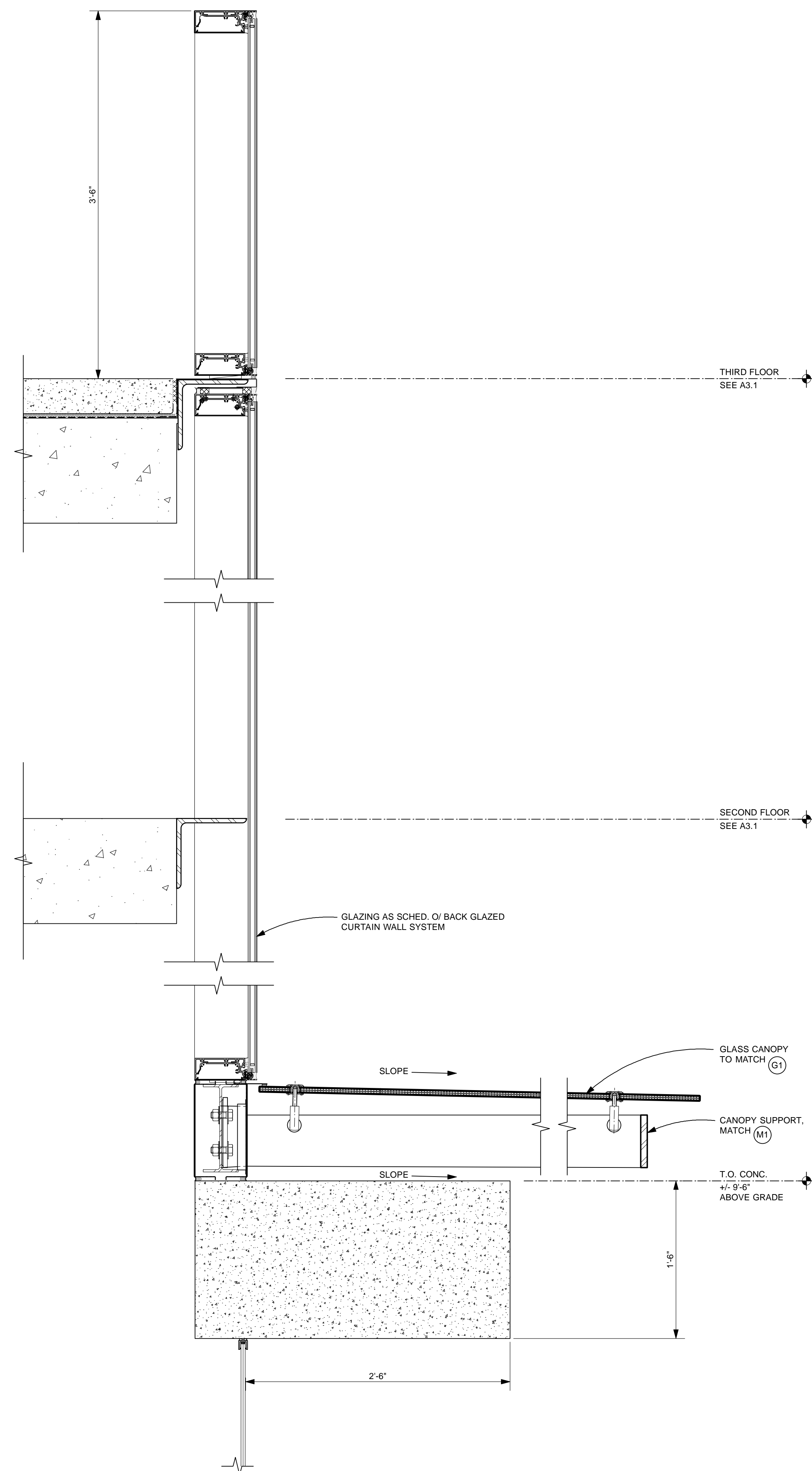
SCALE:
AS SHOWN

DRAWN BY:
KC, ACS

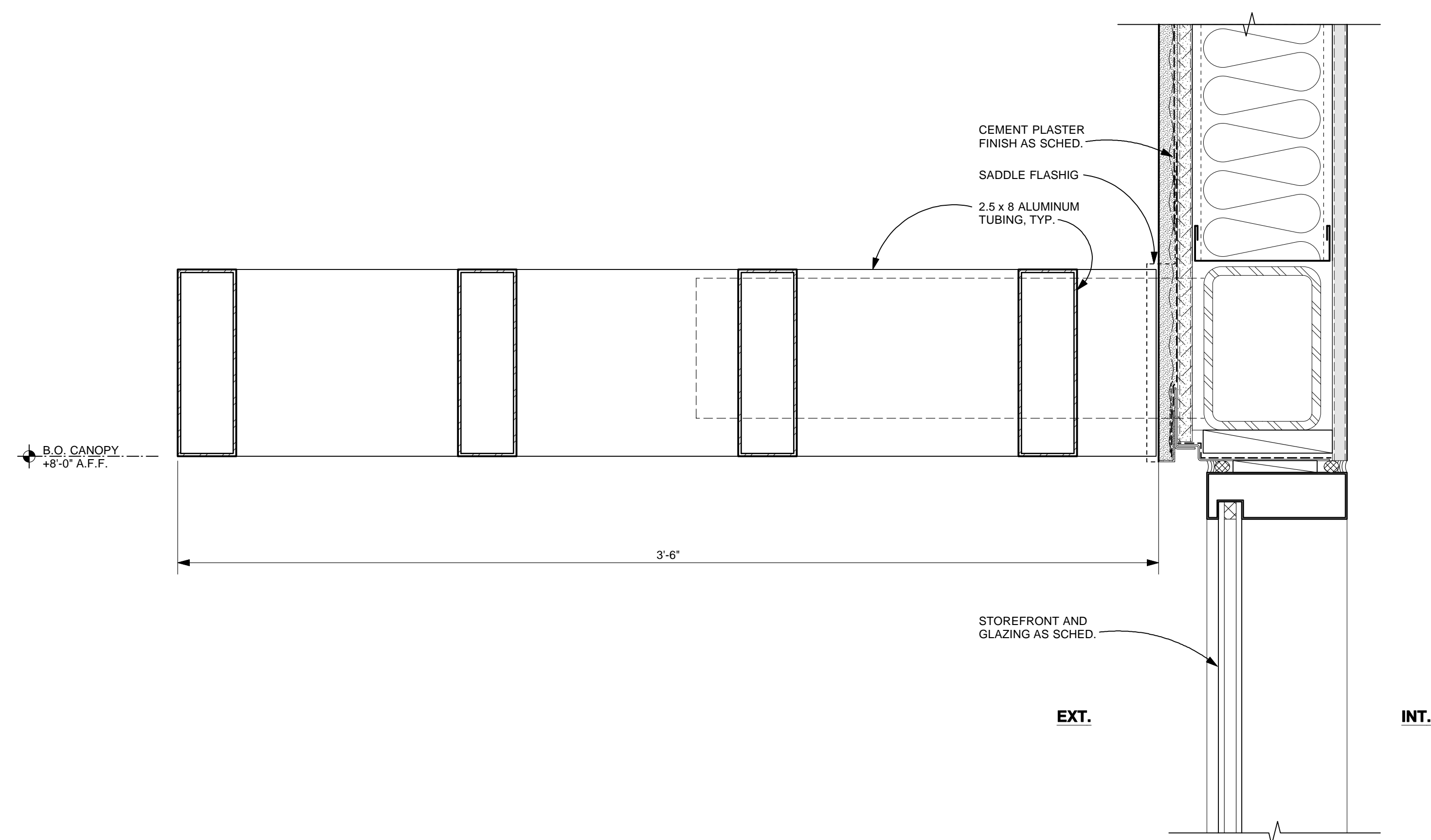
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DRAWING NUMBER

A8.2



CURTAIN WALL, GUARD RAIL, & CANOPY DETAIL 1
SCALE 1 1/2" = 1'-0"



FOURTH FLOOR CANOPY DETAIL 2
SCALE 3" = 1'-0"



MAND + TIER 2 GREEN BUILDING REQUIREMENTS CHECKLIST FOR NEW AND ADDITIONS OR ALTERATIONS TO NON-RESIDENTIAL BUILDINGS

Table with columns: Item #, Code Sections (NEW, ADD/ALT), REQUIREMENTS, SHEET #/NOTE #/DETAIL #. Includes sections for PLANNING AND DESIGN, ENERGY EFFICIENCY, WATER EFFICIENCY & CONSERVATION, and MATERIAL CONSERVATION & RESOURCE EFFICIENCY.

Table with columns: Item #, Code Sections, REQUIREMENTS, SHEET #/NOTE #/DETAIL #. Includes sections for MATERIAL CONSERVATION & RESOURCE EFFICIENCY (continued), ENVIRONMENTAL QUALITY, and ADDITIONAL ELECTIVE MEASURES.

Construction and Demolition Debris Recycling

All construction and demolition debris in the City of Palo Alto must be made available for salvage, or be taken to an approved facility, or a facility approved by the City of San Francisco or San Jose.

The project Contractor is required to retain receipts, weight tags or other proof of salvage and/or diversion to an approved facility for submittal after construction.

Estimate the amount of construction and demolition debris to be generated below. The conversion factor is based on a study performed by the U.S. EPA for similar projects. If you disagree with the estimate, submit an alternative for review and approval.

11633 Project Sqft Estimated C&D Debris Tons: 22.6

Acknowledgement

This project is required to comply with the State California Green Building Code (T24 Part 11) and the City of Palo Alto's local amendments (PAMC 16.14). I, the property owner / legal representative, acknowledge and understand the requirements and penalties for noncompliance (\$50 per ton of waste not diverted from the landfill with a minimum of \$1000, and \$500 a day for the remaining green building measure noncompliance).

DESCRIPTION ARB MAJOR SUBMISSION 06.19.14

Signature and Date fields for acknowledgment.

SECTION TO BE COMPLETED AFTER CONSTRUCTION

In order to schedule a final building inspection with the Building Department, follow the procedures below.

- Checklist items for scheduling a final green building inspection, including requirements for receipts, reports, and testing.

I certify that: There have been no alterations that have impacted the energy report (PERF-1C forms) for the project, unless the new report is provided.

- Checklist items for final inspection, including mandatory CALGreen measures and required electives.

Signature and Date fields for certification.



HAYES GROUP ARCHITECTS, INC. 2657 SPRING STREET REDWOOD CITY, CA 94063

PROJECT DESCRIPTION:

429 UNIVERSITY AVE PALO ALTO CALIFORNIA, CA 94301

DESCRIPTION ARB MAJOR SUBMISSION 06.19.14

SHEET REVISIONS

- Revisions list: 1. PLANNING REVISIONS 08.26.14, 3. PLANNING REVISION 3 10.09.14, 3A. PLANNING REVISION 3A 10.20.14, 3B. PLANNING REVISION 3B 11.03.14

DRAWING CONTENT CALGREEN TIER 2 CHECKLIST

DRAWING NUMBER

JOB NUMBER: 1311.00 SCALE: AS SHOWN DRAWN BY: JK All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect. © Hayes Group Architects, Inc. DRAWING NUMBER

GB-1



NONRESIDENTIAL GREEN BUILDING APPLICATION NR1 TIER 2

Title 24, Part 11, California Green Building Code (CALGreen) City of Palo Alto Green Building Ordinance 5107 (PAMC 16.14 Amendments) City of Palo Alto Green Building Program and Resources

http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf http://www.cityofpaloalto.org/civica/filebank/blobload.asp?BlobID=25863 http://www.cityofpaloalto.org/greenbuilding

City Sustainability Planner: 650-329-2189 greenbuilding@cityofpaloalto.org Application: This plan sheet is for use by nonresidential new construction, additions over 1,000sf that include new HVAC, and rebuilds.

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11.03.14

TO BE COMPLETED BY GREEN POINT RATER DURING PERMIT SUBMISSION

DRAWING CONTENT
GREEN BUILDING APPLICATION R1

STAMP

JOB NUMBER:
1311.00

SCALE:
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DRAWN BY:
AS

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This project is required to comply with the green building requirements in Palo Alto Municipal Code Chapter 16.14, using the Build It Green, GreenPoint Rated system. The design team, owner and contractor are required to coordinate with a GreenPoint Rater to have the home certified to the required green building level as specified in the measures indicated in the checklist on this plan sheet.

GreenPoint Rater Verification Summary

GreenPoint Rater: _____ Rater Certification # _____
Phone: _____ Email: _____

Pre-Construction Plan Review Verification

GreenPoint Rated Points Claimed GreenPoint Rated Points Required

I have reviewed the project plans and specifications, and they are in conformance with the GreenPoint Rated points claimed.

Rater Signature _____ Date _____

Post Construction (Pre-Final) Verification

I certify that:

- GreenPoint Rated inspections were performed throughout construction;
- the home has met at least 75% of its City required points and is on track to meet those remaining;
- through a combination of onsite inspections and confirmation from the Contractor there have been no alterations that impacted the energy report for the home, unless the new report is provided as an attachment; and that
- within six months (6) from the date of final inspection I will provide the City with the final BIG Certificate, final GreenPoint Rated Checklist and BIG Climate Calculator inputs.

Rater Signature _____ Date _____

Check: Attachments Required

IF HERS testing was required per the homes energy report, attach the completed CF-4R (*).

If there were alterations during construction that impacted the energy report (i.e. R values, U factors or SEER values) return the report and attach it.

Construction debris receipts from an approved facility.

**If the home was eligible for a rebate at the time of permitting, this form, its attachments, and final submittals within 6 months from the date of final inspection will be provided to close out the rebate application with the Utilities Department.*

City of Palo Alto Green Building Project **GB-1**

GreenPoint Rated Checklist: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. The recommended minimum requirements for a green home are: Earn a total of 50 points or more; obtain the following minimum points per category: Energy (20), Indoor Air Quality/Health (5), Resources (5), and Water (5); and meet the prerequisites A.3 a 20% construction waste diversion, J.1 (Exceed Title 24 by 15%), and N.1 (incorporate Green Points checklist in Blueprint).

The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org. Build It Green is a non-profit organization providing the GreenPoint Rated program as a public service. Build It Green encourages local governments to leverage program resources to support voluntary, market-based programs and strategies.

Build It Green
Smart Solutions From The Ground Up
Total Points Achieved: 0

Enter Project Name _____

A. SITE

1. Protect, Replace and Minimize Disruption of Existing Plants & Trees

a. Project Impact from Erosion and House after Construction

b. Limit Soil Disturbance Construction Exposed for Maximum Protection

c. Document Instead of Demolishing Existing Buildings On Site

d. Recycle 50% Site Construction Waste (Including Green Waste)

e. Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - Required

f. Minimum 80% Diversion by Weight (Recycling or Reuse)

g. Minimum 80% Diversion by Weight (Recycling or Reuse)

h. Use Recycled Content Aggregate (Minimum 25%)

i. Mulch and Delivery

j. Roadway Base

Total Points Available in Site = 12

B. FOUNDATION

1. Replace Portland Cement in Concrete with Recycled Flyash or Slag

a. Minimum 20% Flyash or Slag

b. Minimum 25% Flyash or Slag

2. Use Flood Protection Shallow Foundation in Cold Areas (i.e. C, E, Climate Zone 16)

3. Use Radon Resistant Construction

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

a. Install Termite Shields & Separate All Exterior Wood to Concrete Connections by Metal or Plastic Fasteners/Chairs

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

b. All New Foundations Have Termite, Bats, or Squirrels Located At Least 36 Inches from Foundation

Total Points Available in Foundation = 8

C. LANDSCAPING

1. Construct Resource-Efficient Landscaping

a. No Plant Species Will Require Irrigation

b. No Plant Species Will Require Irrigation

c. 25% of Plants Are California Native or Mediterranean Species or Other Appropriate Species

2. Use Fire-Safe Landscaping Techniques

a. Minimize Turf Areas in Landscaping Installed by Builder

b. All Turf Will Have a Water Retention Layer or Equal to Tall Fescue (< 0.8 plant factor)

c. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide

d. Turf is 50% of Landscaped Area (Total 2 points)

e. Turf is 25% of Landscaped Area (Total 1 point)

Total Points Available in Landscaping = 31

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Enter Project Name _____

D. STRUCTURAL FRAME & BUILDING ENVELOPE

1. Apply Optimal Value Engineering

a. Place Rafters and Studs at 24 Inch On Center Framing

b. Size Door and Window Headers for Load

c. Use Dry-Joint and Cleopas Studs Required for Load

2. Use Engineered Lumber

a. Barms and Headers

b. Insulated Engineered Headers

c. Wood Joists or Web Trusses for Floors

d. Wood Joists for Roof Rafters

e. Engineered or Finger-Jointed Studs for Vertical Applications

f. Oriented Strand Board for Sill Studs

g. Oriented Strand Board for Wall and Roof Sheathing

3. Use FSC-Certified Wood

a. Dimensional Lumber, Studs and Timber: Minimum 40%

b. Dimensional Lumber, Studs and Timber: Minimum 70%

c. Panel Products: Minimum 40%

d. Panel Products: Minimum 70%

4. Use Solid Wood Systems Includes SIPs, KFS, & Any Non-Stick Frame Assembly

a. Rafters

b. Studs

c. Joists

d. Trusses

e. Wall Studs

f. Sheathing

5. Reduce Pollution Entering the Home from the Garage

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

a. Tightly Seal the Gap Between Garage and Living Area

b. Install Garage Exhaust Fan OR Built a Detached Garage

6. Design Energy Efficient Windows (75% of total window height or Outside Edge of Exterior Wall)

7. Design Roof Trusses to Accommodate Overlook

8. Use Recycled Content Steel Studs for 90% of Interior Wall Framing

9. Thermal Mass Walls: Six Inch Drywall on All Interior Walls or Walls Sheathing more than 40 lbs/sf.

10. Install Overhangs and Gutters

a. Minimum 24 inch Overhang and Gutters

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

b. Minimum 24 inch Overhang and Gutters

Total Points Available in Structural Building Frame and Envelope = 30

E. EXTERIOR FINISH

1. Install a Rain Screen Wall System

Total Points Available in Exterior Finish = 1

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Enter Project Name _____

F. INSULATION

1. Install Insulation with 75% Recycled Content

a. Walls and Floors

b. Ceiling

2. Install Insulation that is Low Emitting (Certified Section 01310)

a. Walls and Floors

b. Ceiling

3. Impact Quality of Insulation before Applying Drywall

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

Total Points Available in Insulation = 10

G. PLUMBING

1. Distribute Domestic Hot Water Efficiently (Additive, Maximum 7 Points)

a. Insulate Hot Water Pipes from Water Heats to Fixtures

b. Insulate All Hot Water Pipes

c. Use Engineered Parallel Piping

d. Use Engineered Parallel Piping with Demand Controlled Circulation Loop

e. Use Shared Piping with Demand Controlled Circulation Loop

f. Use Control Circ Piping

2. Install Only High-Efficiency Toilets (Dual-Flush or 1.28 gpf)

Total Points Available in Plumbing = 10

H. HEATING, VENTILATION & AIR CONDITIONING

1. Install Sealed Combustion Units

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

a. Furnaces

b. Water Heaters

c. Boilers

d. Use Solid Wood Systems Includes SIPs, KFS, & Any Non-Stick Frame Assembly

2. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants

3. Design and Install Effective Ductwork

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

a. Tightly Seal the Gap Between Garage and Living Area

b. Use Duct Made up of All Duct Joints and Seams

c. Insulate Ductwork Above, Below, and Outside of Conditioned Space

d. Pressure-Balance the Ductwork System

e. Perform Ducts during Construction and Seal All Ducts before Occupancy

4. Install High Efficiency HVAC Filter (MERV 8)

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

5. Install Fresh Air Intake System (Minimum 15 CFM) with Efficiency Rating NOT Less than 60% using CSA Standards

6. Install Exhaust Systems in Bathrooms and Kitchens

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

a. Install Exhaust Fans in Bathrooms and Kitchens

b. Bathroom Fans Are on Timer or Humidistat

c. Exhaust Fans Have 100% Outside Air Intake

d. Exhaust Fans Have 100% Outside Air Intake

7. Install Mechanical Ventilation System for Cooling (Max. 4 Points)

Total Points Available in Heating, Ventilation and Air Conditioning = 35

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Enter Project Name _____

I. RENEWABLE ENERGY

1. Five Points for Solar Hot Water Heating

2. Install Solar Water Heating System

3. Install Wiring Control for Future Photovoltaic Installation & Provide 200 SF of South-Facing Roof

4. Install Photovoltaic (PV) Panels

a. 30% of electric needs OR 1.2 kW (Max 6 points)

b. 40% of electric needs OR 2 kW (Max 12 points)

c. 50% of electric needs OR 3 kW (Max 18 points)

Total Points Available in Renewable Energy = 25

J. BUILDING PERFORMANCE

1. Diagnostic Evaluations

a. House Passes Blower Door Test

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

b. House Passes Combustion Safety Backdraft Test

2. Design and Build High-Performance Homes: 10% above Title 24 - Required

Total Points Available in Building Performance = 19*

K. FINISHES

1. Design Entrways to Reduce Tracked in Contaminants

2. Use Low VOC or Zero VOC Paint (Maximum 2 Points)

a. Low VOC Interior Wall/Ceiling Paints (< 50g VOC/g Paint)

b. Zero VOC Interior Wall/Ceiling Paints (< 5g VOC/g Paint)

3. Use Low VOC Wood-Based Wood Finishes (< 20g VOC/g)

4. Use Low VOC Caulk and Construction Adhesives (< 20g VOC/g) for All Adhesives

5. Use Recycled Content Paint

a. Cabinet (20% Minimum)

b. Shower Trim (20% Minimum)

c. Shower (20% Minimum)

d. Countertops (20% Minimum)

e. Coverings (20% Minimum)

6. Reduce Formaldehyde in Interior Finish (CA Section 01310)

a. Sulfate & Star Treat (20% Minimum)

b. Cabinet & Countertop (20% Minimum)

c. Interior Trim (20% Minimum)

Total Points Available in Finishes = 27

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Enter Project Name _____

L. FLOORING

1. Use Environmentally Preferable Flooring (FSC-Certified Wood, B) Reclaimed or Bamboo, C) Rapidly Renewable, D) Recycled Content, E) Exposed Concrete, Flooring Adhesives Meet Home < 20g VOCs.

a. Minimum 15% of Floor Area

b. Minimum 30% of Floor Area

c. Minimum 50% of Floor Area

d. Minimum 75% of Floor Area

2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors

3. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors

4. Flooring Meets Section 01310 or CRG Green Label Plus Requirements (20% Minimum)

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

Total Points Available in Flooring = 7

M. APPLIANCES AND LIGHTING

1. Install Water and Energy Efficient Dishwasher

a. ENERGY STAR Rated (Level 1 and 2)

2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 4 or Less

a. Meets Energy Star andCEE Tier 2 requirements (modified energy factor 2.0, Water Factor 4.0 or less)

b. Meets Energy Star and CEE Tier 2 requirements (modified energy factor 2.2, Water Factor 4.5 or less)

3. Install ENERGY STAR Refrigerator

a. ENERGY STAR Qualified < 25 Cycles Feet Capacity

b. ENERGY STAR Qualified < 20 Cycles Feet Capacity

4. Install Built-in Recycling Center and Composting Center

a. Built-in Recycling Center

b. Built-in Composting Center

Total Points Available in Appliances and Lighting = 12

N. OTHER

1. Incorporate GreenPoint Rated Checklist in Blueprint - Required

2. Develop Homeowner Manual of Green Features/Benefits

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

Total Points Available in Other = 5

O. COMMUNITY DESIGN & PLANNING (maximum 20 points in this section)

1. Develop Walk Score

a. Project Located in a Built-Upon Setting with Walk Score in Place for 1000 Feet

b. Development is Located within 1/2 Mile of a Major Transit Stop

c. Charter Routes & Keep Size in Check

a. Charter Routes for Land Maintenance

b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)

c. Meet Size Efficiency

2. Subdivision Layout & Orientation Improve Natural Cooling and Passive Solar Attributes

a. Design for Walking & Bicycling

Total Points Available in Community Design & Planning = 10

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Enter Project Name _____

P. INNOVATION (maximum 20 points in this section)

A. Site

1. Reduce Heat Island Effect: Install light-colored, high albedo materials (solar reflectance index > 0.3 for at least 50% of site) on roof and pavement surfaces

2. Build on Designated Brownfield Site

B. Foundation

1. Points automatically granted when project qualifies for measure J.1 ES with IAQ)

2. Build on Foundation Damage System

3. Sealed and Maximum Controlled Cracks

C. Plumbing

1. Minimize Runoff from Landscaping Program Requirement

2. Minimize California Friendly Landscaping Program Requirement

3. Rain Water Harvesting System (1 pipe for < 200 gallons, 2 pipes for > 200 gallons)

a. Less than 300 gallon capacity

b. Greater than 300 gallon capacity

4. Access Site Climate, Loggers, Temperature and Drainage

5. Perform a Soil Analysis

6. Irrigation System Uses Recycled Wastewater

7. FSC-Certified Recycled Plastic Composite Lumber - Fencing 20%

8. Other

D. Structural Frame and Building Envelope

1. Design, Build and Measure Occupant Load and Air Controls

a. Locate All Wood Ceiling Trim, Structure & Lintel 17' Above Soil

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

b. Use Factory-Integrated Materials (On Walls or on Walls of Wood)

2. Use Moisture Resistant Materials in Wet Areas of Kitchens, Bathrooms, and Basements

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

3. Use FSC-Certified Engineered Lumber (point maximum)

a. Barms and Headers

b. Insulated Engineered Headers

c. Wood Joists or Web Trusses for Floors

d. Wood Joists for Roof Rafters

e. Engineered or Finger-Jointed Studs for Vertical Applications

f. Roof Trusses: 100%

Total Points Available in Innovation = 20

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Enter Project Name _____

Q. FINISHES

4. FSC-Certified Wood

a. Dimensional Lumber, Studs and Timber: 100%

b. Panel Products: 100%

c. Green-Rated (25% of total area minimum)

5. Green-Rated (25% of total area minimum)

6. Flooring Installation Techniques Specified

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

F. Finishes

1. Greengage the Plumbing (includes washing machine at minimum)

2. Greengage the System Operational (includes washing machine at minimum)

3. Innovative Bioscience Technology (Constructive Biofilm, Saver Film, Acetic System)

4. Composting or Wireless Toilet

5. Install Water Efficient Fixtures

a. Showers with Shower Trusses Use < 2.0 Gallons Per Minute (GPM) Total

b. Shower Trusses Use < 2.0 Gallons Per Minute (GPM) Total

c. Faucets, Mixers & Urinals < 2.0 gpm

6. Heating, Ventilation, and Air Conditioning

7. Healthy Control Systems (only in California jurisdictions: climate zones 1, 3.5, 6, 7)

8. Renewable Energy

1. Extraordinary Passive Solar Design (10% of load that is Not Already Reflected in 2.4 Modeling)

2. Building Performance

3. Total Energy Use Per Floor Area

K. Finishes

1. Use Environmentally Preferable Materials for Interior Finishes

a. Cabinet (20% Minimum)

b. Shower Trim (20% Minimum)

c. Shower (20% Minimum)

d. Doors (20% Minimum)

e. Countertops (20% Minimum)

f. Flooring

2. Flooring Meets Section 01310 or CRG Green Label Plus Requirements (20% Minimum)

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

M. Appliances

1. Homebuilder's Management Seal and Certified Green Building Professionals

2. Detailed Durability Plan

(Points automatically granted when project qualifies for measure J.1 ES with IAQ)

3. Third Party Verification of Implementation of Durability Plan

4. Materials Sourced, Processed and Manufactured Within a 100 Mile Radius of the Home

5. Comprehensive Owner's Manual and Homeowner Educational Walkthrough

Total Points Available in Innovation = 20

Summary

Total Points in Specific Categories: 32 / 193

Minimum Points Required in Specific Categories: 0 / 30

Total Points Achieved: 0 / 0 / 0 / 0 / 0 / 0

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Enter Project Name _____

R. FINISHES

1. Design Entrways to Reduce Tracked in Contaminants

2. Use Low VOC or Zero VOC Paint (Maximum 2 Points)

a. Low VOC Interior Wall/Ceiling Paints (< 50g VOC/g Paint)

b. Zero VOC Interior Wall/Ceiling Paints (< 5g VOC/g Paint)

3. Use Low VOC Wood-Based Wood Finishes (< 20g VOC/g)

4. Use Low VOC Caulk and Construction Adhesives (< 20g VOC/g) for All Adhesives

5. Use Recycled Content Paint

a. Cabinet (20% Minimum)

b. Shower Trim (20% Minimum)

c. Shower (20% Minimum)

d. Countertops (20% Minimum)

e. Coverings (20% Minimum)

6. Reduce Formaldehyde in Interior Finish (CA Section 01310)

a. Sulfate & Star Treat (20% Minimum)

b. Cabinet & Countertop (20% Minimum)

c. Interior Trim (20% Minimum)

Total Points Available in Finishes = 27

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City of Palo Alto Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**

For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual (TTM)** found at www.cityofpaloalto.org/trees/.

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2441
<http://www.cityofpaloalto.org>

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. A completed tree disclosure statement must accompany all permit applications that include exterior work, all demolition or grading permit applications, or other development activity.

PROPERTY ADDRESS: 429 + 425 University Avenue, Palo Alto, CA 94301

Are there Regulated trees on or adjacent to the property? YES NO (If no, proceed to Section 4)

Sections 1-4 MUST be completed by the applicant. Please circle and/or check where applicable.

1. Where are the trees? Check those that apply. (Plans must be submitted showing all trees over 4" diameter)

On the property
 On adjacent property overhanging the project site
 In the City planter strip or right-of-way easement within 30' of property line (Street Trees)

*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification Form, Contact Public Works Operations at (650) 496-5953 for inspection of Type I, II or III fencing (see attached Detail #605) required for all street trees.

2. Are there any Protected or Designated Trees? YES (Check where applicable) NO

Protected Tree (s)
 Designated Tree (s)
 On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? YES NO

If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM - Section 6.25). Attach this report to Sheet T-1, Tree Protection, as Part of the Plan, per Site Plan Requirements.

4. Are the Site Plan Requirements** completed? YES NO

**Plans, Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - <http://www.cityofpaloalto.org/trees/> (See also TTM, Section 2.15 for area to be fenced)

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action.

Signature: Elizabeth Wong, Manager Date: 6/10/14
(Prop. Owner or Agent) **KIPLING POST LP**

FOR STAFF USE:

Protective Fencing
Sections 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit).

5. Protected Trees: The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. YES NO

6. Street Trees: A signed Public Works Street Tree Protection Verification form is attached. YES NO

(N/A if there are no street trees, check here)

Regulated Trees - (a) Street trees - trees on public property; (b) Protected trees - Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade and Heritage trees are trees designated by City Council; and (c) Designated Trees - commercial or non-residential property trees, which are part of an approved landscape plan.

Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at <http://www.cityofpaloalto.org/trees/>

5:\PLA\PLAD\Advance Planning\Arborist Tree Program\Information\Tree Disclosure Statement\TD3\Tree Disclosure Statement\Tree_T01.doc Revised 03/04/07

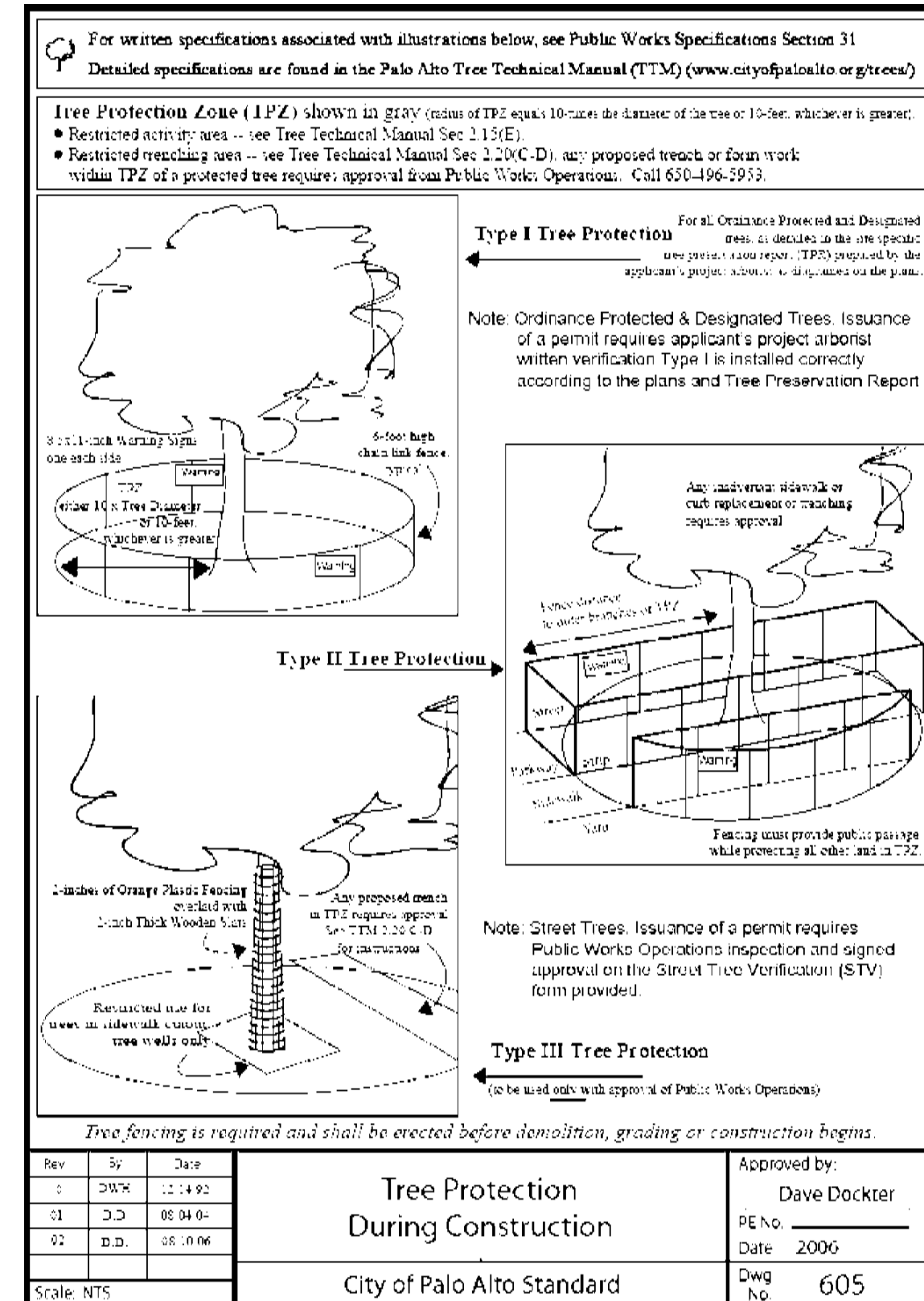


Table 2-2 Palo Alto Tree Technical Manual

ARBORIST INSPECTION SCHEDULE

All Checked Items Apply to this project:

- Inspection of Protective Tree Fencing.** The Street Tree Verification Form shall be signed by the City Arborist. For other Protected Trees, the project arborist shall provide a written statement with a photograph verifying that he has conducted a field inspection of the trees and that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit. (see Verification of Tree Protection, Section 1.39).
- Pre-Construction Meeting.** Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, project arborist, City Arborist, and, if a city maintained irrigation system exists, the Parks Manager (Contact 650-496-6962).
- Inspection of Rough Grading.** The project arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 48 hours advance notice of such activity.
- Monthly Inspections.** The project arborist shall perform a monthly activity inspection to monitor and advise for conditions and tree health. The City Arborist shall be in receipt of the activity report during the first week of each calendar month or, immediately if there are any revisions to the approved plans or protection measures. Fax to (650) 329-2154. (see Monthly Inspection Report, Section 1.17).
- Special activity within the Tree Protection Zone.** Work in this area (TPZ - described in #7 below) requires the direct onsite supervision of the project arborist (see Trenching, Excavation and Equipment, Section 2.20 C).
- Landscape Architect Inspection.** For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The City shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
- Other (please describe) REFER TO TREE PROTECTION PLANS FOR DETAILED REQUIREMENTS**

ARBORIST INSPECTION SCHEDULE

City of Palo Alto Tree Technical Manual
ADDENDUM 11

Arborist Firm Data Here

Inspection Date:	Site address:	Contractor/Man Site Contact Information:	#1 Job Site Superintendent:
	Palo Alto, CA		Company: Emp #: Job #: Cell #: Mail #:

Also present: _____

Alt: Dave Dockter
650-329-2142

Distribution: 1. City of Palo Alto
2. Other: _____

Provide the required information with each report, in duplicate or as necessary. To be completed by project site arborist. Send monthly to the arborist at above address until project completion. Use additional sheets if needed.

- Assignment Activity (Demolition, grading, sewer, tree, etc. foundation, by refer to tasks)
 - Pre-construction meeting (see attached) with sub-contractors
 - Inspect to verify that tree protection measures are in place
 - Determine if field adjustments, watering or plant removal may be needed
- Field Observations (general site-wide and list by individual tree number)
 - Tree Protection Fence (TPF) are ...
 - Trenching has not occurred ...
- Action Items due date by tree number and date to be scheduled and Done Date
 - Tree Protection Fence (TPF) needs adjusting (tree #, x, x, x)
 - Root zone buffer material (wood chips) can be installed next
 - Schedule sewer trench foundation if applicable ...
- Photographs (see detail)
- Tree Location Map (mandatory) 8.5 x 11 sheet
- Recommendations, notes or memo items for project staff/schedule
- Post visits (last copy after trees finalized still outstanding)

Respectfully submitted,

Project site arborist:
Consultant contact information (include email, cell, and mailing):
C:

Enter Date: CPS Monthly Tree Activity Report Type tree address here Page # of #

STREET TREE PROTECTION SPECIFICATIONS - SECTION 31 -

31-1 General - Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.

31-2 References Documents

- Detail 505 - Illustration of situations described below.
- Tree Technical Manual (www.cityofpaloalto.org/trees/)
 - Trenching Restriction Zone (Section 2.20(C))
 - Arborist Reporting Protocol (Section 6.30)
 - Site Plan Requirements (Section 6.35)

31-3 Materials

- The Tree Protection Zone (TPZ):** A restricted area around the base of the tree with a radius of 10 times the diameter of the tree's trunk or ten feet, whichever is greater, enclosed by fencing.
- Type I Tree Protection:** The fence shall enclose the entire area under the canopy dripline or TPZ (whichever is greater) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved.
- Type II Tree Protection:** Trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
- Type III Tree Protection:** Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist.
- Size, type and area to be fenced:** All trees to be preserved shall be protected with six (6) foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.
- Warning signs:** A warning sign shall be prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."

31-4 Execution

- Duration:** Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public ROW require a Street Work Permit from Public Works.
- During construction**
 - All neighbors' trees that overhang the project site shall be protected from impact of any kind.
 - The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
 - The following tree preservation measures apply to all trees to be retained:
 - No storage of material, topical, vehicles or equipment shall be permitted within the TPZ.
 - The ground under and around the tree canopy area shall not be altered.
 - Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto Tree Department

Public Works Operations
PO Box 10250 Palo Alto, CA 94303
(650)496-5953 FAX: 650/329-9229
treeprotection@CityofPaloAlto.org

Verification of Street Tree Protection

Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.

APPLICATION DATE: _____

ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S TELEPHONE & FAX NUMBERS: _____

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
* If NO, go to #2 below		
Inspected by:	_____	
Date of inspection:	_____	
Indicate how the required modifications were communicated to the applicant.		
Street trees at above address were found to be adequately protected:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
* If NO, indicate in "Notes" below the disposition of case.		
Inspected by:	_____	
Date of inspection:	_____	
Notes: List City street trees by species, size, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	_____	

Return approved sheet to Applicant for demolition or building permit issuance.
S:\PW\OP\Tree\OS\TreeProtect

6/17/08

WARNING- Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953). Removal without permission is subject to a \$500 fine per day*.

*Palo Alto Municipal Code Section 8.10.110

SPECIAL INSPECTIONS	PLANNING DEPARTMENT
TREE PROTECTION INSPECTIONS MANDATORY	
PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.	
BUILDING PERMIT DATE: _____	
DATE OF 1 ST TREE ACTIVITY REPORT: _____	
CITY STAFF: _____	
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.	

INTERNATIONAL SOCIETY OF ARBORICULTURE
ISA No PD-1080A
CARY HULSE
CERTIFIED ARBORIST

DAVEY
RESOURCE GROUP
A Division of The Davey Tree Expert Company

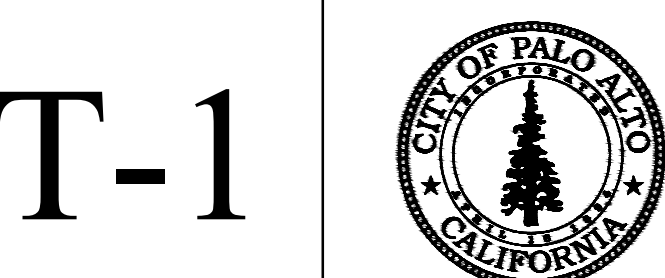
5300 Wellington Branch Drive, Suite 100
Gainesville, Virginia 21055
Office 410.774.0024 • National 800.828.9312

6/16/2014
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PALO ALTO, CALIFORNIA

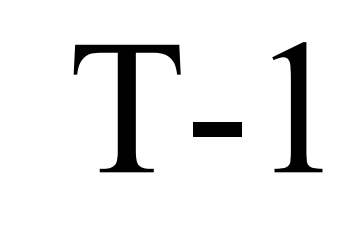
T-1



All other tree-related reports shall be added to the space provided on this sheet (adding as needed). Include this sheet(s) on Project Sheet Index or Legend Page. A copy of T-1 can be downloaded at www.cityofpaloalto.org/arb/forms

Special Tree Protection Instruction Sheet

City of Palo Alto



Tree Protection - It's Part of the Plan!

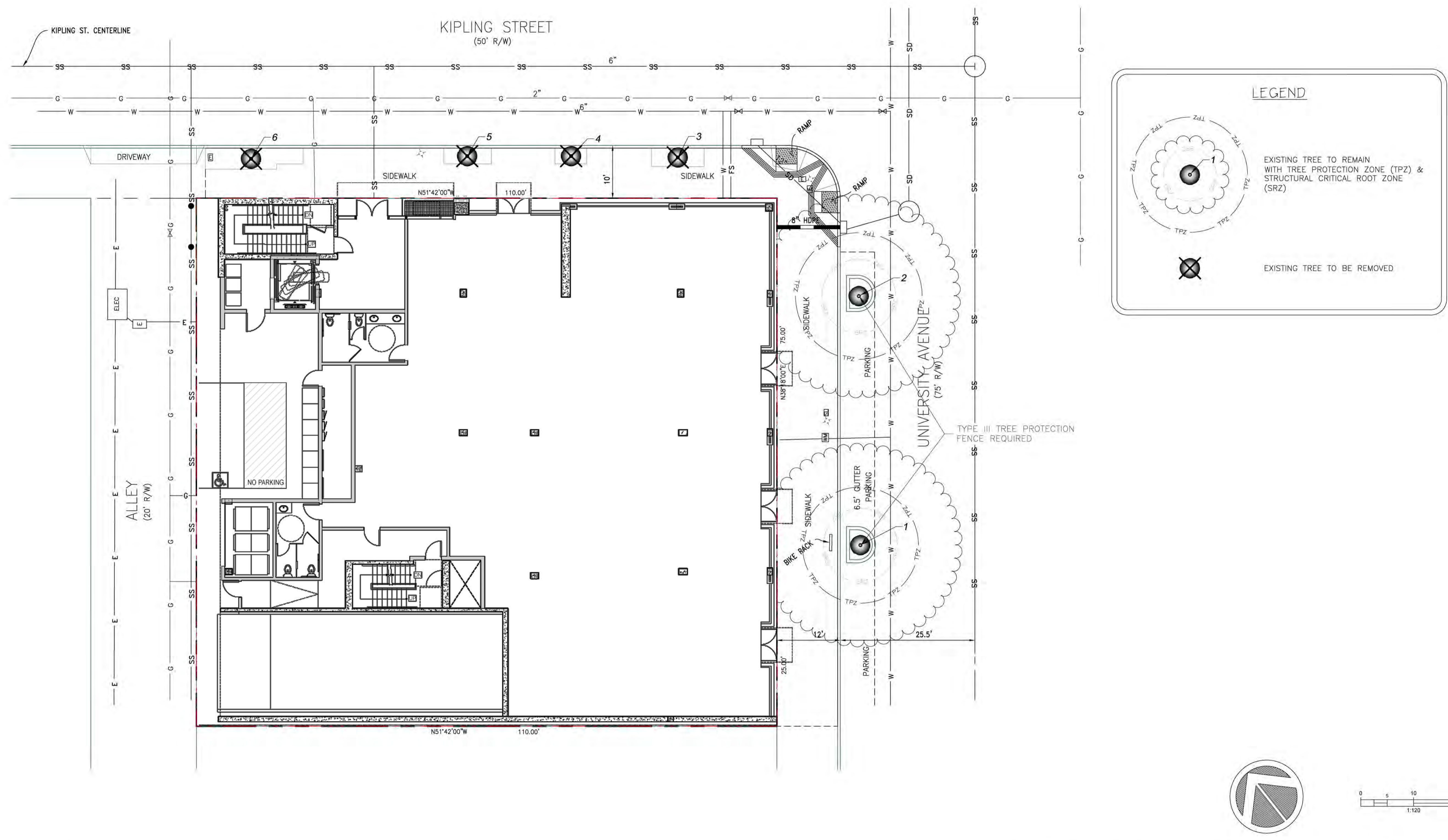
Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.** For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual (TTM)** found at www.cityofpaloalto.org/trees/.



A Division of The Davey Tree Expert Company
5300 Wellington Branch Drive, Suite 100
Gainesville, Virginia 21055
Office 410.774.0024 • National 800.828.8312

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429 UNIVERSITY AVE.
PALO ALTO, CALIFORNIA





Corporate Headquarters
1500 North Mantua Street
P.O. Box 5193
Kent, OH 44240-5193
330-673-5685
Toll Free 1-800-628-8312
Fax: 330-673-0860

Western Region Office
7627 Morro Road
Atascadero, CA 93422
805-461-7500
Fax: 805-461-8501
Direct: 805-286-0181
Michael.bova@davey.com

June 16, 2014

Elizabeth Wong
Kipling Post LLC
PO Box 204
Palo Alto, CA 94302

RE: Arborist Report and Tree Protection Plan for the 429 University Avenue

Dear Ms. Wong:

Thank you for contracting with Davey Resource Group regarding the above project. In support of your objectives, Davey Resource Group (DRG) is pleased to provide you with the attached arborist report and tree protection plan for the site development at 429 University Avenue.

A DRG International Society of Arboriculture (ISA) Certified Arborist conducted the site inspection of the trees located at the above address in Palo Alto, California in October of 2013. The trees were assessed for location, size, current condition and overall health, as well as identifying critical and structural root zones to assist in tree preservation plans. The attached report can be used to make informed decisions about design planning and for submission to the City of Palo Alto.

The survey determined the following:

- Six (6) trees were evaluated, all are street trees
- Three distinct species were identified including two London plane trees
- Four of the evaluated trees were given a Fair condition rating (59%-69%) and two trees were rated as being in Poor condition (47%)
- Four (4) trees were identified for removal per the City Arborist
- Type III fencing is recommended for the two trees on University Avenue
- Replacement species recommendations and a planting schematic is provided
- Other recommendations included using certified arborist supervision for work within tree protection zones improving site conditions for the replacement trees

Please feel free to contact me at 805-286-0181 or michael.bova@davey.com if you would like more information or have any questions.

Sincerely,

Michael J. Bova, Davey Resource Group
Certified Arborist WE3372A & ISA Tree Risk Assessment Qualified, RCA #549

Arborist Report & Tree Protection Plan for
429 University Avenue
Palo Alto, CA

Prepared for

Elizabeth Wong
Kipling Post LLC
PO Box 204
Palo Alto, CA 94302

June 2014

Prepared by

Davey Resource Group
A Division of The Davey Tree Expert Company
1500 North Mantua Street
Kent, OH 44240

Contact: Michael J. Bova
Western Region Office
7627 Morro Rd.
Atascadero, CA 93422
Phone: (805) 286-0181
Toll-Free: (800) 966-2021
E-mail: michael.bova@davey.com

www.daveyresourcegroup.com

Notice of Disclaimer

Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource Group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material or site development. Davey Resource Group provides no warranty with respect to the fitness of the inspected trees or future performance for any use or purpose whatsoever.

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Appendix C - Planting Diagram 9

429 University Avenue Palo Alto, CA i June 2014

Summary

In June 2014, Davey Resource Group (DRG), a division of The Davey Tree Expert Company, was contracted by Elizabeth Wong to conduct a tree assessment of the trees at 429 University Avenue in Palo Alto, California. The request was made to assess the current condition of the trees and develop tree protection plans to reduce potential impacts on the trees from the planned construction.

An International Society of Arboriculture (ISA) Certified and ISA Tree Risk Assessment Qualified Arborist from Davey Resource Group conducted the evaluation of the trees in October of 2013. Six trees were assessed by their location, size, current condition, and overall health. The site survey was used to plot the tree protection zones (TPZ), as defined by the City of Palo Alto, to help guide tree preservation measures for two street trees.

Based on the visual inspection, the evaluations determined the majority of the trees were in fair condition with two trees rated in Poor condition. Two trees were identified for specific tree protection measures including Type III fencing. Four trees were identified for removal by the City Arborist based on their current condition and/or placement. DRG recommended replacing the removed trees with a maidenhair tree (*Ginkgo biloba*) and offered a planting diagram. No appraised or replacement value was requested or provided for the evaluated trees at this time.

Introduction

Background

Elizabeth Wong contracted with Davey Resource Group to finalize a tree protection plan for planned renovations at 429 University Avenue to comply with the minimum requirements for the City of Palo Alto tree protection ordinance. Ms. Wong requested that Davey Resource Group provide an arborist report on the current health of the trees and identify specific tree protection measures as part of the final plans to be submitted to the City of Palo Alto for the site improvement project. Recommended replacement species and proper planting guidelines were also requested and provided.

Assignment

Davey Resource Group (DRG) was contracted to conduct a site evaluation of the trees at 429 University Avenue in Palo Alto, CA. The survey included a visual assessment of the trees condition, observations of the site, development of tree protection measures, and replacement tree recommendations and a planting detail. A written report, technical drawings and tree protection plans that meet the City of Palo Alto's ordinances was also requested.

429 University Avenue Palo Alto, CA 2 June 2014

Limits of Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and potential for failure or response to site disturbances or weather events. No soil or tissue testing was performed. All observations were made from the ground and no soil excavation to expose roots was performed. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future.

Purpose and Use of Report

The purpose of this report is to provide summary of the evaluations of the trees located at 429 University Avenue in Palo Alto, California, including an assessment of the current condition and health, as well as estimating the tree protection zones of all trees' canopies that may be impacted by the planned development. The findings in this report and the tree protection plans provided can be used to make informed decisions on design planning and as the final arborist report to be provided to the City of Palo Alto for permitting purposes.

Observations

Methods

Only a visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter of the trees at approximately 54 inches above grade (DBH), height estimation, canopy radius estimation, a visual assessment of tree condition, structure and health, and a photographic record. Numerical values were assigned to grade the attributes of the trees, including structure and canopy health, and to obtain an overall condition rating. No physical inspection of the upper canopy, sounding, root crown excavation, resistograph or other technologies were used in the evaluation of the trees.

Site Observations

The surveyed site is a commercial property with existing structures on the corner of University Avenue and Kipling. Four of the surveyed trees are located in cutouts on the east side of the property (street trees on Kipling), all of which are to be removed. The planting spaces on Kipling were narrow and appeared dry (non-irrigated). Two trees were located in small planters on University Avenue that require specific tree protection measures. Three distinct species were identified comprised of two London plane trees (*Platanus x acerifolia*), two ornamental pears (*Pyrus calleryana*) and two carob trees (*Ceratonia siliqua*).

Visual assessments determined tree condition ratings ranged from a low of 47% (Poor) to a high of 69% (Fair). No trees were given a rating above Fair with the average condition rating being 59% (Fair). Tree diameters ranged from 4 inches for the pears to 41 inches on a carob, with the average diameter being approximately 18 inches. Tree canopy radiuses ranged from less than 5 feet for the pears to more than 18 feet for London plane trees and the average canopy radius was estimated at 12 feet. Finally, tree heights ranged from an estimated 12 feet for the pears to at least 40 feet for a carob, while the average height was approximately 29 feet. A photograph essay and complete Tree Inventory and Condition Assessment can be found in Appendices A and B.

429 University Avenue Palo Alto, CA 3 June 2014

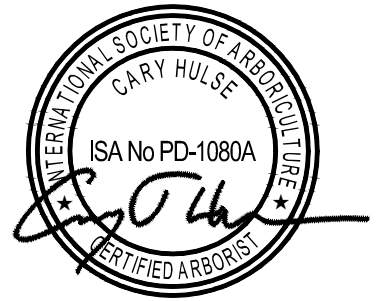
Analysis and Discussion

Trees #1 and #2 received the highest condition rating based on visible observations with only minor structural flaws. The lower condition ratings on trees #3 and #4 were based on poor site conditions within the planting space and obvious slow establishment of the young trees. The Poor condition rating of Trees #5 and #6 were based on poor structure, trunk decay and severe hardscape damage. Overall, Trees #1 and #2 were in fair condition and are reasonable candidates for preservation, while Trees #3 - #6 will be removed and only Trees #3 - #5 will be replaced per the City Arborist. This will also result in the opportunity to improve the planting space and properly plant (Appendix C) a more compatible species.

The diameters of the surveyed trees were used to illustrate the City of Palo Alto defined tree protection zone (TPZ) for each protected tree. The TPZ is considered the possible radius of the root zone of a tree where construction activities should be minimized. The TPZ was calculated by multiplying the DBH by a factor of 10 and dividing by 12 to determine the TPZ in feet. For instance, Tree #1 is a London Plane tree with a DBH of 13.5 inches and a calculated TPZ of 11 feet (13.5 x 10 = 12). This distance may extend beyond the tree canopy dripline, but is normally considered the tree protection zone (TPZ). Although Type II fencing should normally be used for the protected street trees on University Avenue, due to the limited space for vehicle parking and pedestrian traffic, it is reasonable to assume the City will allow the use of Type III fencing (See Tree Protection Guidelines in T-1).

Similar to the TPZ, the structural root zone (SRZ) was also calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites*.¹ In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DBH is considered as a minimum distance that any disruption should occur during construction. Significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area minimal or no disturbance should occur without arborist supervision. Both the TPZ and SRZ for the protected trees are illustrated in T-2.

¹ Dr. Kim D. Coder, University of Georgia October 1996
429 University Avenue Palo Alto, CA 4 June 2014



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Gainesville, Virginia 21055
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T-3



All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at www.cityofpaloalto.org/arb/forms

Special Tree Protection Instruction Sheet
City of Palo Alto



T-3

S:\MC Clients\Wong, Elizabeth\429 University, Palo Alto, CA\Maps\Davey\DRG\429 University, Palo Alto, CA\Map\DWG\DWG.dwg, T-3, 6/15/2014 2:15:41 PM, Hulsac, DWG to PDF.pc3, ARCH full bleed D (24.00 x 36.00 inches), L1, Davey Resource Group

Appendix B – Tree Inventory and Condition Assessment

Tree #	DBH (in.)	Species	Roots			Trunk			Scaffold Branches			Twigs/Foliage			Condition Rating (%)	Condition	Tree Protection Zone Radius (feet)	Approx. Canopy Radius (feet)	Approx. Height (feet)	Comments	Full Crown	Narrow Crown	One Sided	Small DW (1-2')	Trunk Decay	Branch Decay	Broken Limbs	Weak Union			
			H	S	H	S	H	S	H	S	H	S	H	S																	
1	13.5	<i>Platanus x acerifolia</i>	3	3	3	2	3	2	3	3	2	3	2	3	69	Fair	11	18	35	co-dominant trunk at 8', small curbed planter, less than 20' to building	X			X							X
2	14	<i>Platanus x acerifolia</i>	3	3	3	2	3	2	3	3	2	3	2	3	69	Fair	11.5	18	35	co-dominant trunk at 8', small curbed planter, less than 20' to building	X			X							X
3	4	<i>Pyrus calleryana</i>	2	2	3	2	3	2	3	2	3	3	3	63	Fair	10	5	12	to be removed per city arborist, large root flare	X											
4	4	<i>Pyrus calleryana</i>	2	2	3	2	2	2	2	2	3	3	3	59	Fair	10	5	12	to be removed per city arborist, crowded, old scar/broken limb		X					X	X				
5	32	<i>Ceratonia siliqua</i>	2	1	2	1	2	1	2	1	3	3	3	47	Poor	26.5	10	40	to be removed per city arborist, poor structure, side pruned, cavities, severe hardscape damage			X	X	X							
6	41	<i>Ceratonia siliqua</i>	2	1	2	1	2	1	2	1	3	3	3	47	Poor	34	15	40	to be removed per city arborist, co-dominant fused leaders, narrow planting space, severe hardscape damage	X			X	X						X	

H = Health, S = Structure; Range 1 = Lowest (poor), 4 = Highest (excellent), DW = Deadwood

Appendix C – Planting Diagram

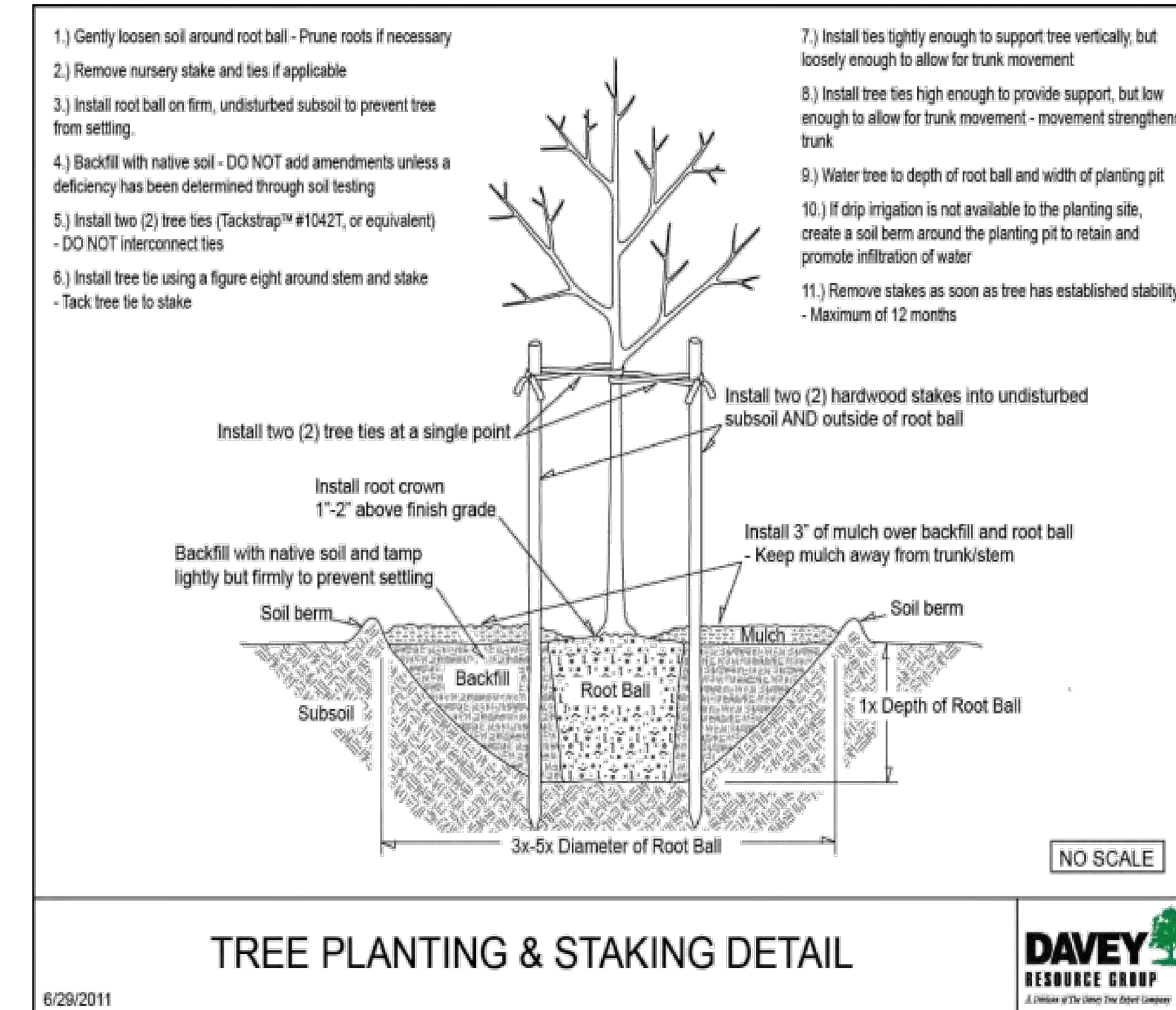
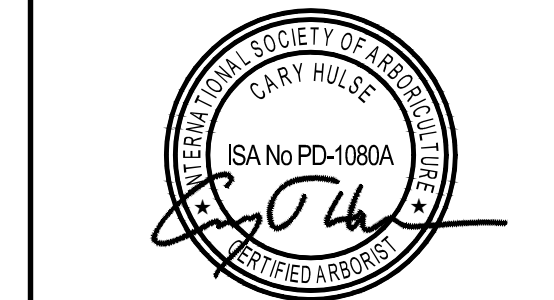


Figure 1: Proper tree planting is critical to establishment

TREE PROTECTION ACTION KEY (TPAK)

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Botanical Name	Condition Rating %	Condition Rating	Approx Canopy Radius (FT)	Approx Tree Height (FT)	Number of Stems	SCRZ (Radius in Ft)	TPZ (Radius in Ft)	Protection Measures				Additional Notes	Condition Notes	
											Root Prune	Tree Protection Fence Type 3	Mulch	Soil Care			
1	13.5	London planetree	<i>Platanus x acerifolia</i>	69	Fair	18	35	1	7.0	11					X	co-dominant trunk at 8', small curbed planter, less than 20' to bldg	Full Crown, Small DW (1-2'), Weak Union,
2	14	London planetree	<i>Platanus x acerifolia</i>	69	Fair	18	35	1	7.0	12					X	co-dominant trunk at 8', small curbed planter, less than 20' to bldg	Full Crown, Small DW (1-2'), Weak Union,
3	4	ornamental pear	<i>Pyrus calleryana</i>	63	Fair	5	12	1	3.0	3	X					to be removed per city arborist, large root flare	Full Crown,
4	4	ornamental pear	<i>Pyrus calleryana</i>	59	Fair	5	12	1	3.0	3	X					to be removed per city arborist, crowded, old scar/broken limb	Narrow Crown, Branch Decay, Broken Limbs,
5	32	carob	<i>Ceratonia siliqua</i>	47	Poor	10	40	1	10.0	27	X					to be removed per city arborist, poor structure, side pruned, cavities, severe hardscape damage	One Sided, Small DW (1-2'), Trunk Decay,
6	41	carob	<i>Ceratonia siliqua</i>	47	Poor	15	40	1	11.0	34	X					to be removed per city arborist, co-dominant fused leaders, narrow planting space, severe hardscape damage	Full Crown, Small DW (1-2'), Trunk Decay, Weak Union,



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APPENDIX B
Air Quality Modeling Results

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/12/2015	5	8	
2	Excavation	Grading	1/13/2015	3/4/2015	5	37	
3	Building Construction	Building Construction	3/17/2015	7/17/2015	5	89	
4	Paving	Paving	7/20/2015	7/31/2015	5	10	
5	Architectural Coating	Architectural Coating	8/3/2015	8/21/2015	5	15	

429 University
San Francisco Bay Area Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	22.00	1000sqft	0.11	22,000.00	0
Enclosed Parking Structure	45.00	Space	0.07	18,000.00	0
Condo/Townhouse	4.00	Dwelling Unit	0.07	4,000.00	11

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	64
Climate Zone	4			Operational Year	2015
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - project site is 11,000 square feet. project would construct 4-story building with 22,000 sq ft office, 4 dwelling units on 11,000 sq ft and ~~underground parking~~

Construction Phase - approx construction schedule

Off-road Equipment -

Off-road Equipment - approx equip usage

Off-road Equipment - approx construction equip usage

Off-road Equipment - approx equip usage

Off-road Equipment -

Demolition -

Year	lb/day										lb/day					
2015	28.4773	32.3550	23.5006	0.0590	1.9615	1.1897	3.1513	0.7372	1.1255	1.8627	0.0000	5,958.8748	5,958.8748	0.3666	0.0000	5,966.5733
Total	28.4773	32.3550	23.5006	0.0590	1.9615	1.1897	3.1513	0.7372	1.1255	1.8627	0.0000	5,958.8748	5,958.8748	0.3666	0.0000	5,966.5733

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	28.4773	32.3550	23.5006	0.0590	1.9615	1.1897	3.1513	0.7372	1.1255	1.8627	0.0000	5,958.8748	5,958.8748	0.3666	0.0000	5,966.5733
Total	28.4773	32.3550	23.5006	0.0590	1.9615	1.1897	3.1513	0.7372	1.1255	1.8627	0.0000	5,958.8748	5,958.8748	0.3666	0.0000	5,966.5733

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.0255	0.0787	5.4826	0.0118		0.8038	0.8038		0.8037	0.8037	107.5647	54.9618	162.5265	0.4087	2.8100e-003	171.9788

Energy	0.0135	0.1214	0.0939	7.4000e-004		9.3200e-003	9.3200e-003		9.3200e-003	9.3200e-003		147.2163	147.2163	2.8200e-003	2.7000e-003	148.1122
Mobile	1.1005	2.4123	10.8059	0.0199	1.3648	0.0342	1.3989	0.3651	0.0314	0.3964		1,788.2012	1,788.2012	0.0791		1,789.8615
Total	4.1395	2.6124	16.3824	0.0324	1.3648	0.8473	2.2120	0.3651	0.8444	1.2095	107.5647	1,990.3792	2,097.9439	0.4906	5.5100e-003	2,109.9524

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.0255	0.0787	5.4826	0.0118		0.8038	0.8038		0.8037	0.8037	107.5647	54.9618	162.5265	0.4087	2.8100e-003	171.9788
Energy	0.0135	0.1214	0.0939	7.4000e-004		9.3200e-003	9.3200e-003		9.3200e-003	9.3200e-003		147.2163	147.2163	2.8200e-003	2.7000e-003	148.1122
Mobile	1.1005	2.4123	10.8059	0.0199	1.3648	0.0342	1.3989	0.3651	0.0314	0.3964		1,788.2012	1,788.2012	0.0791		1,789.8615
Total	4.1395	2.6124	16.3824	0.0324	1.3648	0.8473	2.2120	0.3651	0.8444	1.2095	107.5647	1,990.3792	2,097.9439	0.4906	5.5100e-003	2,109.9524

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/12/2015	5	8	
2	Excavation	Grading	1/13/2015	3/4/2015	5	37	
3	Building Construction	Building Construction	3/17/2015	7/17/2015	5	89	
4	Paving	Paving	7/20/2015	7/31/2015	5	10	

5	Architectural Coating	Architectural Coating	8/3/2015	8/21/2015	5	15
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 8,100; Residential Outdoor: 2,700; Non-Residential Indoor: 60,000; Non-Residential Outdoor: 20,000 (Architectural

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Excavation	Concrete/Industrial Saws	1	8.00	81	0.73
Excavation	Rubber Tired Dozers	1	1.00	255	0.40
Excavation	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	53.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Excavation	4	10.00	0.00	2,250.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	17.00	7.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Paving	7	18.00	0.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.4396	0.0000	1.4396	0.2180	0.0000	0.2180			0.0000			0.0000
Off-Road	1.4120	11.9409	8.8138	0.0120		0.8748	0.8748		0.8359	0.8359		1,200.6386	1,200.6386	0.2451		1,205.7861
Total	1.4120	11.9409	8.8138	0.0120	1.4396	0.8748	2.3144	0.2180	0.8359	1.0538		1,200.6386	1,200.6386	0.2451		1,205.7861

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1622	2.2181	1.5311	4.9900e-003	0.1154	0.0342	0.1496	0.0316	0.0315	0.0631		507.3889	507.3889	4.2500e-003		507.4781
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0451	0.0542	0.6329	1.1600e-003	0.0943	8.0000e-004	0.0951	0.0250	7.4000e-004	0.0258		100.9183	100.9183	5.4800e-003		101.0334
Total	0.2073	2.2723	2.1640	6.1500e-003	0.2097	0.0350	0.2448	0.0566	0.0322	0.0888		608.3072	608.3072	9.7300e-003		608.5115

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.4396	0.0000	1.4396	0.2180	0.0000	0.2180			0.0000			0.0000
Off-Road	1.4120	11.9409	8.8138	0.0120		0.8748	0.8748		0.8359	0.8359	0.0000	1,200.6386	1,200.6386	0.2451		1,205.7861
Total	1.4120	11.9409	8.8138	0.0120	1.4396	0.8748	2.3144	0.2180	0.8359	1.0538	0.0000	1,200.6386	1,200.6386	0.2451		1,205.7861

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1622	2.2181	1.5311	4.9900e-003	0.1154	0.0342	0.1496	0.0316	0.0315	0.0631		507.3889	507.3889	4.2500e-003		507.4781
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0451	0.0542	0.6329	1.1600e-003	0.0943	8.0000e-004	0.0951	0.0250	7.4000e-004	0.0258		100.9183	100.9183	5.4800e-003		101.0334
Total	0.2073	2.2723	2.1640	6.1500e-003	0.2097	0.0350	0.2448	0.0566	0.0322	0.0888		608.3072	608.3072	9.7300e-003		608.5115

3.3 Excavation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Fugitive Dust					0.8078	0.0000	0.8078	0.4221	0.0000	0.4221			0.0000			0.0000
Off-Road	1.4120	11.9409	8.8138	0.0120		0.8748	0.8748		0.8359	0.8359		1,200.6386	1,200.6386	0.2451		1,205.7861
Total	1.4120	11.9409	8.8138	0.0120	0.8078	0.8748	1.6826	0.4221	0.8359	1.2580		1,200.6386	1,200.6386	0.2451		1,205.7861

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4887	20.3599	14.0539	0.0458	1.0595	0.3141	1.3736	0.2901	0.2889	0.5789		4,657.3179	4,657.3179	0.0390		4,658.1367
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0451	0.0542	0.6329	1.1600e-003	0.0943	8.0000e-004	0.0951	0.0250	7.4000e-004	0.0258		100.9183	100.9183	5.4800e-003		101.0334
Total	1.5339	20.4141	14.6868	0.0469	1.1538	0.3149	1.4687	0.3151	0.2896	0.6047		4,758.2362	4,758.2362	0.0445		4,759.1701

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8078	0.0000	0.8078	0.4221	0.0000	0.4221			0.0000			0.0000
Off-Road	1.4120	11.9409	8.8138	0.0120		0.8748	0.8748		0.8359	0.8359	0.0000	1,200.6386	1,200.6386	0.2451		1,205.7861

Total	1.4120	11.9409	8.8138	0.0120	0.8078	0.8748	1.6826	0.4221	0.8359	1.2580	0.0000	1,200.6386	1,200.6386	0.2451		1,205.7861
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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4887	20.3599	14.0539	0.0458	1.0595	0.3141	1.3736	0.2901	0.2889	0.5789		4,657.3179	4,657.3179	0.0390		4,658.1367
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0451	0.0542	0.6329	1.1600e-003	0.0943	8.0000e-004	0.0951	0.0250	7.4000e-004	0.0258		100.9183	100.9183	5.4800e-003		101.0334
Total	1.5339	20.4141	14.6868	0.0469	1.1538	0.3149	1.4687	0.3151	0.2896	0.6047		4,758.2362	4,758.2362	0.0445		4,759.1701

3.4 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4538	14.3777	8.2983	0.0113		0.9995	0.9995		0.9195	0.9195		1,191.7021	1,191.7021	0.3558		1,199.1733
Total	1.4538	14.3777	8.2983	0.0113		0.9995	0.9995		0.9195	0.9195		1,191.7021	1,191.7021	0.3558		1,199.1733

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0888	0.7798	0.8810	1.6700e-003	0.0465	0.0130	0.0595	0.0133	0.0120	0.0253		169.3723	169.3723	1.5000e-003		169.4038
Worker	0.0767	0.0922	1.0759	1.9700e-003	0.1603	1.3700e-003	0.1617	0.0425	1.2500e-003	0.0438		171.5611	171.5611	9.3200e-003		171.7568
Total	0.1656	0.8720	1.9569	3.6400e-003	0.2069	0.0144	0.2212	0.0558	0.0132	0.0690		340.9333	340.9333	0.0108		341.1607

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4538	14.3777	8.2983	0.0113		0.9995	0.9995		0.9195	0.9195	0.0000	1,191.7021	1,191.7021	0.3558		1,199.1733
Total	1.4538	14.3777	8.2983	0.0113		0.9995	0.9995		0.9195	0.9195	0.0000	1,191.7021	1,191.7021	0.3558		1,199.1733

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0888	0.7798	0.8810	1.6700e-003	0.0465	0.0130	0.0595	0.0133	0.0120	0.0253		169.3723	169.3723	1.5000e-003		169.4038
Worker	0.0767	0.0922	1.0759	1.9700e-003	0.1603	1.3700e-003	0.1617	0.0425	1.2500e-003	0.0438		171.5611	171.5611	9.3200e-003		171.7568
Total	0.1656	0.8720	1.9569	3.6400e-003	0.2069	0.0144	0.2212	0.0558	0.0132	0.0690		340.9333	340.9333	0.0108		341.1607

3.5 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2092	11.5427	7.3586	0.0111		0.7247	0.7247		0.6703	0.6703		1,093.5433	1,093.5433	0.2970		1,099.7794
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2092	11.5427	7.3586	0.0111		0.7247	0.7247		0.6703	0.6703		1,093.5433	1,093.5433	0.2970		1,099.7794

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0812	0.0976	1.1392	2.0900e-003	0.1698	1.4500e-003	0.1712	0.0450	1.3200e-003	0.0463		181.6529	181.6529	9.8700e-003		181.8602
Total	0.0812	0.0976	1.1392	2.0900e-003	0.1698	1.4500e-003	0.1712	0.0450	1.3200e-003	0.0463		181.6529	181.6529	9.8700e-003		181.8602

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2092	11.5427	7.3586	0.0111		0.7247	0.7247		0.6703	0.6703	0.0000	1,093.5433	1,093.5433	0.2970		1,099.7794
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2092	11.5427	7.3586	0.0111		0.7247	0.7247		0.6703	0.6703	0.0000	1,093.5433	1,093.5433	0.2970		1,099.7794

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0812	0.0976	1.1392	2.0900e-003	0.1698	1.4500e-003	0.1712	0.0450	1.3200e-003	0.0463		181.6529	181.6529	9.8700e-003		181.8602
Total	0.0812	0.0976	1.1392	2.0900e-003	0.1698	1.4500e-003	0.1712	0.0450	1.3200e-003	0.0463		181.6529	181.6529	9.8700e-003		181.8602

3.6 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	28.0572					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209		281.4481	281.4481	0.0367		282.2177
Total	28.4638	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209		281.4481	281.4481	0.0367		282.2177

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0135	0.0163	0.1899	3.5000e-004	0.0283	2.4000e-004	0.0285	7.5000e-003	2.2000e-004	7.7200e-003		30.2755	30.2755	1.6500e-003		30.3100
Total	0.0135	0.0163	0.1899	3.5000e-004	0.0283	2.4000e-004	0.0285	7.5000e-003	2.2000e-004	7.7200e-003		30.2755	30.2755	1.6500e-003		30.3100

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	28.0572					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209	0.0000	281.4481	281.4481	0.0367		282.2177
Total	28.4638	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209	0.0000	281.4481	281.4481	0.0367		282.2177

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0135	0.0163	0.1899	3.5000e-004	0.0283	2.4000e-004	0.0285	7.5000e-003	2.2000e-004	7.7200e-003		30.2755	30.2755	1.6500e-003		30.3100
Total	0.0135	0.0163	0.1899	3.5000e-004	0.0283	2.4000e-004	0.0285	7.5000e-003	2.2000e-004	7.7200e-003		30.2755	30.2755	1.6500e-003		30.3100

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.1005	2.4123	10.8059	0.0199	1.3648	0.0342	1.3989	0.3651	0.0314	0.3964		1,788.2012	1,788.2012	0.0791		1,789.8615
Unmitigated	1.1005	2.4123	10.8059	0.0199	1.3648	0.0342	1.3989	0.3651	0.0314	0.3964		1,788.2012	1,788.2012	0.0791		1,789.8615

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	26.36	28.64	24.28	58,909	58,909
Enclosed Parking Structure	0.00	0.00	0.00		
General Office Building	242.22	52.14	21.56	438,622	438,622
Total	268.58	80.78	45.84	497,531	497,531

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	12.40	4.30	5.40	26.10	29.10	44.80	86	11	3
Enclosed Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.546619	0.062800	0.174631	0.124220	0.034286	0.004915	0.015254	0.022958	0.002060	0.003298	0.006596	0.000695	0.001668

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0135	0.1214	0.0939	7.4000e-004		9.3200e-003	9.3200e-003		9.3200e-003	9.3200e-003		147.2163	147.2163	2.8200e-003	2.7000e-003	148.1122
NaturalGas Unmitigated	0.0135	0.1214	0.0939	7.4000e-004		9.3200e-003	9.3200e-003		9.3200e-003	9.3200e-003		147.2163	147.2163	2.8200e-003	2.7000e-003	148.1122

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	213.42	2.3000e-003	0.0197	8.3700e-003	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003		25.1083	25.1083	4.8000e-004	4.6000e-004	25.2611
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	1037.92	0.0112	0.1018	0.0855	6.1000e-004		7.7300e-003	7.7300e-003		7.7300e-003	7.7300e-003		122.1080	122.1080	2.3400e-003	2.2400e-003	122.8511
Total		0.0135	0.1214	0.0939	7.4000e-004		9.3200e-003	9.3200e-003		9.3200e-003	9.3200e-003		147.2163	147.2163	2.8200e-003	2.7000e-003	148.1122

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	1.03792	0.0112	0.1018	0.0855	6.1000e-004		7.7300e-003	7.7300e-003		7.7300e-003	7.7300e-003		122.1080	122.1080	2.3400e-003	2.2400e-003	122.8511
Condo/Townhouse	0.21342	2.3000e-003	0.0197	8.3700e-003	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003		25.1083	25.1083	4.8000e-004	4.6000e-004	25.2611
Total		0.0135	0.1214	0.0939	7.4000e-004		9.3200e-003	9.3200e-003		9.3200e-003	9.3200e-003		147.2163	147.2163	2.8200e-003	2.7000e-003	148.1122

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.0255	0.0787	5.4826	0.0118		0.8038	0.8038		0.8037	0.8037	107.5647	54.9618	162.5265	0.4087	2.8100e-003	171.9788
Unmitigated	3.0255	0.0787	5.4826	0.0118		0.8038	0.8038		0.8037	0.8037	107.5647	54.9618	162.5265	0.4087	2.8100e-003	171.9788

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2883					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9416					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.7842	0.0747	5.1394	0.0118		0.8019	0.8019		0.8019	0.8019	107.5647	54.3529	161.9176	0.4080	2.8100e-003	171.3560
Landscaping	0.0115	4.0300e-003	0.3433	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003		0.6089	0.6089	6.6000e-004		0.6227
Total	3.0255	0.0787	5.4826	0.0118		0.8038	0.8038		0.8037	0.8037	107.5647	54.9618	162.5265	0.4087	2.8100e-003	171.9788

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2883					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9416					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.7842	0.0747	5.1394	0.0118		0.8019	0.8019		0.8019	0.8019	107.5647	54.3529	161.9176	0.4080	2.8100e-003	171.3560
Landscaping	0.0115	4.0300e-003	0.3433	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003		0.6089	0.6089	6.6000e-004		0.6227
Total	3.0255	0.0787	5.4826	0.0118		0.8038	0.8038		0.8037	0.8037	107.5647	54.9618	162.5265	0.4087	2.8100e-003	171.9788

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

September 30, 2014

Christy Fong, Planner
City of Palo Alto
Department of Planning and Community Environment
250 Hamilton Avenue
Palo Alto, California 94301

***Subject: Phase I Archaeological Inventory for the 429 University Avenue Project,
City of Palo Alto, Santa Clara County, CA***

Dear Ms. Fong:

This letter documents the Phase I archaeological resources inventory conducted by Dudek for the 429 University Avenue Project (Project), located in the City of Palo Alto, Santa Clara County (Figure 1). The project proposes demolition of two existing commercial buildings on University Avenue totaling 11,633 square feet and construction of a new 33,000 square-foot four-story mixed-use building. A Northwest Information Center (NWIC) records search indicates that no cultural resources have been recorded in the proposed project area. The Palo Alto Comprehensive Plan map of archaeologically sensitive areas (General Plan Figure L-8, Archaeological Resource Areas) indicates that the project site falls within an area of “Moderate Sensitivity.” Inspection of current site photographs and current aerial imagery shows the area to have been fully developed, and has little potential to contain undocumented intact archaeological deposits. A complete historic evaluation of the buildings affected by the proposed project has been provided under a separate cover (Appendix D of the Draft MND). Based on these findings, potential for the inadvertent discovery of subsurface archaeological or historical resources at the project site is very low. No additional archaeological effort is recommended to be necessary beyond standard mitigation measures to address unanticipated discoveries.

PROJECT LOCATION AND DESCRIPTION

The project site is located at 429 University Avenue in the City of Palo Alto (Figure 2), and is bounded by Kipling Street to the northeast, Lane 30 East (a service alley) to the northwest, and Waverly Street to the southwest.

The proposed project would involve demolition of two existing one-story commercial buildings totaling 11,633 square feet on two separate parcels (425 University Avenue and 429 University Avenue), and construction of a new four-story, 33,000 square foot mixed-use building. The

proposed building would include ground floor retail, second floor office, three residential units on the third floor, and one residential unit and commercial uses on the fourth floor.

REGULATORY SETTING

State

CEQA requires that all private and public activities not specifically exempted be evaluated for the potential to impact the environment, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, or place, which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (Division I, Public Resources Code, Section 5021.1(b)).

Lead agencies have a responsibility to evaluate existing buildings against the California Register criteria prior to making a finding as to a proposed project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an eligible historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an eligible historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance.

The California Register is used in the consideration of historic resources relative to significance for purposes of CEQA. The California Register includes resources listed in, or formally determined eligible for some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) consisting of the following:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. It is associated with the lives of persons important to local, California, or national history;
or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Local

City of Palo Alto

The City of Palo Alto Comprehensive Plan provides specific policies for preserving historic and archaeological resources. The Land Use and Community Design Element emphasizes the value and importance of the sustainable management of archaeological resources, historic buildings and places (City of Palo Alto Comprehensive Plan). The City of Palo Alto's Historic Inventory lists noteworthy examples of the work of important individual designers and architectural eras and traditions, as well as those structures whose background is associated with important events in the history of the city, state, or nation. A complete historic evaluation of the buildings affected by the current project has been provided as a separate study (Appendix D of the Draft MND).

A number of archaeological surveys have been conducted within Palo Alto in association with specific projects, but no systematic city-wide survey aimed at locating all sites has been undertaken. There may still be undiscovered archaeological resources in many parts of the City. Such resources are most likely to occur near the original locations of streams and springs and northeast of El Camino Real near old tidelands. The Land Use and Community Design Element of the Comprehensive Plan provides general guidelines for the treatment of archaeological resources. In general, these guidelines correspond with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation [48 FR 44720–44726]) and the California Office of Historic Preservation (OHP) *Instructions for Recording Historical Resources* (1995). In addition to these standards and guidelines, the City of Palo Alto Comprehensive Plan Land Use and Community Design Element specifies, “using the archaeological sensitivity map [Figure L-8] in the Comprehensive Plan as a guide, continue to assess the need for archaeological surveys and mitigation plans on a project basis, consistent with the California Environmental Quality Act and the National Historic Preservation Act” (City of Palo Alto Comprehensive Plan).

NWIC RECORDS SEARCH

A records search for the proposed project area and a half-mile radius was completed by Dudek archaeologist Nicholas Hanten at the NWIC on September 25, 2014 (Confidential Appendix A). This search included their collection of mapped prehistoric, historical and built-environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, archival resources, and ethnographic references. Additional sources consulted included the National Register of Historic Places (NRHP), California Inventory of Historical Resources/CRHR and listed OHP Archaeological Determinations of Eligibility, California Points of Historical Interest, California Historical Landmarks, and Caltrans Bridge Survey information.

Previously Conducted Studies

NWIC records indicate that 34 previous cultural resources investigations have been conducted within a half-mile of the proposed project area (Table 1). None of these previous investigations overlap the proposed project area. The closest study (S-035932) occurred across the street from the proposed project area at the Hotel President (488 University Avenue) in regards to the proposed installation of an AT&T wireless antenna on a hotel balcony.

Table 1
Previously Conducted Studies within 0.5-mile of the Project Area

NWIC Report ID	Author(s)	Year	Title	Proximity to Project Area
S-004511	Cindy Desgrandchamp	1978	Cultural Resources Survey, 04-SCL-82, Proposed Lane Widening at Quarry Road and Route 82, P.M. 26.2 04220- 402291	Outside
S-004626	Dorothy F. Regnery	1975	National Register of Historic Places Nomination Form, Hostess House (Community House, now Veterans Building), Palo Alto, California	Outside
S-004627	Fern B. Hunt	1971	National Register of Historic Places Nomination Form, John Adam Squire House, Palo Alto, California Palo Alto, California	Outside
S-004633	Gay Woolley	1973	National Register of Historic Places Nomination Form, T.B. Downing House, Palo Alto, California	Outside
S-008396	Paula Boghosian and John Beach	1979	Professorville Historic District (National Register Nomination Form)	Outside
S-008647	William Roop	1979	Reconnaissance of the grounds surrounding the Palo Alto Southern Pacific Depot, Red Cross and Veterans buildings (letter report).	Outside
S-011396	Biosystems Analysis, Inc.	1989	Technical Report of Cultural Resources Studies for the Proposed WTG-WEST, Inc., Los Angeles to San Francisco and Sacramento, California: Fiber Optic Cable Project	Outside
S-017993	Brian Hatoff et al.	1995	Cultural Resources Inventory Report for the Proposed Mojave Northward Expansion Project	Outside
S-020523	Barry A. Price	1998	Cultural Resources Assessment, Pacific Bell Mobile Services Facility SF-533-07, Palo Alto, Santa Clara County, California (letter report)	Outside
S-021146	Basin Research Associates, Inc.	1997	Findings of Effect (No Effect), Palo Alto Transit Center Improvements, City of Palo Alto, Santa Clara County	Outside

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NWIC Report ID	Author(s)	Year	Title	Proximity to Project Area
S-022157	Archaeological Resource Management	1999	Cultural Resource Evaluation of the Property at 955 Alma Street in the City of Palo Alto, California (letter report)	Outside
S-022183	Archaeological Resource Management	1999	Cultural Resource Evaluation of the Property at 200 Hamilton Avenue in the City of Palo Alto, California	Outside
S-022359	Hannah Ballard	2000	Archaeological Monitoring at 168 University Avenue, Palo Alto, California (letter report)	Outside
S-022649	Archaeological Resource Management	2000	Archaeological Testing Program for the Property at 200 Hamilton Avenue in the City of Palo Alto, California	Outside
S-022670	John Holson	2000	Point to Point, Stanford Utility Boxes (letter report)	Outside
S-022978	Mike Avina	2000	Final Cultural Resources Inventory Report for Williams Communications, Inc. Fiber Optic Cable System Installation Project, San Francisco to Santa Clara, San Francisco, San Mateo, and Santa Clara Counties: Addendum 1	Outside
S-025174	John Holson et al.	2002	Cultural Resources Report for San Bruno to Mountain View Internodal Level 3 Fiber Optics Project in San Mateo and Santa Clara Counties, California	Outside
S-029573	Jonathan Goodrich	2000	Final Report, Archaeological Survey and Record Search for the Six Fluor Global Fiber Optic Segments, Mountain View, Palo Alto, and San Mateo County, California.	Outside
S-029657	Wendy J. Nelson, et al.	2002	Archaeological Inventory for the Caltrain Electrification Program Alternative in San Francisco, San Mateo, and Santa Clara Counties, California	Outside
S-032169	Leigh A. Martin	2006	Cultural Resource Assessment Report, Palo Alto Intermodal Transit Center Project (PAITC), Santa Clara County, California	Outside
S-033061	Nancy Sikes et al.	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	Outside
S-033475	Jason D. Jones	2006	Verizon Cellular Communications Tower Site--Palo Alto Retail, 219 University Avenue, Palo Alto, CA	Outside
S-033545	National Park Service	1994	Draft Comprehensive Management and Use Plan and Environmental Impact Statement, Juan Bautista de Anza National Historic Trail, Arizona and California	Outside
S-035835	HNTB Corps	2007	Finding of Effect (No Adverse Effect), Proposed Modifications to the Palo Alto Southern Pacific Railroad Depot in Palo Alto, California, FTA070326A	Outside
S-035932	Carolyn Losee	2009	Records Search Results for AT&T Mobility Audit Site CNU0770/13313/1-A, 488 University Avenue, Palo Alto, Santa Clara County, California 94301 (letter report)	Outside
S-035997	Curt Duke and Korene Russell	2003	Cultural Resource Assessment, Palo Alto Caltrain Transit Center Project, Palo Alto, Santa Clara County, California	Outside
S-038063	Neal Kaptain	2009	Smart Corridors Geoarchaeological Sensitivity Research (letter report)	Outside
S-039048	Basin Research Associates and Ward Hill	2008	Historic Property Survey Report, Finding of Effect, 801-875 Alma Street Mixed Use Projects, Palo Alto, Santa Clara County, California	Outside

NWIC Report ID	Author(s)	Year	Title	Proximity to Project Area
S-039469	Neal Kaptain	2012	Historical Resources Compliance Report for the San Mateo County SMART Corridors Project, Segment III, Redwood City, Atherton, Menlo Park, East Palo Alto, and Palo Alto, San Mateo County & Santa Clara County, California; EA #4A9201 ; EFIS #0400001169, Caltrans District 4; SR 82 PM SM 0/4.8, SCL 24.1 /26.4; SR 84 PM 24.6/28. 7; US 101 PM 0.7/5.5; SR 109PM1 .10/1.87; SR 114 PM 5.0/5.93	Outside
S-039643	Jessica Tudor and Kathleen A. Crawford	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC, Candidate SF15104A (Channing House), 850 Webster Street, Palo Alto, Santa Clara County, California (letter report)	Outside
S-039704	Wayne H. Bonner and Kathleen A. Crawford	2012	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SF15104A (Channing House), 850 Webster Street, Palo Alto, Santa Clara County, California (letter report)	Outside
S-040641	Cher L. Peterson and Kathleen A. Crawford	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC, Candidate SF04340A (BA340 101 Alma Building), 101 Alma Street, Palo Alto, Santa Clara County, California (letter report)	Outside
S-041536	Michael Corbett and Denise Bradley	2001	Final Survey Report, Palo Alto Historical Survey Update, August 1997-August 2000	Outside
S-043468	Rand Herbert and Christopher McMorris	2006	Finding of No Adverse Effect: San Francisquito Creek Bridge (MP 29.70) Knee Braces Modification in the City of Palo Alto, Santa Clara County, California	Outside

Previously Identified Cultural Resources

NWIC records indicate that no cultural resources have been previously identified within the proposed project area. A total of 16 cultural resources have been recorded within 0.5-mile of the proposed project area (Table 2). These consist of 15 historic built environment resources (i.e., buildings and structures) and one possible prehistoric archaeological site (CA-SCL-598). The site was first identified in 1922 and was described as a “mine” of bones encountered 10 feet below the surface, including the skeleton of one adult human. However, no associated artifacts or additional details about the find were reported, so the age and disposition of the remains are entirely unclear. The area has since been fully developed and it is unlikely that any intact cultural deposits (if there in fact ever were any) are still intact.

Table 2
Previously Recorded Cultural Resources within 0.5-Mile of the Project Area

Primary Number	Trinomial	Resource Description	Recorded By/Year	CRHR Status	Proximity to Project Area
43-000388	CA-SCL-382H	Historic: Hostess House	J. Cooper 1979	NRHP Listed	0.4-mile southwest
43-000389	CA-SCL-383H	Historic: John Adams Squire House	J. Cooper 1979	Unknown	0.5-mile northeast
43-000397	CA-SCL-391H	Historic: T.B. Downing House	J. Cooper 1979	NRHP Listed	0.2-mile southeast
43-000463	CA-SCL-462H	Historic: U.S. Post Office	T. McGregor 1981	NRHP Listed	200 meters south
43-000551	CA-SCL-556H	Historic: Professorville Historic District	T. McGregor 1980	NRHP Listed	0.5-mile southeast

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Primary Number	Trinomial	Resource Description	Recorded By/Year	CRHR Status	Proximity to Project Area
43-000593	CA-SCL-598	Prehistoric: human remains	W. Caldwell 1949; B. Bocek 1986	Unknown	220 meters southwest
43-001138	—	Historic: Old Delta Tau Delta Fraternity House	K. Cameron (n.d.)	Unknown	0.2-mile southwest
43-001845	—	Historic: 219 University Avenue	J. Jones 2006	Not evaluated	0.2-mile southwest
43-002204	—	Historic: 801 Alma Street	W. Hastie 2001; W. Hill 2008	6Z (not eligible)	0.4-mile south
43-002205	—	Historic: 853 Alma Street	W. Hill 2008	6Z (not eligible)	0.5-mile south
43-002206	—	Historic: 875 Alma Street	W. Hill 2008	6Z (not eligible)	0.5-mile south
43-002261	—	Historic: Hotel President	D. Supernowicz 2009	3S (eligible for NRHP)	50 meters east
43-002808	—	Historic: Channing House	K. Crawford 2012	Not eligible for NRHP (not evaluated at state or local level)	0.3-mile east
43-002867	—	Historic: Southern Pacific Railroad Bridge	M. Corbett 2000	2S2 (determined eligible for NRHP)	0.5-mile west
43-002868	—	Historic: University Avenue Underpass	M. Corbett 2001	3S (eligible for NRHP)	0.3-mile southwest
43-002869	—	Historic: Palo Alto Southern Pacific Railroad Depot	J. McFall and V. Warheit 1995	1D (listed in the NRHP)	0.3-mile southwest

Previously identified resources located closest to the proposed project area include the Hotel President (located 50 meters to the east) which was determined eligible for the NRHP; the U.S. Post Office (located 200 meters to the south) which is listed in the NRHP; and the archaeological site containing human remains (CA-SCL-598, located 220 meters to the southwest). The records search results indicate that there are numerous historic built environment resources surrounding the proposed project area, many of which are listed in the NRHP.

SURVEY METHODS

Because the proposed project area has been fully developed and contains no exposed sediment, an intensive-level archaeological survey would have provided no additional information relating to archaeological sensitivity of the proposed project area, and was therefore not conducted. Project area photographs and aerial imagery were inspected of the entire project area. These further confirmed the fully obscured nature of the ground surface as evidenced by the presence of buildings and fully paved areas. No artifacts or archaeological features are present on the ground surface within the project area. Further, the past construction of existing buildings and parking areas, as well as associated grading activities, have likely severely disturbed/impacted

subsurface soils. This degree of disturbance suggests that there is a very low likelihood for encountering intact subsurface cultural deposits.

SUMMARY AND MANAGEMENT CONSIDERATIONS

Archaeological Sensitivity and Mitigation Measures

Dudek's Phase I cultural resources inventory of the project area suggests that there is a very low potential for the inadvertent discovery of intact archaeological deposits during ground breaking activities related to the proposed project. The Palo Alto Comprehensive Plan map of archaeologically sensitive areas (General Plan Figure L-8, Archaeological Resource Areas) indicates that the project site falls within an area of "Moderate Sensitivity" based on topographic setting, including proximity to major drainages, and potential to encounter undocumented subsurface archaeological deposits. The NWIC records suggest that there are no previously recorded archaeological resources within the project area. The only archaeological site identified within the 0.5-mile radius as a result of the records search is CA-SCL-598. This site was first identified in 1922 and was described as a "mine" of bones encountered 10 feet below the surface, including the skeleton of one adult human. Because no associated artifacts were reported and no additional details about the find were reported, the context of the find is not at all clear. An extended history of past disturbance suggests that there is a very low potential for encountering intact subsurface cultural deposits. Recommendations relating to the buildings within the project area have been provided within a separate study (Appendix D of the Draft MND).

Based on these findings, potential for the inadvertent discovery of subsurface archaeological or historical resources at the project site is very low. No additional archaeological effort is recommended at this time.

In the event that subsurface cultural resources are encountered during ground-disturbing activities, work in the immediate vicinity shall be stopped and the City of Palo Alto contacted. A qualified archaeologist must be retained, as defined by CEQA and the City of Palo Alto, to evaluate the archaeological discovery for its eligibility for Local and State listing. The discovery or disturbance of any identified cultural resource shall be reported as appropriate to the City of Palo Alto. Identified cultural resources should be recorded on State Department of Parks and Recreation (DPR) form 523 (archaeological sites). Mitigation measures prescribed by these groups and required by the City shall be undertaken before construction activities are resumed. If disturbance of a project area cultural resource cannot be avoided, a mitigation program, including measures set forth in the City's Cultural Resources Management Program and in compliance with sections 15064.5 and 15126.4 of the CEQA Guidelines, shall be implemented. In the event that Native American human remains or related cultural material are encountered,

Section 15064.5(e) of CEQA defines the appropriate procedures, to be initiated with the requirement that work to be stopped and the County Coroner notified.

Should you have any questions relating to this report and its findings please contact me.

Respectfully Submitted,



Samantha Murray, MA, RPA
Archaeologist

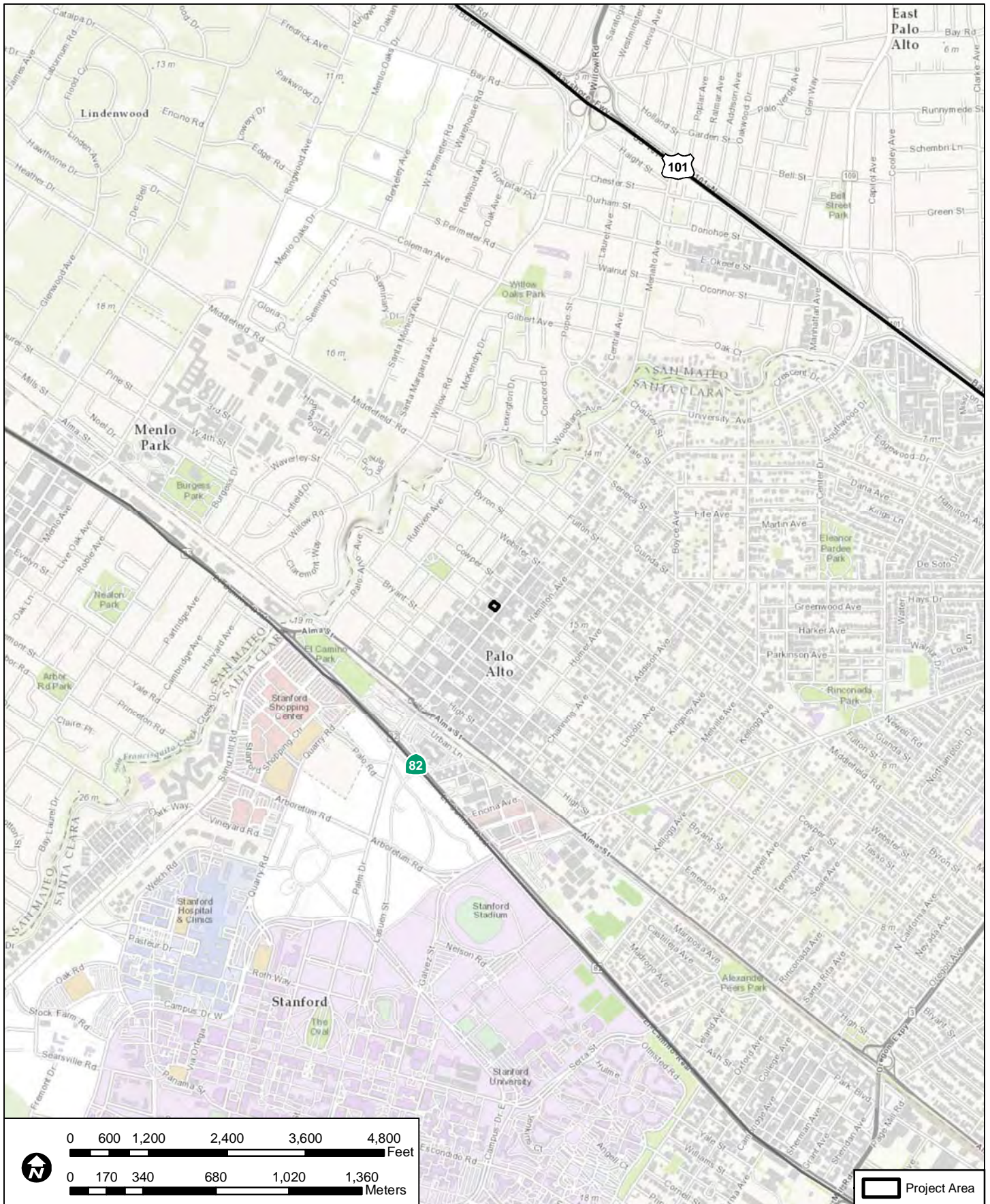
DUDEK

Office: (626) 204-9826

Email: smurray@dudek.com

cc: Heather Martinelli, Dudek

*Attachments: Figure 1. Regional Location Map
Figure 2. Project Location Map
Confidential Appendix A: NWIC Records Search Information*



Project Area

DUDEK

8576

SOURCE: USGS Topo 7.5 Minute Series - Palo Alto Quadrangle
Township 5S, 6S / Range 3W / Section 01, 02, 35, 36

429 University Avenue Mixed-Use Project

FIGURE 2
Project Location Map

APPENDIX A (CONFIDENTIAL):
NWIC Records Search Results

APPENDIX D
Historic Architectural Evaluations

June 18, 2014 - rev. September 22, 2014

425 UNIVERSITY AVENUE, PALO ALTO
Historic Architectural Evaluation

Introduction

The property at 425 University Ave. houses a tall 1-1/2 story commercial building facing southeast towards University Ave. (figs.1-2). The structure fills the 25 foot wide and 110 feet deep lot. The rear faces and is accessed via a service alley crossing the block between Kipling and Waverley streets (fig.3). A set of original drawings for this commercial building are dated 1937.¹ No other original records or documentation for this property have been located.

The purpose of this report is to summarize the history of the subject property and to complete an evaluation to determine if the structure thereon has any potential historical or historic architectural significance based on pertinent evaluation criteria.

This effort was undertaken in late-May to mid-June 2014, including a site visit, a research visit to the Special Collections at the Stanford University Libraries, and another research visit to the City of Palo Alto Development Center, all on June 12, 2014. Selected online research was also undertaken. This effort is also based, in part, on previous research and documentation by this author for the adjoining property at 429-447 University Avenue.²

Architectural Description

A commercial building type, 425 University Ave. is a 1-1/2 story structure with one storefront facing the main street (University Ave.). Its storefront today consists of a central, framed, clipped-arch door opening with separate, framed clipped-arch window openings at each side. The window and door units are metal and glass. The bulk and remainder of the façade is orange-red facing brick, including the door and window piers and surrounds, and excepting a metal fascia that spans the top of the facade in the form of a flat, contemporary cornice (figs.2,4).

No records have been located with which to directly identify the origin of the present façade. It appears to be from the 1970s.

In several earlier images (from the Palo Alto Historical Association photographic collection), a portion of the building's front can be seen c1940 (PAHA image #079-043, fig.5). At that time, the store was Kenyon's Beauty Salon and Drugs. Its façade then did not appear as it does now. Then, it was a Moderne style façade with prominent Moderne sign lettering (including both a monumentally scaled K and an apostrophe) applied to an upper façade that appears to be plain white stucco. The façade is framed with narrow column-like elements in a dark color, possibly tile, at each side, though ending shy of the top, where the white wall surface spanned the upper wall and returned for a short section along each side. A framing band also spanned the mid-façade and from which a fabric awning projected. One other sign is visible – one projecting from the upper east face of wall and for "Kenyon's Drugs." Due to deep shadows, nothing below the awning is visible in early image.

¹ From the Birge M. Clark Architectural Drawing Collection, Stanford University Libraries.

² 429-447 University Avenue, Palo Alto, *Historic Architectural Evaluation*. Preservation Architecture, December 27, 2012.

The c1940 façade was then evidently new, the building having been designed in 1937. That original design, by the architects Birge M. Clark & David B. Clark, is documented in a set of 5 drawing sheets dated June 11, 1937 (revised June 15) and labeled “Store Building for Mrs. Mattie McDougall, 427 University Avenue, Palo Alto”.³ Those original plans did not indicate an occupant or include signage, and there is no evidence that the Clarks designed the Kenyon’s shop front or interior.

The current building generally corresponds to the originally designed structure in its general plan and sectional layout, with the mezzanine floor at the upper rear half of the structure and with one enclosed parking space at the rear – though there are presently two garage spaces. The building was and is concrete construction, its roof low-slope with a number of skylights.

Per original drawings, the front (southeast) façade as designed incorporated glass brick at the base, a central door, tile frames up each side, a shallow ornamental fascia/awning band, and a stucco upper façade (fig.6). None of those original design elements are present.

The original rear walls (the building is some 25 feet deeper than both its neighbors so has three small rear elevations) exposed concrete, 2 stories in height, with punched openings with doors below and steel windows above (fig.7). Original concrete and openings at the rear walls are intact, though one new opening has been created for a second garage, and all doors and windows have been replaced (fig.8).

Property History

Per Sanborn maps, in the early-20th century the subject property was part of a parcel that housed a large, two-family residential structure. In the 1924 Sanborn, that structure is identified as 425-431 University Avenue. A note card in the files of the Palo Alto Historical Association (PAHA) references a residence – the “residence for Mrs. Frances Patterson” – at 431 University, and records the date of that house to an 1898 permit record. In 1925, a final listing for 431 University Avenue identifies the occupants as “Torrence & Robbins” and a “DeTuncy, Dr. G.P.” (1925 Palo Alto City Directory).

As noted above, the subject commercial building is dated by an original 1937 set of drawings. It occupies approximately one-fifth of the earlier residential lot, leaving a separate property to the east (427-449 University) and west (423 University).

City and phone directories were not searched in detail as part of this effort. Based on photographic evidence, the original and early occupant was Kenyon’s Beauty Shop & Drugs, who were still in this space in the 1950s. Per permit records, later occupants of the store were The Morris Plan Co. (1966-c1983), Remedy Temp. (1989-c1994), and Cambridge Sound Works (1995-?). The mezzanine office space was separately improved in 1989 and remains in use as office space independent of the commercial unit.

Permit records held by the City of Palo Alto extend back no earlier than the 1960s, and most records are from the 1980s on.

The earliest alteration record is a 1966 permit application to “Remodel int. as per plan” (no plans were located) as a “loan office” for the Morris Plan Co. The architect was San Francisco’s Wurster Bernardi & Emmons and the builder the Arthur Bros. No evidence was found of that

³ Original plans for this and adjacent buildings used different street numbers. In addition to 425 University, labeled 427 in original drawings, plans for the west adjoiner (#423) – also the work of architect Birge Clark – was originally labeled 423-425, and plans for its west adjoiner was labeled 429-433.

design or whether any portion of it exists today. Since the work was identified as interior, it is assumed that the current façade does not date to then, nor does it appear to.

The next subsequent permit-related record is a sketch elevation, dated 1/15/75, showing a range of signage on windows and doors, the layout which looks like the current one of a simple rectangular wall plane with three semi-arched openings, the central one a door, and signage above, yet no architectural materials are identified.

A range of other subsequent permit applications are available (on database and microfiche at CPA Development Center), including: reroofing in 1981; additional tenant improvements (for Morris Plan Co.) in 1982; alteration of the mezzanine to office space (for Charles Holman Design) in 1989, which included the additional garage and replacement of rear doors and windows; tenant improvements and signage (for Remedy Temp) in 1990; additional tenant improvements and signage (for Cambridge Sound Works) in 1994 and 1995; and rooftop AC equipment (for Holman) in 1995. No permit was seen for the current tenant.

In summary, the exterior of the building at 425 University Avenue has been extensively altered, including the complete loss of the original/early façade and storefront. Consequently, and based on empirical evidence, the original 1930s commercial building character is no longer in existence.

Associated Persons

Per the original drawings, the originator of the subject commercial building was Mrs. Mattie L. McDougall (c1885-1969). Based on permit records, her son, Kenneth R. McDougall (1904-1982), retained ownership of the property until 1981, and one further permit-related record identifies a Greg McDougall as owner in 1989. So the McDougall family retained ownership at least into the 1990s (no deed searches were undertaken as part of this effort). In permit records during the 1990s, a Jan Christiansen of Los Gatos is listed as owner.

Per census records, in 1940, Mattie and Kenneth McDougall resided at 1290 University Avenue in Palo Alto. No specific historical information about the McDougalls has been uncovered. It does not appear that the McDougalls are of any local historical interest or importance.

Other identifiable persons associated with this property include a number of professionals engaged on tenant improvements:

- John Bergeson I.B.D. (Morris Plan Co., 1982)
- James N. Thorne, A.I.A., Architect (Remedy Temp, 1989)
- Frank Rupert Bryant, Architect (Cambridge Sound Works, 1994)

No other primary individuals or firms have been identified as having been directly associated with the subject property.

Architects

The original architects of the building at 425 University Ave. were Birge M. Clark (c1893-1989) and David B. Clark (c?-1944) of Palo Alto.

Birge M. Clark and David B. Clark

The Clark brothers presided over an influential and highly successful architectural practice in Palo Alto. Though brother and architect David shares attribution for many of their early works, including the subject commercial building and the many completed projects during the latter half

of the 1930s, David passed away in 1944, so it is Birge whose reputation carried the practice forward as far as the 1970s and who carries it still.

In the following, writer Peter Gauvin summarizes the professional life of Birge Clark [from www.paloaltoonline.com; dated Wednesday May 25, 1994):

"Many of Palo Alto's most treasured architectural landmarks were designed by native son Birge Clark, a 1910 graduate of Palo Alto High School.

In a prolific career spanning five decades, the architect designed more than 200 commercial and residential buildings in Palo Alto and on the Stanford campus. Clark was an exponent of Spanish Colonial Revival design, a distinctive style which he called "Early California."

The son of Arthur B. Clark, Stanford professor of art and architecture and Mayfield's first mayor, Birge Clark assisted his father as "clerk of the works" for the Lou Henry Hoover house at Stanford. President Herbert Hoover gave the home to Stanford after his wife's death for use as the university president's residence.

Between 1922 and 1930, Clark was the only architect with an office in Palo Alto. He designed a total of 98 Palo Alto residences, including all of the homes on Coleridge Avenue between Cowper and Webster streets, and 39 Stanford campus homes. Three homes of which he was proudest were the Dunker House at 420 Maple St., the Charles and Kathleen Norris House at 1247 Cowper St. and the Lucie Stern residence at 1990 Cowper. His close association with the charitable Mrs. Stern led him to design several buildings of the Community Center at 1305 Middlefield Road as well as the Children's Library nearby and the Sea Scout base at the harbor.

Other well-known buildings by Clark include the former police-fire station at 450 Bryant St., now the Palo Alto Senior Center, and the Hamilton Avenue branch of the post office. He and his brother David also designed Palo Alto's first junior high school, David Starr Jordan Middle School, which opened in 1937."

While most of Clark's work tend towards the traditional and colonial varieties, the work of their practice from the late 1930s on focused on the modern. In addition to their Streamlined Moderne buildings, many of their largest and most published projects were strikingly modern.

Other associated architects include Wurster, Bernardi & Emmons, who in 1966 were engaged in interior alterations on the subject building.

Wurster Bernardi & Emmons

The following is a biographical summary of the Wurster Bernardi and Emmons partnership.⁴

William Wilson Wurster, born in California in 1895, earned his degree in architecture from the University of California, Berkeley, in 1919. After obtaining his license in 1922, he worked briefly in firms in Sacramento and New York, then opened the firm William W. Wurster in 1924. He gained national recognition early in his career with an award-winning design for the Gregory farmhouse (Scotts Valley, 1927), and became the most well-known modernist architect in the Bay Area.

In 1944, Wurster formed a partnership with former employee Theodore Bernardi, and with the

⁴ Inventory of the William W. Wurster/Wurster, Bernardi & Emmons Collection, 1922-1974. Collection number: 1976-2. Environmental Design Archives, University of California, Berkeley
@http://www.oac.cdlib.org/findaid/ark:/13030/tf8k40079x/entire_text/

addition of Donn Emmons, also a former employee, in 1945, the firm became Wurster, Bernardi, and Emmons (WBE).

Bernardi earned his architecture degree at University of California, Berkeley in 1924, and obtained his license in 1933 after completing post-graduate work. He joined Wurster's firm in 1934, and within a few years became one of two chief draftsmen. He spent two years in independent practice before accepting Wurster's offer of partnership. Between 1954 and 1971 he served as a lecturer in the Department of Architecture at U.C. Berkeley.

Emmons joined Wurster's firm in 1938. Educated at Cornell University and the University of Southern California, Emmons spent four years in various architectural firms in Los Angeles before moving north to work with Wurster. He spent four years as a draftsman in Wurster's office before joining the Naval Reserves during World War II. Upon his release in 1945, he joined Wurster and Bernardi as a partner in the firm.

Wurster returned to the Bay Area in 1950 to become Dean of Architecture at the University of California, Berkeley, a position he held until his retirement in 1963. In 1959 he brought the departments of architecture, landscape architecture, and city and regional planning together to become the College of Environmental Design. WBE incorporated in 1963 and continued to produce award-winning designs, receiving the American Institute of Architects' Architectural Firm Award in 1965. All three partners had been named Fellows of the AIA by this time, and Wurster was later honored with the AIA Gold Medal Award for lifetime achievement in 1969. After Wurster's death in 1973, the two younger partners continued running the firm until the mid-1980s. As of 1999, WBE continues to exist without the original partners.

Historic Context

The subject property's historic context is that of the commercial development of the City of Palo Alto, and specifically of the City's downtown, which is centered at University Avenue and Alma Street, where it originated in the mid-1890s, coincident to the City's incorporation in 1894 and directly adjacent to the Southern Pacific Railroad's train stop.

At that time, based on turn-of-the-20th century Sanborn Maps, it was a very small downtown, emanating from the Alma and University Avenue circle to the northeast for just a couple of blocks before giving way to residential uses. That linear, eastward pattern of commercial development continued throughout the 1900s. By the mid-1920s, University Avenue commercial development extended to the corner of Waverley, which defines the western boundary of the subject block. In 1927, the directly adjoining structures on the subject block were constructed. With the Great Depression, little development likely occurred in the early 1930s. Then, in 1937, the subject building at 425 University was built. By 1950, commercial development along University Avenue reached as far east as Cowper. In the mid-to-late 20th century, the downtown expanded further east to Middlefield Road, some 12 blocks from its origins at the Alma and University circle.

Buildings in the downtown range from the early-20th century to the present, with a concomitant range of architectural forms, styles and materials. The downtown is predominately yet not strictly low – i.e., single to 1-1/2 stories. The subject building is representative of many throughout the downtown that have been altered beyond recognition of their original and early designs. Earlier structures on many other University Avenue parcels have been replaced with new buildings, which is a pattern that has episodically continued since the mid-1900s. At this juncture, surviving older structures are few relative to the overall downtown and are therefore scattered throughout the downtown.

In this downtown commercial setting, there is no identified historical or cultural district, and no

apparent collection of resources, thematically or architecturally, that may constitute an identifiable, future historic district or area.

Evaluation

The property and structure at 425 University Ave. have not previously been evaluated for historic resource eligibility. In order to address the requirements of the California Environmental Quality Act (CEQA) specific to historic resources, the current effort has been requested and is intended to provide such historic resource evaluation.

California Register of Historical Resources: The following evaluates the subject resource using the California Register (CR) criteria, listing each criterion followed by a statement based on the details reported herein.

To be eligible for listing on the CR, a resource must be historically significant at the local, state, or national level, under one or more of the following four criteria:

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There are no identified events of importance to local, regional or state history associated with 425 University Avenue. In the early-mid 20th century, this property was part and parcel with general commercial development patterns in downtown Palo Alto.

As 425 University Avenue has no associations to events that have contributed to local, regional or state history, the property does not meet CR Criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history;*

No persons of importance to local, regional, state or national history have been identified as having been associated with this commercial property and its building.

The identified original and longtime owners (McDougall) are not identifiable persons of historic importance, and no early or subsequent occupants are of identifiable interest or importance.

Consequently, the property and structure at 425 University Ave. have no potential historical significance based on any association to persons of potentially historic importance, so the resource does not meet CR criterion 2.

3. *It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values;*

The extant building at 425 University Ave. was constructed c1937. It had a façade and storefront in the Moderne architectural style. It was a commercial design generally typical of its period, yet the subject building was of a spare and less distinctive design than others on this and adjacent downtown blocks, a range of which yet survive, including the adjacent structures to the west.

The original architects of the subject building, Birge M. and David B. Clark, are recognized as local masters. In particular, the architect Birge M. Clark was locally important in his time, and remains so in our time.

Another architectural firm – Wurster, Bernardi and Emmons – was engaged in the interior design for a new commercial tenant in 1966. While that firm and its individual architects – William Wurster in particular – are noteworthy, there is no specific evidence of who was

associated with this project, and the project itself is understood to have been a tenant improvement.

While the original building was the work of master architects Birge M. Clark and David B. Clark, the character that the original building façade and storefront lent this structure has been entirely lost. The current façade cannot be accurately dated but is relatively recent and not potentially before c1970. The current façade is a bland and stoic contemporary design without stylistic interest or importance.

Therefore, the commercial structure at 425 University Avenue has no potential historic architectural significance.

Though the structure does not embody distinctive stylistic or architectural characteristics or methodologies, or possess artistic value, because its original design was the work of master architects, on that singular basis 425 University Avenue meets CR Criterion 3. However, it is not eligible for inclusion on the CR because its integrity has been compromised as described under Summary below.

4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

425 University Avenue has not yielded and does not appear to have the potential to yield any important historic information. Therefore, the property does not meet CR Criterion 4.

CR Evaluation Summary

Per the above evaluation record, 425 University Avenue meets CR criterion 3, in part, as its original design was the work of master architects Birge M. Clark and David B. Clark. Consequently, since the resource meets at least one criterion, then it may be eligible for inclusion on the CR.

However, to be eligible for the CR, a resource must meet at least one eligibility criterion and its integrity must be intact and directly relative to its identified basis of significance. In this case, integrity must be demonstrable relative to the property's original architectural design, as that design would represent the original architects in the present.

Per CR evaluation criteria, the following addresses each of seven aspects of integrity (from *NR Bulletin 15: How to Apply the National Register Criteria for Evaluation*; Section VIII, How to Evaluate the Integrity of a Property).

Location: The subject structure remains in its original and early location, so its integrity of location is intact.

Setting: The commercial setting of the subject structure from the period of the development of the subject resource is largely intact. Thus, the structure's integrity of setting is largely intact.

Association: There are no specific associations of importance relative to the subject property. However, it has and retains general associations to patterns of commercial development in downtown Palo Alto. Therefore, its general integrity of association is intact.

Feeling: The feeling of this property has changed from what it would have felt like at the time of its potential significance. To the extent that, even knowing its original Moderne design character, it is not possible to recognize or conjure that original and early character. Consequently, the integrity of feeling has been lost.

Design: The original and early architectural design character is no longer present in the extant structure, as its principal architectural design has been entirely removed. Therefore, the integrity of design is lost.

Materials: As with the design, while its basic structural materials remain, the architectural features and materials of the original building have been lost. Consequently, the structure's material integrity has been substantially lost.

Workmanship: As is the case with its design and materials, examples of original and early workmanship are no longer in evidence. Thus, the integrity of workmanship has also been lost.

Conclusion: This analysis of integrity illustrates that the extant structure and property have lost four of the seven aspects of integrity – those of feeling, design, materials and workmanship – the latter of which are the three most important given that the basis of significance is about the original architects and their architectural design.

As also documented above, while three aspects of integrity are intact, that of location, setting and association, these are the least important relative to the building's original architects and their design.

The fact is that the most salient aspects of integrity relative to the resource's potential basis for significance have been lost, and the three least important aspects of integrity are an inadequate basis for a finding of integrity relative to its potential significance as a representation of the work of masterful architects. Therefore, the structure at 425 University Avenue has conclusively lost its integrity and, with it, the ability of the structure to convey its potential significance in the present and its potential for inclusion on the CR.

City of Palo Alto (CPA): The following additionally evaluates the subject structure based on the City of Palo Alto's criteria for designation of historic structures/sites or districts to the City of Palo Alto's historic inventory (from PAMC Section 16.49.040[b]), again citing each criterion with a statement based on the details reported herein and followed by an evaluation summary.

(1) The structure or site is identified with the lives of historic people or with important events in the city, state or nation;

No persons of importance to local, regional, state or national history have been identified as having been associated with this commercial property and its building.

The identified original and longtime owners (McDougall) are not identifiable persons of historic importance, and no early or subsequent occupants are of identifiable interest or importance.

Consequently, the property and structure at 425 University Ave. have no potential historical significance based on any association to persons of potentially historic importance, so the resource does not meet CPA criterion 1.

(2) The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation;

As summarized above (under CR criterion 3), the character that the original building façade and storefront lent this structure have been entirely lost. The current façade cannot be accurately dated but is relatively recent and not potentially before c1970. The current façade is a bland and stoic contemporary design without stylistic interest or importance.

Additionally, the commercial use and character of the property and its structure are not representative of any important way of life.

Therefore, the property and building at 425 University Ave. do not meet CPA criterion 2.

(3) The structure or site is an example of a type of building which was once common, but is now

rare;

The commercial site and its structure are common, so the property and building at 425 University Ave. do not meet CPA criterion 3.

- (4) *The structure or site is connected with a business or use which was once common, but is now rare;*

Again, the commercial uses of the subject site and its structure are common, so the property and building at 425 University Ave. do not meet CPA criterion 4.

- (5) *The architect or builder was important;*

The original architects of the subject building, Birge M. and David B. Clark, are recognized as local masters. In particular, the architect Birge M. Clark was locally important in his time, and remains so in our time.

Thus, its original design was the work of master architects, so on that basis 425 University Avenue meets CPA Criterion 5.

- (6) *The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.*

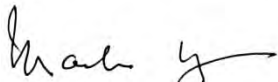
As summarized, the current building exterior is a bland and unadorned contemporary design without stylistic interest or importance. As the structure does not embody distinctive stylistic or architectural characteristics or methodologies, 425 University does not meet CPA criterion 6.

Summary of Findings

As detailed above, with respect to the structure located at 425 University Avenue in Palo Alto, while there is a potential and partial basis for a finding of significance under the CR, its unequivocal loss of integrity relative to its area of potential significance renders the existing structure ineligible for listing on the CR. Additionally, the property and structure are not located in or near an identified historic district, and the making of any such district does not appear to have any even distant potential.

Moreover, while the subject structure meets a single CPA criterion, as summarized, its original architectural design has been entirely lost, and its present character is without stylistic interest or importance. Consequently, 425 University Avenue is neither meritorious of the work of the architects Birge M. and David B. Clark, nor is it a good example of any architectural style and therefore it is unworthy of designation as a historic structure under the City of Palo Alto's historic inventory (from PAMC Section 16.49.040[b]).

Signed:



Mark Hulbert
Preservation Architect



Fig.1 – 425 University Avenue – Aerial View showing location (north at upper right corner)



Fig.2 – 425 University Avenue – Front View Detail of front façade



Fig.3 – 425 University Avenue – Detail of storefront



Fig.4 – 425 University Avenue – Rear View (from east)



Fig.5 – 425 University Avenue – Rear View (from west)



Fig.6 – 425 University Avenue – c1940 – at left (courtesy Palo Alto Historical Association)

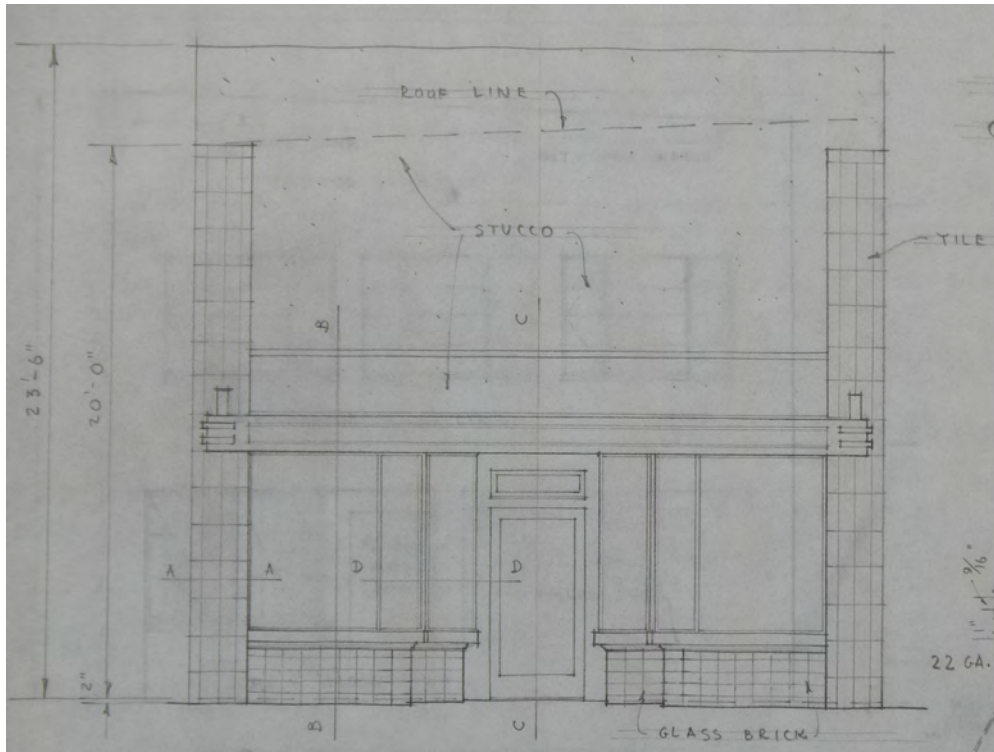


Fig.7 – 425 University Avenue – Original front elevation drawing

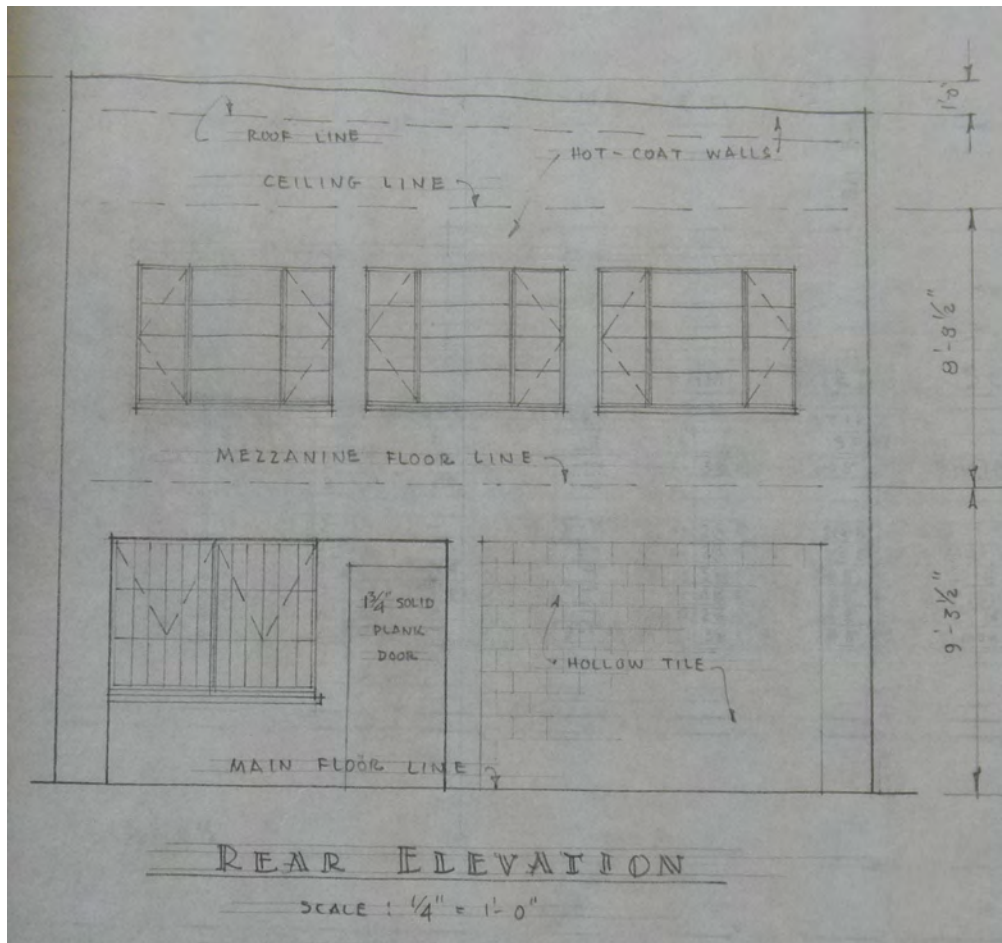


Fig.8 – 425 University Avenue – Original rear elevation drawing

December 27, 2012 – rev. September 22, 2014

429-447 UNIVERSITY AVENUE, PALO ALTO
Historic Architectural Evaluation

Introduction

The property at 429-447 University Ave. houses a corner building of four (nos. 429, 435, 441, 447) contiguous, 1-1/2 story commercial shops, each facing southeast towards University Ave., including the corner shop, no. 447, the side wall of which faces northeast towards Kipling Street (fig.1). The structure fills the 75 foot wide lot and extends 87.5 feet into its 110 foot depth. The remaining depth is a perpendicular parking strip that spans the rear of the lot, and which is accessed via a service alley crossing the block between Kipling and Waverley streets. A small, attached structure stands above the parking area behind the shop at no. 435 (fig.3).

No original records have been located for this commercial building. The City of Palo Alto's property database lists the year built as 1927.

The property has not been identified as a potential historic resource by the City or by the State (no listing on State Historic Resources Inventory). It is not included in an historic district.

The purpose of this report is to summarize the history of the subject property and to complete an evaluation to determine if the structure thereon has any potential historical or historic architectural significance based on pertinent evaluation criteria.

This effort was undertaken in late-2012, including a site visit, a research visit to the Palo Alto Historical Association (for historical photos and documentation) and the Palo Alto Main Library (for city directories), and a permit research visit to the City of Palo Alto Development Center, all on Dec. 20, 2012. Selected online research was also undertaken at that time. Subsequently, in the process of researching and documenting the adjacent commercial building at 425 University Ave., additional information about directly adjoining buildings was collected.¹

Architectural Description

As a commercial building type, this is a low structure in one part with four enframed storefronts facing the main street (University Ave.). Its storefronts extend high up the otherwise relatively low front wall. Thus, the wall area is minimal, with a narrow, solid band, perhaps five feet tall, spanning the structure, and with narrow piers at each corner as well as separating the storefronts. A storefront window returns along the front-fifth of the corner-side wall, which is otherwise essentially solid, though there are a trio of small windows spaced along that wall.

Most wall surfaces, flat and moulded areas alike, are uniformly finished in what appears to be an evenly stippled stucco (cement plaster, or similar). The lintel – the planar, vertical wall segment spanning directly above the storefront openings – is flat, as are the narrow piers. The base of each pier is clad to about a thirty-inch height with stone tiles. Atop each pier is a moulded plaster capital in the form of a simplified and large flora. Each of the storefronts, the

¹ Original architectural documents for three of the adjoining buildings on the subject block were located in the Birge M. Clark Architectural Drawings Collection of the Stanford University Libraries. Therein are a set of 1926 plans for a building identified as 429-433 University Ave., and another set of 1937 plans for a building identified as 427 University Ave. Neither set of plans were for the subject building – the latter set is of the extant building at 425 University, the former set is of the extant building at 415-419 University Ave., and a third set is of the extant building at 423 University Ave.

tops of which align, is terminated with a row of widely-spaced dentils. In the lintel above no. 447, a pair of cast medallions is recessed into the face of wall on each side of a contemporary sign.

Spanning the lintel is a continuous, concatenated frieze consisting of roughly-square recessed panels separated by miniature pilasters, and with a moulded round plaque set in each panel. Altogether, there are some forty-eight panels and plaques across the front. Above the frieze, the wall is capped by a moulded projecting cornice. These top-of-wall features also extend the length of the side-street wall, though with a simple frieze band along the side. One further feature at the front is that the wall segment corresponding to the corner store (no.447) stands slightly proud, with a shallowly returning west edge. This same shallow projection occurs at the corner-side wall, where the store window bay is slightly proud with a return.

The existing storefront windows and doors vary in their wall, window and door patterns and materials, as well as signage. No storefronts appear to have any original elements. No original or early mezzanine level windows are present. The oldest storefront looks to be no. 441, which may date to the 1960s.

Several early images (from the Palo Alto Historical Association photographic collection) show a portion of the building's front, essentially in the background, as the images are of parading Palo Altans c1940 (PAHA image #079-043, fig.5). Nonetheless, the architectural characteristics of the street wall and storefronts are discernible.

Variations between the existing building and early building fronts are clearly apparent. In the early building front, several rows of what appear to be red clay, mission-type roof tiles overhang the cornice, giving the top of wall a serrated edge. The vertical piers aren't flush to the upper wall, but are inset, and with a cap moulding that appears partially dentiled with hanging tassels or glyphs. These caps are integrated into the rows of dentils that span across the storefront openings. Directly above each storefront, the wall – the lintel – is kerfed along the bottom edge. A floral ornament sits above each capital, yet is clearly a part of the upper wall and separate from the top of pier. Storefronts aren't visible, as they are hidden by canvas awnings individual to each shop, and the corner shop is not visible. Above, the mezzanine windows match and are of a form of decorative leaded glass or grillwork.

By comparison, and based on direct observation, in the current building:

- The storefronts are all changed in their entirety, including the corner and separating piers and their edge ornamentation
- The wall is flat and the piers are flush, with contemporary stone tile bases
- The original floral emblems that comprise capitals are not original.
- The decorative tile roof edge is absent.

In this ensemble of elements, the only features of the existing façade that may possibly correspond to the early façade are pieces of the ornamental frieze, the two wall medallions at no. 447 and, perhaps, some dentils.

Prior to initiating research about this property, this writer made a visit to the site and its structure. Immediate observations were that there are no old materials on this façade. The surfaces are too smooth and uniform, unmarred, uncracked and undented to be aged material. Exterior cornices and ornamentation that are greater than fifty years of age (these would be eighty-five years of age if original) show evidence of age. The exterior surfaces and ornamentation on this façade show little evidence of age. They are smooth, uniform and seemingly synthetic.

Permit records held by the City of Palo Alto extend back no earlier than the 1960s, and most

records are from the 1980s on.

Evidence for several earlier alterations are included in an assessment record covering the 1950s to the early 1960s (attached, from the CPA permit records database). Therein, the rear structure above parking at shop no. 435 is identified as a 1952 alteration. And two interior alterations, dated to 1951 and 1963, are also noted. During that time, the owner was first listed as Josiah H. Kirk, then as Angeline B. Kirk. A plan diagram shows the rear structure and that the building housed three shops, Cafeteria, Timm's Radio, and Firestone, with the latter tenant occupying shop nos. 441 and 447.

The earliest permit record, from 1963, included schematic elevations of the front façade generally showing new brick piers and infill (possibly the same brickwork that selectively remains at nos. 441 and 447), horizontal blade-like canopies, a boxed cornice, and a façade that is without ornamental features, along with a note to "furr and stucco" the upper wall. Various permit applications and drawings (though limited in number as well as in content) from then through 1991 continue to depict a building without the stylistic character of the original.

In the fall of 1995, a permit application identifying the subject structure as The Craig Building (Leonard Craig, owner) proposed "uncovering the building front" and "cosmetic face lift." A letter with this application called to "restore the building front from above the canopy to the top of the parapet wall..." as well as to "build back and improve the columns and capitals...". A subsequent staff report under this application to the City's Architectural Review Board (Nov. 2, 1995, 95-ARB-190) stated that "the existing flat upper building wall will be articulated through the use of a new crown [cornice], decorative band [frieze], exposed lintel, and details. Many of these elements are repeated from those currently found on the façade of the Reprint Mint space (447)... The existing brick-faced columns [piers] will be resurfaced in stucco and decorated with capitals and a sandstone base. Also, new pilasters are to be added to the Kipling Street elevation."

This 1996 record confirms that the original building had in fact been previously altered to the extent that very little original material remained.

Under this same application, a letter from the architect (Binkley Design Group to CPA, Dec. 6, 1995) stated that further exploration had confirmed that the medallions showing above the Reprint Mint store... do not appear to repeat along the balance of the upper wall." This letter also confirms the study and modification of the design for the new pilaster [pier] capitals.

While the term "restoration" is repeated in these documents, there is minimal evidence of bona-fide restoration of this façade. Based on these records and personal observations, there is the possibility that one element may remain from the early or original façade – a pair of medallions in the face of lintel above shop no. 447. There is also the possibility that the portion of the frieze above that shop may be also early or original. However, it is not possible to tell if either element is original based on personal observation and documentation, and physical conditions suggest that these may not be older elements (or that they have been overcoated).

In any event, even if some of the original frieze remains, the facts are that all that possibly remains of an original or early façade are minor decorative elements. Moreover, many elements that were replaced are new features that do not match the original.

In summary, the exterior of the building at 429-447 University Avenue has been extensively altered, first sometime in the mid-20th century and again in the mid-1990s. The original storefronts that constitute the bulk of this building exterior are entirely lost. Its decorative roof edge has been lost, its cornice apparently replaced, the frieze reconstructed, and the other

ornamental features replaced with conjectural elements, all excepting an indeterminate number of pieces of the frieze and the medallions at no. 447. Consequently, the original building façade is no longer in existence, and the architectural building form has lost its characteristic design and material integrity.

Property History

Evidence for the history of this commercial property is limited. No original or early permit or drawing documentation has been found.

Per Sanborn maps, in the early-20th century the existing property was part of a parcel that housed a large, two-family residential structure. In the 1924 Sanborn, that structure is identified as 425-431 University Avenue. A note card in the files of the Palo Alto Historical Association (PAHA) references a residence – the “residence for Mrs. Frances Patterson” – at 431 University, and records the date of that house to an 1898 permit record. In 1925, a final listing for 431 University Avenue identifies the occupants as “Torrence & Robbins” and a “DeTuncy, Dr. G.P.” (1925 Palo Alto City Directory).

As noted above, the subject commercial building is dated by an assessor’s record to 1927. It occupies about two-thirds of the earlier residential lot, leaving a separate swath of property to the west and north. (The former was thereafter developed into the current store building at 425 University, and the latter was then developed into the rear service alley.) This commercial building and its recently urbanized setting were first depicted in the 1949 Sanborn Map (fig.4).

Though 1927 is given as the date built, the city directory does not include any listing for the span of addresses 427-449 until 1930. That first listings are for the California State Automobile Association at no. 429, and Piggly Wiggly gro[cery] at no. 447.

Early information about the conversion of the property from residential to commercial is limited to several news clippings (PAHA, file folder for Piggly Wiggly/Safeway). The earliest though unfortunately undated article states that “Piggly Wiggly will operate two stores in Palo Alto as soon as the new building at Kipling street and University avenue is completed, which will be early in June.” (“Piggly Wiggly Will Operate 2 Store Here,” PA Times, no date – see fig.6)

A second clipping from 1934 reports the sale “of the relatively new, reinforced concrete business block at the southwest corner of University avenue and Kipling street to an Oakland investor...” (“Avenue Site Here Bought for \$65,000,” Palo Alto Times, Jul. 25, 1934, fig.6). This report identifies the new owners as Mr. and Mrs. M.B. Skaggs of Oakland, and the former owners as Mr. and Mrs. A. Williams of Palo Alto. This article also mentions that Piggly Wiggly has secured a five-year lease on the vacant store adjacent (no. 441).

With respect to original and early ownership, these are the extent of records and information located to date. (No search of deeds has been undertaken as part of this work.)

In conclusion, the original owners and developers may have been Mr. and Mrs. A. Williams. The original and primary tenant was the grocery merchants Piggly Wiggly, whose name remained until 1934-1935 when they became Safeway Stores. Safeway remained at this location into the 1940s. The other shops have been occupied by a wide variety of commercial offices and stores.

Historic Context

The subject property’s historic context is that of the commercial development of the City of Palo Alto, and specifically of the City’s downtown, which is centered at University Avenue and Alma

Street, where it originated in the mid-1890s, coincident to the City's incorporation in 1894 and directly adjacent to the Southern Pacific Railroad's train stop.

At that time, based on turn-of-the-20th century Sanborn Maps, it was a very small downtown, emanating from the Alma and University Avenue circle to the northeast for just a couple of blocks before giving way to residential uses. That linear, eastward pattern of commercial development continued throughout the 1900s. By the mid-1920s, University Avenue commercial development extended to the corner of Waverley, which defines the western boundary of the subject block. In 1927, along with several other structures on its block, the subject building at 429-447 University was built. By 1950, commercial development along University Avenue reached as far east as Cowper. In the mid-to-late 20th century, the downtown expanded further east to Middlefield Road, some 12 blocks from its origins at the Alma and University circle.

Buildings in the downtown range from the early-20th century to the present, with a concomitant range of architectural forms, styles and materials. The downtown is predominately yet not strictly low – i.e., single to 1-1/2 stories. The subject building is representative of many throughout the downtown that have been altered beyond recognition of their original and early designs. Earlier structures on many other University Avenue parcels have been replaced with new buildings, which is a pattern that has episodically continued since the mid-1900s. At this juncture, surviving older structures are few relative to the overall downtown and are therefore scattered throughout the downtown.

In this downtown commercial setting, there is no identified historical or cultural district, and no apparent collection of resources, thematically or architecturally, that may constitute an identifiable, future historic district or area.

Evaluation

The property and structure at 429-447 University Ave. have not previously been evaluated for historic resource eligibility. In order to address the requirements of the California Environmental Quality Act (CEQA) specific to historic resources, the current effort has been requested and is intended to provide such historic resource evaluation.

California Register of Historical Resources: The following evaluates the subject resource using the California Register (CR) criteria, listing each criterion followed by a statement based on the details reported herein.

To be eligible for listing on the CR, a resource must be historically significant at the local, state, or national level, under one or more of the following four criteria:

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There are no identified events of importance to local, regional or state history associated with 429-447 University Avenue. In the early 20th century, this property was part and parcel with general commercial development patterns in downtown Palo Alto, and specifically with the expansion of the downtown southeastward.

Thus, 429-447 University Avenue has no associations to events that have contributed to local, regional or state history, so the property does not meet CR Criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history;*

No persons of importance to local, regional, state or national history have been identified to have been associated with this commercial property and its building. The identified original

and early owners (Williams, Skaggs, Kirk) are not identifiable persons of historic importance.

Consequently, the property and structure at 429-447 University Ave. have no potential historical significance based on any association to persons of potentially historic importance.

3. *It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values;*

The extant building at 429-447 University Ave. was constructed c1927. Based on early images, it had a façade with composite ornamentation – including Mediterranean/Colonial style features (cast ornamentation and roof edge) plus some apparently Art Moderne elements (upper storefront windows). It was a commercial design generally typical of its period, as can be evidenced by neighboring structures seen in early photos, whereby each of their façade designs were somewhat unique in order to attract individual attention, yet where the block front had a measure of unity. The subject building was less distinctive than others on this and adjacent downtown blocks, a range of which yet survive.

Moreover, the original building façade has been substantially lost. The current façade can be dated to 1996. While the existing upper façade is generally representative of the original design, the original was largely removed and altered in the mid-20th century. Important features of the original/early design are no longer extant, in particular the shop fronts, which make up a large portion of the façade yet have been entirely removed, along with the original capitals/piers as well as the decorative tile roof edge. And other decorative elements have been conjecturally added. While there may be several original ornamental elements at the existing façade, the extent is difficult to ascertain. Such extent of retention does not constitute an original or historic façade. Without its original façade, the remaining building structure/shell does not constitute a work of distinctive architecture. Even were the entire upper wall intact, it would be inappropriate to conclude such as a meaningfully sufficient extent of retention of distinctive characteristics. Plus, there is no detailed evidence of what did exist originally.

Therefore, the commercial structure at 429-447 University Avenue has no potential historic architectural significance.

Moreover, no architect, engineer, designer or builder of the original building has been identified.

As the structure does not embody distinctive stylistic or architectural characteristics or methodologies, or represent the work of a master, or possess artistic value; then 429-447 University Avenue does not meet CR Criterion 3.

4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

429-447 University Avenue has not yielded and does not appear to have the potential to yield any important historic information. Therefore, the property does not meet CR Criterion 4.

CR Evaluation Summary: Per the above evaluation record and findings, the commercial property and building at 429-447 University Avenue does not meet any CR criterion and, therefore, is not eligible for inclusion on the CR.

Further, inclusion on the CR requires that a given property must meet at least one CR criterion and retain its historical integrity. However, as 429-447 University Ave. does not meet any CR criterion and is therefore not CR eligible, an analysis of the building's integrity is not required.

City of Palo Alto (CPA): The following additionally evaluates the subject structure based on the City of Palo Alto's criteria for designation of historic structures/sites or districts to the City of Palo Alto's historic inventory (from PAMC Section 16.49.040[b]), again citing each criterion with a statement based on the details reported herein and followed by an evaluation summary.

- (1) *The structure or site is identified with the lives of historic people or with important events in the city, state or nation;*

No persons of importance to local, regional, state or national history have been identified as having been associated with this commercial property and its building.

Consequently, the property and structure at 429-447 University Ave. has no potential historical significance based on any association to persons of potentially historic importance, so the resource does not meet CPA criterion 1.

- (2) *The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation;*

As summarized above (under CR criterion 3), the character that the original building façade and storefront lent this structure has been substantially altered and lost. The current façade can be dated to 1996. While the existing upper façade is generally representative of the original design, the original was largely removed and altered in the mid-20th century. Important features of the original/early design are no longer extant.

Additionally, the commercial use and character of the property and its structure are not representative of any important way of life.

Therefore, the property and building at 429-447 University Ave. does not meet CPA criterion 2.

- (3) *The structure or site is an example of a type of building which was once common, but is now rare;*

The commercial site and its structure are common, so the property and building at 429-447 University Ave. does not meet CPA criterion 3.

- (4) *The structure or site is connected with a business or use which was once common, but is now rare;*

Again, the commercial uses of the subject site and its structure are common, so the property and building at 429-447 University Ave. does not meet CPA criterion 4.

- (5) *The architect or builder was important;*

No original architect, engineer, designer or builder of the original building has been identified. Thus, the property has no identifiable association to an important architect or builder.

- (6) *The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.*

As summarized, the current facades date to 1996, and are a contemporary design with minor stylistic interest. As the structure does not embody distinctive stylistic or architectural

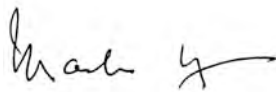
characteristics or methodologies, 429-447 University does not meet CPA criterion 6.

Summary of Findings

As detailed above, the structure located at 429-447 University Avenue in Palo Alto is ineligible for listing on the CR. Additionally, the property and structure are not located in or near an identified historic district, and the making of any such district does not appear to have any even distant potential.

Moreover, as summarized, its original architectural design has been lost, and its present character is without historic architectural interest or importance. Consequently, 429-447 University Ave. is unworthy of designation as a historic structure under the City of Palo Alto's historic inventory (from PAMC Section 16.49.040[b]).

Signed:



Mark Hulbert
Preservation Architect



Fig.1 – 429-447 University Avenue – View of front and side

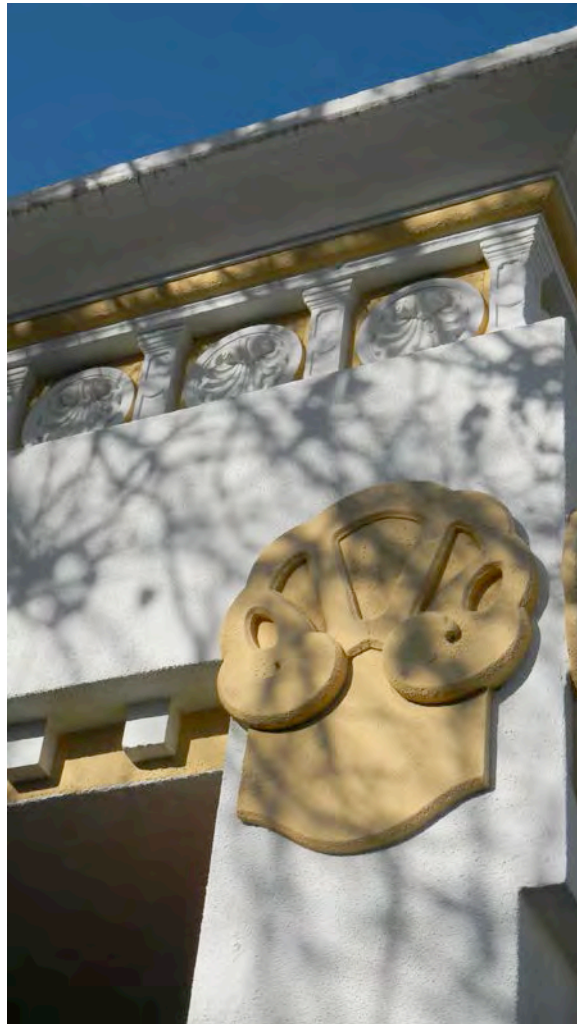


Fig.2 – 429-447 University Avenue – Detail of front façade



Fig.3 – 429-447 University Avenue - Rear



Fig.4 – 429-447 University Avenue, 1945 Sanborn Map



Fig.5 – 429-447 University Avenue – c1940 (Palo Alto Historical Association)

AVENUE SITE HERE BOUGHT FOR \$65,000

Oakland Couple Pay Cash For Kipling Corner

Sale of the relatively new, reinforced concrete business block at the southwest corner of University avenue and Kipling street to an Oakland investor was announced today with the filing of the deed in the office of Recorder Charles Payne in San Jose.

The deal involved \$65,000, which was made in cash by Mr. and Mrs. M. B. Skaggs of the East Bay city, according to Warren Tucker, Oakland realtor, who handled the transaction. The sellers were Mr. and Mrs. A. Williams of that city.

Included in the unit are four stores with a total frontage of 75 feet on University. They run back 110 feet to an alley.

It was reported that Piggly Wiggly, which operates the store on the corner, has taken a five-year lease on the adjacent stall now vacant.

Tucker said that Mr. and Mrs. Skaggs purchased the local property as an investment. The real estate man described the holding as one of the most attractive on the peninsula, from the standpoint of the investor. It was his statement that inquiry for real property in the East Bay region and the peninsula is improving, those with money showing a growing tendency to put it out in land and improvements.

PIGGLY WIGGLY WILL OPERATE 2 STORES HERE

Piggly Wiggly will operate two stores in Palo Alto as soon as the new building at Kipling street and University avenue is completed, which will be early in June, Michael Molony, district manager, announced today. The present store at 335 University avenue as well as the new store will install the new type Piggly Wiggly fixtures. The present store has a ten-year lease on its location.

Molony stated that the two stores will be uniform in prices and that the merchandise will be in corresponding locations in the two establishments. Molony also explained that the Palo Alto stores will operate from the central office in Oakland and that the local concern has no connection with other Piggly Wiggly stores in the northern part of the peninsula.

The present store has operated here for six and one-half years.

Fig.6 – 429-447 University Avenue – Newspaper clippings (Palo Alto Historical Association)

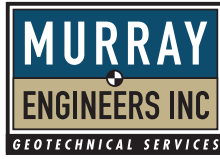
APPENDIX E
Geotechnical Investigation

**GEOTECHNICAL INVESTIGATION
NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA**

**THIS REPORT HAS BEEN PREPARED FOR:
KIPLING POST LP/WHARTON PROPERTIES, LLC
P.O. BOX 204
PALO ALTO, CALIFORNIA 94302**

SEPTEMBER 2013





September 26, 2013
Project No. 1755-1R1

**Kipling Post LP/
Wharton Properties, LLC**
P.O. Box 204
Palo Alto, CA 94302

**RE: GEOTECHNICAL INVESTIGATION,
NEW MIXED-USE BUILDING,
429-447 UNIVERSITY AVENUE,
PALO ALTO, CALIFORNIA**

Ladies and Gentlemen:

We are pleased to present the results of our geotechnical investigation relating to design and construction of a new building on the property at 429-447 University Avenue in Palo Alto, California. This report summarizes the results of our field, laboratory, and engineering work, and presents geotechnical recommendations and design criteria for the project.

The conclusions and recommendations presented in this report are contingent upon our review of the project plans and our observation and testing of the geotechnical aspects of the construction.

If you have any questions concerning our investigation, please call.

Very truly yours,

MURRAY ENGINEERS, INC.



William P. Carter, P.E.
Senior Engineer



John A. Stillman, G.E., C.E.G. 1868
Principal Geotechnical Engineer

JK:WPC:JAS

Copies: Addressee (6)

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**GEOTECHNICAL INVESTIGATION
NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA**

INTRODUCTION

This report presents the results of our geotechnical investigation relating to design and construction of a new mixed-use building on the property at 429-447 University Avenue in Palo Alto. The project location is indicated on Figure A-1, Vicinity Map. The purpose of our investigation was to explore the subsurface soil and geologic conditions on the site in the area of the proposed improvements and to provide geotechnical conclusions and recommendations relating to the foundation and earthwork components of the project.

Project Description

Although plans are tentative, the project will include construction of a new 3.5-story mixed-use building with two levels of subterranean parking. The lower level parking will extend roughly 27 feet deep below existing grade. The project may include a ramp to access the subterranean parking or a car lift system. We anticipate that structural loads will be typical of construction of this magnitude. The layout of the existing improvements is shown on the Site Plan, Figure A-2.

Scope of Services

We performed the following services in accordance with our agreement with you dated July 22, 2013 (executed August 9, 2013):

- Reviewed geologic and seismic conditions in the area and evaluated geologic hazards that could potentially impact the site and the proposed improvements
- Performed a reconnaissance of the site in the area of the proposed improvements
- Explored the site subsurface conditions by advancing, sampling, and logging two exploratory borings in the area of the proposed building improvements
- Performed laboratory testing on selected soil samples for soil classification and to evaluate engineering properties of the subsurface materials
- Performed geotechnical engineering analyses to evaluate the seismic-induced liquefaction settlement potential at the site and to develop geotechnical engineering design criteria for the proposed improvements
- Prepared this report presenting a summary of our investigation and our geotechnical conclusions, recommendations, and design criteria



GEOLOGIC & SEISMIC CONDITIONS

Geologic Overview

The subject property is located in the Santa Clara Valley, a broad, sediment-filled basin bounded on the southwest by the Santa Cruz Mountains and on the northeast by the Diablo Mountain range. According to the USGS topographic map of the Palo Alto Quadrangle (see Figure A-1), the site is situated at an approximate elevation of 50 feet above mean sea level. According to the Geologic Map of the Palo Alto and Part of the Redwood Point 7-1/2' Quadrangles (Pampeyan, 1993), the site is located in an area underlain by Pleistocene age (approximately 10,000 to 2 million years old) older alluvium (Qoa). These materials are generally described as weathered, unconsolidated to moderately consolidated gravel, sand, and silt grading coarser headward and interfingers with stream terrace deposits in narrow drainage channels.

According to the State of California Official Seismic Hazard Zones Map for the Palo Alto Quadrangle (California Geological Survey, 2006), the site is located in an area where historical occurrences of earthquake-induced liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent earthquake-induced ground displacements. A copy of the relevant portion of this map is presented on the State Seismic Hazard Zones Map, Figure A-4. Additionally, the Association of Bay Area Governments liquefaction potential mapping of the area (ABAG, 2006) indicates that the site is located in an area considered to have moderate liquefaction susceptibility. We note that the Historical Ground Failures map included as Plate 1.2 in the State Seismic Hazard report does not include any recorded historical ground failures (including ground cracks and lateral spreading) on or in the immediate vicinity of the site.

Seismicity

The San Francisco Bay Area, which is affected by the San Andreas Fault system, is recognized by geologists and seismologists as one of the most active seismic regions in the United States. In the Bay Area there are three major faults trending in a northwest direction within the San Andreas Fault system, which have generated about 12 earthquakes per century large enough to cause significant structural damage. These faults include the San Andreas, Hayward, and Calaveras faults. The San Andreas Fault is located approximately 5.7 miles southwest of the site. The Hayward and Calaveras faults are located approximately 13 and 18 miles northeast of the site, respectively. Additionally, the potentially active Monte Vista-Shannon Fault is located approximately 3.9 miles southwest of the site.

Seismologic and geologic experts convened by the United States Geological Survey, California Geological Survey, and the Southern California Earthquake Center conclude that there is a 63 percent probability for at least one "large" earthquake of magnitude 6.7 or larger in the Bay Area before the year 2038. The northern portion of the San Andreas fault is



estimated to have a 21 percent probability of producing a magnitude 6.7 or larger earthquake by the year 2038 (2007 Working Group on California Earthquake Probabilities, 2008).

SITE EXPLORATION & RECONNAISSANCE

Exploration Program

Our field investigation was performed on September 3, 2013; and included a site reconnaissance and the excavation and logging of two exploratory borings to depths of approximately 45 feet at the locations shown on Figure A-2. The boring locations were approximately determined by measuring distance from building corners and should be considered accurate only to the degree implied by the mapping technique used.

Our exploratory borings were advanced using a truck-mounted drill rig equipped with hollow-stem augers. Soil samples were collected with split-spoon samplers driven with a 140-pound hammer repeatedly dropped from a height of 30 inches with a wire line sampling system. The samplers included the 2-inch outside diameter (OD) Standard Penetration Test sampler, as well as 2.5- and 3-inch OD split-spoon samplers. The sampler types used are indicated on the boring logs at the appropriate depths. The number of hammer blows required to drive the samplers were recorded in 6-inch increments for the length of the 18-inch long sampler barrels. The associated blow count data, which is the sum of the second and third 6-inch increment, is presented on the boring logs as sampling resistance in blows per foot. The field blow counts for the 2.5-inch and 3-inch OD samplers have been standardized to Standard Penetration Test blow counts for sampler size; however, the blow count data has not been adjusted for other factors such as hammer efficiency. The logs of our borings are presented in Appendix B as Figures B-1 and B-2. Also included in Appendix B is Figure B-3, Key to Boring Logs; and Figure B-4, Unified Soil Classification System.

Our staff geologist logged the borings in general accordance with the Unified Soil Classification System. The boring logs show our interpretation of the subsurface conditions at the locations and on the date indicated and it is not warranted that these conditions are representative of the subsurface conditions at other locations and times. In addition, the stratification lines shown on the logs represent approximate boundaries between the soil materials; however, the transitions may be gradual.

Site Description

The flat property is located along the northwest side of University Avenue in downtown Palo Alto. The property measures roughly 75 feet wide and 110 feet long and is bounded by University Avenue to the southeast, Kipling Street to the northeast, an alleyway to the northwest, and commercial properties to the southwest. The site is accessed from the University Avenue sidewalk at the front and an alleyway and parking lot off Kipling Street



from the rear. The site is currently occupied by a single-story, four-unit retail building with storefronts along University Avenue (at 429, 435, 441, and 447 University Avenue) and one, second-story office unit above a parking area in the rear. The asphalt parking lot accessed from the back alley includes about six parking spaces.

Subsurface

Two exploratory borings were excavated in the area of the proposed building, in the existing asphalt parking area. In general, below the asphalt pavement section, our exploratory borings B-1 and B-2 encountered alternating layers of fine- and coarse-grained alluvium to the full depth explored of 45 feet. More specifically, the borings encountered approximately 5 to 8 feet of very stiff to hard surficial silty clay, underlain by 4 to 6 feet of medium dense to very dense gravelly to silty sand, and then underlain by 20 to 25 feet of very stiff silty clay. At depths of roughly 35 feet, the clay is underlain by medium dense to very dense clayey to silty sand to the bottom of the borings at depths of 45 feet. The location of each boring is presented on Figure A-2, Site Plan and detailed logs of the borings are presented in Appendix B.

Laboratory Test Results

Consolidated-undrained direct shear strength tests were performed by Cooper Testing Laboratory on two samples of the alluvial soils underlying the site. Direct shear testing of the silty clay alluvium encountered in Boring B-1 at depths of 24.5 to 25 feet yielded an internal friction (Φ) angle of 25 degrees and a cohesion value (c) of 1670 pounds per square foot (see Figure C-1, Direct Shear Test Data). Direct shear testing of the silty clay alluvium encountered in Boring B-2 at depths of 11 to 11.5 feet yielded an internal friction (Φ) angle of 20 degrees and a cohesion value (c) of 1500 pounds per square foot (see Figure C-2, Direct Shear Test Data).

Groundwater

Our borings encountered groundwater at depths of approximately 33.5 to 35 feet below existing grade during drilling. Groundwater was re-measured approximately 30 minutes after drilling at depths of approximately 31.5 to 32 feet. The borings were backfilled with grout prior to leaving the site on the day of drilling. According to Plate 1.2 of the Official State Seismic Hazard Zone report for the Palo Alto Quadrangle (California Geological Survey, 2006), the site is located in an area with a historical depth to groundwater of approximately 20 to 30 feet below ground surface. In addition, we recently installed three 32-foot deep piezometers for a property roughly 750 feet to the east at 611 Cowper Street. We measured the groundwater level several times between July and August 2013 to be between approximately 23 and 28 feet below grade.

We note that fluctuations in the level of groundwater can occur due to variations in rainfall, landscaping, and other factors that may not have been evident at the time our measurements were made. Therefore, immediately prior to the start of construction, the depth to groundwater should be verified to allow for modification in structural design, if required.

LIQUEFACTION ANALYSIS

As noted above, the building site is located within a zone designated as potentially susceptible to earthquake-induced liquefaction. Liquefaction is a soil softening response, by which an increase in the excess pore water pressure results in partial to full loss of soil shear strength. In order for liquefaction to occur, the following four factors are required: 1) saturated soil or soil situated below the groundwater table; 2) undrained loading (strong ground shaking), such as by earthquake; 3) contractive soil response during shear loading, which is often the case for a soil which is initially in a loose or uncompacted state; and 4) susceptible soil type; such as clean, uniformly graded sands, non-plastic silts, or gravels. Structures situated above temporarily liquefied soils may sink or tilt, potentially resulting in significant structural damage.

To address the potential for liquefaction at the site and its impact on the planned improvements, we performed analyses using our subsurface information combined with site-specific design level earthquake values to develop an estimate of the potential magnitude of liquefaction-induced total and differential settlements. Within Borings B-1 and B-2, we identified the soil layers with sufficiently low clay content to be potentially liquefiable. The layers included the silty sand encountered below approximately 35 feet. However, we note that the silty sand was observed to be predominantly dense to very dense and consequently is likely too dense to be considered liquefiable.

The majority of the finer-grained soils encountered in Borings B-1 and B-2 were eliminated from the analysis based on engineering judgment and by recent screening criteria presented by Seed, et al., which identifies silts and clays with liquid limits less than 37%, plasticity indices less than 12%, and moisture contents greater than 80% of their liquid limits as potentially liquefiable.

Computer-Aided Analysis

Our analyses were performed using the computer program LiquefyPro (Version 5.3c), which calculates a factor of safety (FS) against soil liquefaction by comparing the cyclic resistance ratio (CRR), the ratio of the resistance of the soil to liquefaction during cyclic shaking, to the cyclic stress ratio (CSR), the seismic loading that would be likely to result from a design level earthquake at the study location. If the factor of safety for a soil layer is less than 1.0, it is more likely that the soil layer may liquefy during a moderate to large seismic event. The



methods outlined in the above publications were also used to evaluate magnitude of anticipated soil settlement, calculated as the volumetric strain (qualified by the CSR) times the thickness of the liquefiable soil layer.

The CRR during a design-level earthquake is a function of groundwater level, earthquake magnitude, soil density, and the depth of the layer being evaluated. Based on the CDC Seismic Hazard Zone report for the Palo Alto Quadrangle (Plate 1.2) and our subsurface investigation, our liquefaction analyses considered a design groundwater level at a depth of 26 feet below the existing ground surface. According to Earthquake Hazards Program (USGS, 2008), the estimated peak ground acceleration in the site vicinity is approximately 0.44g for a 10% exceedance in 50 years based on a predominant earthquake magnitude of 7.9 Mw. The soil density values were estimated based on site-specific data collected during exploratory drilling and sampling and laboratory data. Our CRR calculations are based on normalized standard penetration blow counts corrected for field-testing procedures, such as hammer efficiency, borehole diameter, rod length, and overburden pressures.

LiquefyPro calculates liquefaction-induced settlement by dividing the data into thin layers and calculating settlement for each layer. The settlement in each layer was calculated by multiplying the volumetric strain by the thickness of each layer. Volumetric strain was calculated using the factor of safety against liquefaction against corrected SPT data.

Liquefaction Settlement Findings

Our analysis based on Borings B-1 and B-2 identified relatively thin layers of material with a low to moderate probability of liquefaction as a result of a design-level earthquake, generally below approximately 35 feet. Consequently, we estimated (using the LiquefyPro program) a negligible amount of total and differential seismic-induced settlement may be expected at the site, based on the subsurface data inputted.

We note that the methods of analysis used to estimate total and differential settlements do not take into account the possibility of surface ground rupture, but consider the capping layer effects of the relatively stiff and dense, non-liquefiable soils overlying the potentially liquefiable soil layers. For liquefaction-induced sand boils or fissures to occur, the pore water pressures induced within the liquefied strata must exert enough force to break through these overlying layers. Based on work by Youd and Garris (1995), a capping layer of non-liquefiable material on the order of 4.5 to 5 feet thick may be adequate enough to prevent the occurrence of ground surface rupture for a liquefiable layer on the order of 2 to 3 feet in thickness. Based on our subsurface information, the subject site should have a sufficiently thick and relatively dense, non-liquefiable layer above the groundwater table capping the potentially liquefiable layers at greater depths to mitigate the potential for sand boils or surface venting during an earthquake.

CONCLUSIONS

From a geotechnical perspective, it is our opinion that the site is suitable for the proposed development provided that the recommendations presented in this report are incorporated into the design and construction of the project. In our opinion, the primary geotechnical constraints to the proposed construction are the site’s seismic setting, and the City’s guidelines eliminating the use of subsurface drainage in relation to all new basement construction (see below).

In addition, we anticipate that the excavation for the below-grade garage will likely extend to depths on the order of roughly 27 feet below existing site grades, in some cases near or immediately adjacent to existing buildings and public streets and sidewalks. Therefore, to mitigate the issue of differential settlement and potential impact on these structures, the basement excavation will necessitate a well-designed temporary shoring system to be designed by others. As noted above, the groundwater level is expected to typically be on the order of approximately 31 to 32 feet below existing grades. Due to fluctuations in ground water level, it is possible that portions of the basement excavation will encounter ground water. Dewatering should be the responsibility of the contractor if ground water is encountered during construction.

Based on our investigation, the site appears to be underlain by alternating layers of fine- and coarse-grained alluvium to the maximum depth explored of 45 feet. In our opinion, the underlying competent alluvial deposits should provide adequate foundation support for the proposed improvements.

Highest Projected Groundwater Level

In accordance with the requirements of the City of Palo Alto Public Works Department, we have included the following statement: Based on our subsurface investigation and the available historic groundwater data, in our professional judgment, the groundwater at the project site is unlikely to rise above a depth of 26 feet (5-feet above the measured ground water level) as measured from existing site grades. Therefore, from a geotechnical perspective, if all or portions of the basement finished floor elevation will be situated below a depth of 26 feet, in our opinion, the basement slab foundation would be required to resist uplift pressures from regional groundwater buoyancy effects. Waterproofing of the basement is critical and should be designed and installed by an experienced consultant/contractor.

Please note that the City of Palo Alto prohibits new basements east of Foothill Expressway from being constructed with subsurface drainage. Therefore, as noted in the Retaining Wall



section that follows, basement retaining walls should be designed for the undrained condition and waterproofing (designed by others) should be incorporated in the design.

Geologic Hazards

As part of our evaluation, we assessed the potential for geologic hazards to impact the site and the proposed improvements. The results of our review are presented below:

- ❖ **Fault Rupture** – Based on our review of published maps, it is our opinion that no active or potentially active faults cross the subject property. Therefore, in our opinion the potential for fault rupture at the site is very low.
- ❖ **Ground Shaking** – As noted in the Seismicity section above, moderate to large earthquakes are probable along several active faults in the greater Bay Area. Therefore, strong to violent ground shaking should be expected one or more times during the design-life of the proposed improvements. The improvements should be designed in accordance with current earthquake resistant standards, including the 2013 CBC guidelines and the design parameters presented in this report. It should be clearly understood that these guidelines and parameters will not prevent damage to structures; rather they are intended to prevent catastrophic collapse.
- ❖ **Differential Compaction** – During moderate and large earthquakes, soft or loose, natural or fill soils can settle and consolidate, often unevenly across a site. In general, the alluvial soils encountered at the site are very stiff to hard or medium dense to very dense and, in our opinion, are not susceptible to differential compaction. Therefore, differential compaction should not constitute a significant hazard to the proposed improvements provided that they are supported on foundations designed in accordance with the recommendations presented in this report.
- ❖ **Liquefaction** – Please refer to the Liquefaction Analysis section of our report for more detailed information concerning this geologic hazard. In summary, based on the findings presented in the above sections, in our opinion the probability of liquefaction, ground displacement, ground lurching, differential settlement or lateral spreading during major seismic events at the site is low. Potential differential ground settlement resulting from earthquake-induced liquefaction in the area of the proposed building footprint, if it were to occur, has been estimated to be a negligible amount (see discussion above and Appendix D, Summary of Liquefaction Settlement Analysis). Therefore, in our opinion, the potential for liquefaction to occur and adversely affect the building improvements should be very low provided the recommendations contained in this report are implemented in design and construction.



RECOMMENDATIONS

We recommend that the proposed below-grade parking garage, its retaining walls, and all building loads overlying the basement be supported on a mat foundation bearing in the underlying alluvial deposits. Based on the information found during our subsurface investigation, if the finished floor of the basement will extend below a depth of approximately 26 feet, in our opinion, the basement slab foundation will be required to resist uplift pressures from groundwater buoyancy effects. Due to City guidelines prohibiting subsurface drainage associated with new basement construction, basement retaining walls should be designed for the undrained hydrostatic condition. In addition, there is a potential for encountering isolated zones of relatively clean granular deposits of variable density and consistency during excavations for the proposed basement structure. As a result, in our opinion the foundation and earthwork contractors should be cautioned that vertical and near vertical cuts in the more granular materials may be prone to raveling and potentially more significant caving failure. The building contractor should take appropriate precautions to shore the proposed basement excavation, as necessary. The design and construction of any temporary shoring or dewatering is the responsibility of the building contractor and is beyond the scope of this investigation. In addition, we strongly encourage the use of a waterproofing consultant and/or waterproofing subcontractor to assure adequate protection from surface water that will accumulate adjacent to the basement wall and bottom of mat slab.

At-grade concrete slabs-on-grade should be constructed over a section of select granular fill. Any slabs-on-grade planned adjacent to the basement walls should be designed to span the area underlain by any planned basement retaining wall backfill (if present) to mitigate the concerns for backfill settlement. Detailed foundation, grading, and drainage recommendations and geotechnical design criteria are presented below. We should review the proposed layout and design, prior to completion of the final plans, to verify that the following recommendations are appropriate.

2013 CBC EARTHQUAKE DESIGN PARAMETERS

We have developed site-specific earthquake design parameters based on the procedures described in Chapter 16, Section 1613 of the 2013 California Building Code (California Building Standards Commission, 2013). These procedures utilize State standardized spectral acceleration values for maximum considered earthquake ground motion taking into account historical seismicity, available paleoseismic data, and activity rates along known fault traces, as well as site-specified soil and bedrock response characteristics. Contour maps of Class B bedrock horizontal spectral acceleration values for the State of California are included as figures in Chapter 16 of the 2013 CBC, representing both short (0.2 seconds) and long (1.0



second) periods of spectral response and taking into account 5 percent of critical damping. The U.S. Geological Survey (2013) has prepared an online seismic design value application tool, based on the 2010 ASCE with a July 2013 CBC errata, for public use, that allows for site-specific adjustments of these acceleration values for different subsurface conditions, which are defined by site classes. Given representative latitude of 37.448 and longitude of -122.160 in accordance with guidelines presented in the 2013 CBC, the following seismic design parameters will apply for this site:

- Site Class D – Soil Profile Name: Stiff Soil (Table 1613.5.2)
- Mapped Spectral Accelerations for 0.2-second Period: $S_s = 1.511$ (Site Class B)
- Mapped Spectral Accelerations for a 1-second Period: $S_1 = 0.692$ (Site Class B)
- Design Spectral Accelerations for 0.2 second Period: $S_{DS} = 1.008$ (Site Class D)
- Design Spectral Accelerations for a 1-second Period: $S_{D1} = 0.692$ (Site Class D)

BASEMENT MAT FOUNDATION

We recommend that the basement and any loads overlying the basement be supported on a reinforced concrete mat slab foundation bearing on the underlying alluvium. The mat may be designed for allowable bearing pressures of 2,000 pounds per square foot for combined dead plus live loads, with a one-third increase allowed for transient loads, including wind or seismic forces.

If the structural engineer will utilize a modulus of subgrade reaction in the mat design, we estimate that the modulus of vertical subgrade reaction for a 1-foot square plate (based on Terzaghi's method - Figure 6 of the Navy Design Manual, Chapter 5, NAVFAC DM 7.1; and engineering judgment) for the very stiff alluvium to be approximately 80 pounds per cubic inch (pounds per square inch per inch). We caution that the structural engineer should consider the dimensions of the loaded area and the various column and line loading/spacing in evaluating the modulus of subgrade reaction in accordance with the guidance presented in the Navy Design Manual, Section 9.6 of Foundation Analysis and Design (Bowles, 1996), or in accordance with some other suitable reference.

If the finished floor of the basement will extend below a depth of 26 feet, the basement slab foundation should be designed to resist uplift pressures from buoyancy effects, assuming a water level at 26 feet below existing grade. Uplift pressures from buoyancy can be resisted by the weight of the structure, including the concrete mat foundation and retaining walls. If necessary, uplift pressures can be resisted by thickening the mat slab, or by using drilled piers or helical anchors. If drilled piers or helical anchors are considered, we should be contacted to provide appropriate design recommendations.



Lateral loads may be resisted by friction between the mat and the supporting subgrade. A frictional resistance of 0.30 can be used. In addition to the above, lateral resistance may be provided by passive pressures acting against the lower two-thirds of the basement retaining walls using an equivalent fluid pressure of 350 pounds per cubic foot.

The mat foundation should be reinforced with a grid of steel reinforcing bars. The project structural engineer should establish mat thickness and reinforcing based on anticipated loading and the design criteria presented in this report.

Our representative should observe the basement excavation upon its completion and prior to placement of the recommended water proofing to evaluate the condition of the subgrade material and to make sure that the conditions are consistent with those anticipated from our subsurface exploration. It may be necessary to compact the subgrade material in the basement excavation, if loose or disturbed areas are created or encountered during construction.

We recommend that a qualified waterproofing consultant be retained to provide appropriate recommendations and construction specifications. Murray Engineers, Inc. does not provide waterproofing design or consultation services.

Based on our engineering judgment, thirty-year differential movement due to static loads is not expected to exceed approximately $\frac{3}{4}$ -inch across any 20-foot span of the mat-supported improvements.

BASEMENT RETAINING WALLS

Basement retaining walls should be supported on foundations designed in accordance with the recommendations provided above. The general contractor shall be responsible for all shoring and bracing required to adequately stabilize the basement excavation for the safety of construction workers and protection of any adjacent structures or property lines. Waterproofing or damp-proofing of retaining walls should be included in areas where wall moisture would be undesirable, such as at living space or where wall finishes could be impacted by moisture. The project architect or a waterproofing consultant should provide detailed recommendations for waterproofing or damp proofing, as necessary. Basement mat slab waterproofing should be designed and constructed to be integral with the basement wall waterproofing.



Retaining Wall Drainage

Please note that the geotechnical standard of care for basement retaining walls is to incorporate a subsurface drainage system behind basement retaining walls (integral with the basement mat foundation drainage system) to mitigate buildup of water pressure from surface water infiltration and/or other possible sources of water. However, in accordance with requirements of the City of Palo Alto Public Works Department, we understand that basement retaining wall and sub-slab drainage systems will no longer be allowed for any new construction within the City of Palo Alto. In our opinion, this poses a significant concern in relation to the potential issues of water permeation through slab surfaces and into the interior basement portions of the structure, which, if it were to occur, could create maintenance issues in the subterranean parking area. Therefore, we recommend the basement and mat slab be appropriately waterproofed. The mat slab floor and the retaining wall waterproofing systems should be designed as an integral system. We recommend that a waterproofing consultant and/or experienced waterproofing contractor be retained to provide appropriate recommendations and construction specifications.

Lateral Earth Pressures

Because City guidelines prohibit the use of subsurface drainage, we recommend that basement retaining walls be designed for undrained lateral soil loading conditions acting over the entire height of the wall. All portions of unrestrained retaining walls should be designed to resist an equivalent fluid pressure of 85 pounds per cubic foot (pcf) plus one-third of any anticipated surcharge loads. Undrained walls restrained from movement at the top should be designed to resist an equivalent fluid pressure of 85 pcf plus a uniform pressure of $8H$ pounds per square foot (psf), where H is the height in feet of the retained soil. Restrained walls should also be designed to resist an additional uniform pressure equal to one-half of any surcharge loads applied at the surface.

In accordance with the 2013 CBC, where applicable, new retaining walls, such as walls that are incorporated into the building foundation, should also be designed to resist lateral earth pressure from seismic loading. We suggest that the seismic loading be based on a uniform pressure of $10H$ pounds per square foot (psf)/foot of wall height, where H is the height in feet of the retained soil. We also note that the allowable passive pressures provided for retaining wall foundations may be increased by one-third for short-term seismic forces.

Where backfill behind the wall will be sloping upward from the wall (if at all), we recommend that the equivalent fluid pressures given above be increased by 3 pcf for each 4-degree increase in slope inclination.

Retaining Wall Backfill

Backfill placed behind retaining walls should be compacted in accordance with the recommendations provided in the Compaction section of this report, using light compaction equipment. If heavy compaction equipment is used, the walls should be temporarily braced. Please refer also to the Earthwork section of this report for important recommendations regarding basement backfill.

SLABS-ON-GRADE

We anticipate concrete slabs-on-grade may be used for access driveway/ramp entries, patios and miscellaneous walkways. We recommend that exterior concrete slabs-on-grade be underlain by at least 8 inches of select granular fill, such as Class 2 aggregate baserock, compacted in accordance with the recommendations provided in the Compaction section of this report. Prior to placement of the select granular fill, the subgrade soils should be scarified and moisture conditioned, as necessary, to a depth of approximately 6 inches and recompacted in accordance with the Compaction section of this report.

In general, exterior slabs-on-grade should be designed as “free-floating” slabs, structurally isolated from adjacent foundations. Slabs should be provided with control joints at spacing of not more than about 10 feet. The project structural engineer should determine slab reinforcing based on anticipated use and loading. In addition, any slab-on-grade sections planned adjacent to the basement walls should be designed to span the area underlain by the planned basement retaining wall backfill (approximately 10 feet) to mitigate the concerns for backfill settlement.

Select granular fill should be compacted in accordance with the Compaction section of this report. Where slab surface moisture would be a significant concern we recommend that the slabs be underlain by a vapor retarder consisting of a highly durable membrane not less than 10 mils thick (such as Stego Wrap Vapor Barrier by Stego Industries, LLC or equivalent), underlain by a capillary break consisting of 4 inches of 1/2- to 3/4-inch crushed rock. The capillary break may be considered the equivalent thickness as the upper 4 inches of select granular fill recommended above. Please also refer to the Vapor Retarder Considerations section below for additional information. Please note that these recommendations do not comprise a specification for “waterproofing.” For greater protection against concrete dampness, we recommend that a waterproofing consultant be retained.

Vapor Retarder Considerations

Based on our understanding, two opposing schools of thought currently prevail concerning protection of the vapor retarder during construction. Some believe that 2 inches of sand should be placed above the vapor retarder to protect it from damage during construction and also to provide a small reservoir of moisture (when slightly wetted just prior to concrete

placement) to benefit the concrete curing process. Still others believe that protection of the vapor retarder and/or curing of concrete are not as critical design considerations when compared to the possibility of entrapment of moisture in the sand above the vapor retarder and below the slab. The presence of moisture in the sand could lead to post-construction absorption of the trapped moisture through the slab and result in mold or mildew forming at the upper surface of the slab.

We understand that recent trends are to use a highly durable vapor retarder membrane (at least 10 mils thick) without the protective sand covering for interior slabs surfaced with floor coverings including, but not limited to, carpet, wood, or glued tiles and linoleum. However, it is also noted that several special considerations are required to reduce the potential for concrete edge curling if sand will not be used, including slightly higher placement of reinforcement steel and a water-cement ratio not exceeding 0.5 (Holland and Walker, 1998). We recommend that you consult with other members of your design team, such as your structural engineer, architect, and waterproofing consultant for further guidance on this matter.

EARTHWORK

A substantial amount of earthwork is anticipated as part of the proposed construction, including excavation of the below-ground parking levels, subgrade preparation beneath hardscape, placement and compaction of engineered fill beneath hardscape, possible backfill behind basement retaining walls, and backfill in utility trenches. Earthwork should be performed in accordance with the following recommendations.

Clearing & Site Preparation

All deleterious materials, topsoil, roots, vegetation, and designated utility lines, should be cleared from the areas to receive the planned improvements. Excavations that extend below finished grade should be backfilled with engineered fill placed and compacted as discussed below.

Material for Fill

On-site soils having an organic content of less than 3 percent organic material by volume (ASTM D 2974) may be suitable for use as engineered fill. In general, fill material should not contain rocks or pieces larger than 6 inches in greatest dimension, and should contain no more than 15 percent larger than 2.5 inches. Any required imported fill should be predominantly granular material or low plasticity material with a plasticity index of less than approximately 15 percent. Any proposed fill for import should be approved by Murray Engineers, Inc. prior to importing to the site. Our approval process may require index testing to establish the expansive potential of the soil; therefore, it is important that we receive samples of any proposed import material at least 3 days prior to planned importing.



Class 2 aggregate baserock should meet the specifications outlined in the Caltrans Standard Specifications, latest edition.

Compaction

Prior to placing engineered fill, the subgrade soil should be scarified, moisture-conditioned, and compacted, as necessary. Material used for fill should be placed in uniform lifts, no more than 8 inches in uncompacted thickness. The fill material should be moisture conditioned, as necessary, and compacted in accordance with the specifications listed in Table 2 below. The relative compaction and moisture content specified in Table 2 are relative to ASTM D 1557, latest edition. Compacted lifts should be firm and non-yielding under the weight of compaction equipment prior to the placement of successive lifts.

Table 2. Compaction Specifications

Fill Element	Relative Compaction*	Moisture Content*
General fill for raising of site grades, driveway, parking lots, and patio areas (for fills up to 4 feet thick)	90 percent	Near optimum
For fills greater than 4 feet thick	93 percent (entire fill)	Near optimum
Upper 6 inches of subgrade beneath slabs-on-grade	90 percent	Near optimum
Aggregate baserock under slabs-on-grade	95 percent	Near optimum
½- to ¾-inch Crushed Rock - Compact with at least 3 passes of a vibratory plate with lift-thickness ≤ 12 inches.	see note at left	Not critical
Backfill of utility trenches using on-site soil	90 percent	Near optimum
Backfill of utility trenches using imported sand	90 percent	Near Optimum

*Relative to ASTM D 1557 (latest edition)

Location & Backfill of Temporary Basement Access Ramp

In planning the location for any temporary basement access ramp, the contractor should consider the future location of any at-grade hardscape. If possible, we recommend that the ramp excavation be kept approximately 5 feet away from proposed hardscape. If placement of the ramp within this zone is unavoidable, it is imperative that the backfilled soils be compacted in accordance with the specifications outlined in Table 2 of the Compaction section of this report. We should observe and test the compaction of the ramp backfill. In addition, we recommend that a note be included on the structural plans referencing these recommendations.



Temporary Slopes & Trench Excavations

The contractor should be responsible for all temporary slopes and trenches excavated at the site and design and construction of any required shoring. Shoring and bracing should be provided in accordance with all applicable local, state, and federal safety regulations, including the current OSHA excavation and trench safety standards. Those excavations 4 feet high or lower may be cut vertical. Because of the potential for variable soil conditions, field modifications of temporary cut slopes may be required. Unstable materials encountered on the slopes during the excavation should be trimmed off even if this requires cutting the slope back at flatter inclinations.

In addition, we recommend that the contractor provide thorough documentation of the condition of nearby buildings, streets, and utilities by video or other means prior to the commencement of the site basement excavation. We also suggest consideration be given to performing regular surveys during excavation and construction to monitor and document any observed settlement of nearby streets and structures. However, the above recommendations should be considered general in form. It should be noted that the general contractor shall be responsible for all shoring and bracing required to adequately stabilize the basement excavation for the safety of construction workers and protection of any adjacent structures or property lines.

SURFACE DRAINAGE

We recommend that the roof of the new building be sloped to area drains and/or provided with roof gutters; and provided with downspouts. Water collected in the area drainage, gutters and downspouts should not be allowed to discharge freely onto the ground surface adjacent to the building and should be prevented from ponding adjacent to the building. To mitigate ponding water, we recommend that all hardscape surfaces immediately adjacent to the building, if constructed, be provided with a positive gradient away from the structure. Where such surface gradients are difficult to achieve, we recommend that area drains and/or surface drainage swales be installed to direct surface water to a suitable discharge location away from the structure.

We recommend that annual maintenance of the surface drainage systems be performed. This maintenance should include inspection and testing to make sure that roof gutters, downspouts, and area drains are in good working order and do not leak; flushing of the drainage systems to make sure that they are free of debris; and inspection of surface drainage outfall locations to verify that introduced water flows freely through the discharge pipes.



REQUIRED FUTURE SERVICES

Plan Review

To better assure conformance of the final design documents with the recommendations contained in this report, and to better comply with the building department's requirements, Murray Engineers, Inc. must review the completed project plans prior to construction. The plans should be made available for our review as soon as possible after completion so that we can better assist in keeping your project schedule on track. We recommend that the following note be added to the architectural, structural, and civil plans:

- The geotechnical aspects of the project, including site grading, basement and foundation excavations, retaining wall backfill, subgrade preparation beneath hardscape, placement and compaction of engineered fill, and installation of site drainage should be performed in accordance with the recommendations of the geotechnical report prepared by Murray Engineers, Inc., dated September 26, 2013. Murray Engineers, Inc. should be provided at least 48 hours advance notification (650-599-9980) of any geotechnical aspects of the construction and should be present to observe and test the earthwork, foundation, and drainage installation phases of the project.

Construction Observation Services

Murray Engineers, Inc. should observe and test (as necessary) the earthwork and foundation phases of construction in order to a) confirm that subsurface conditions exposed during construction are substantially the same as those interpolated from our limited subsurface exploration, on which the analysis and design were based; b) evaluate compliance with the geotechnical design concepts, specifications, and recommendations; and c) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on limited subsurface information. The nature and extent of variation across the site may not become evident until construction. If variations are exposed during construction, it may be necessary to re-evaluate our recommendations.

LIMITATIONS

This report has been prepared for Kipling Post LP/Wharton Properties, LLC, specifically for developing geotechnical design criteria relating to design and construction of a new building and associated improvements at 429-447 University Avenue in Palo Alto, California. In the event that any changes in the nature or locations of the proposed improvements are planned, the conclusions and recommendations of this report shall not be considered valid unless such changes are reviewed, and the conclusions and recommendations presented in this report are modified or verified in writing by this firm.



The opinions presented in this report are based upon information obtained from exploratory borings at widely separated locations, site reconnaissance, and upon local experience and engineering judgment, and have been formulated in accordance with generally accepted geotechnical engineering practices that exist in the San Francisco Bay Area at the time this report was prepared. Further, our recommendations are based on the assumption that soil and geologic conditions at or between the borings do not deviate substantially from those encountered. In addition, geotechnical issues may arise during the course of construction that were not apparent at the time this report was prepared. No warranty, expressed or implied, is made or should be inferred. In addition, we are not responsible for data presented by others.

The recommendations provided in this report are based on the assumption that we will be retained to provide the Future Services described above in order to evaluate compliance with our recommendations. If we are not retained for these services, Murray Engineers, Inc. cannot assume any responsibility for any potential claims that may arise during or after construction, as a result of misuse or misinterpretation of Murray Engineers, Inc.'s report by others. Furthermore, if another geotechnical consultant is retained for follow-up service to this report, Murray Engineers, Inc. will at that time cease to be the Engineer-of-Record.

The opinions presented in this report are valid as of the present date for the property evaluated. Changes in the condition of a property can occur with the passage of time, whether due to natural processes or the works of man, on this or adjacent properties. In addition, changes in applicable standards of practice can occur, whether from legislation or the broadening of knowledge. Accordingly, the opinions presented in this report may be invalidated, wholly or partially, by changes outside of our control. Therefore, this report is subject to review and should not be relied upon after a period of three years. In addition, this report should not be used and is not applicable for any property other than that evaluated.



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Base: USGS Topographic Map Palo Alto Quadrangle, 7.5 Minute Series, 1997. Scale: 1 inch = 2,000 feet

	<p align="center">NEW MIXED-USE BUILDING 429-447 UNIVERSITY AVENUE PALO ALTO, CALIFORNIA</p>	<p align="center">VICINITY MAP</p>
<p>PROJECT NO. 1755-1R1</p>	<p>SEPTEMBER 2013</p>	<p>FIGURE A-1</p>



LEGEND

- ⊕ B-1 Approximate Location of Boring by Murray Engineers, Inc., September 3, 2013
- Base: Google Inc. Pro, 2013, Version 7.0.1.8244 (beta), Latitude 37.447731 and Longitude -122.160193
- Approximate Scale: 1 inch = 30 feet



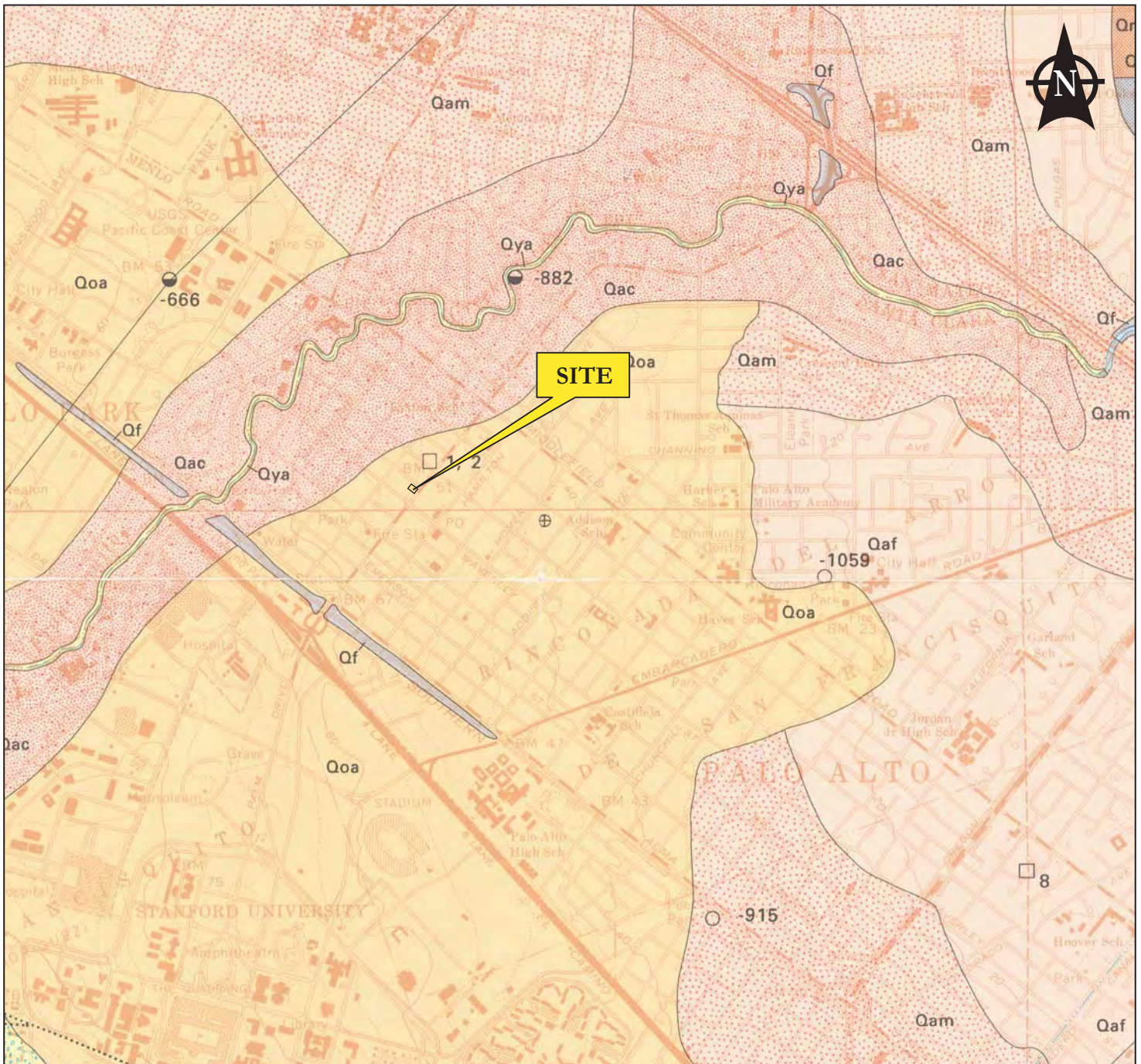
**NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA**

SITE PLAN

PROJECT NO. 1755-1R1

SEPTEMBER 2013

FIGURE A-2



Legend & Selected Map Symbols

	Artificial Fill		Fine-grained Alluvium
	Medium-grained Alluvium		Coarse-grained Alluvium
	Older Alluvium		

Base: Geologic Map of the Palo Alto 7.5" Quadrangles, Santa Clara Counties, Earl H. Pampeyan, 1993
 Scale: 1 inch = 2,000 feet



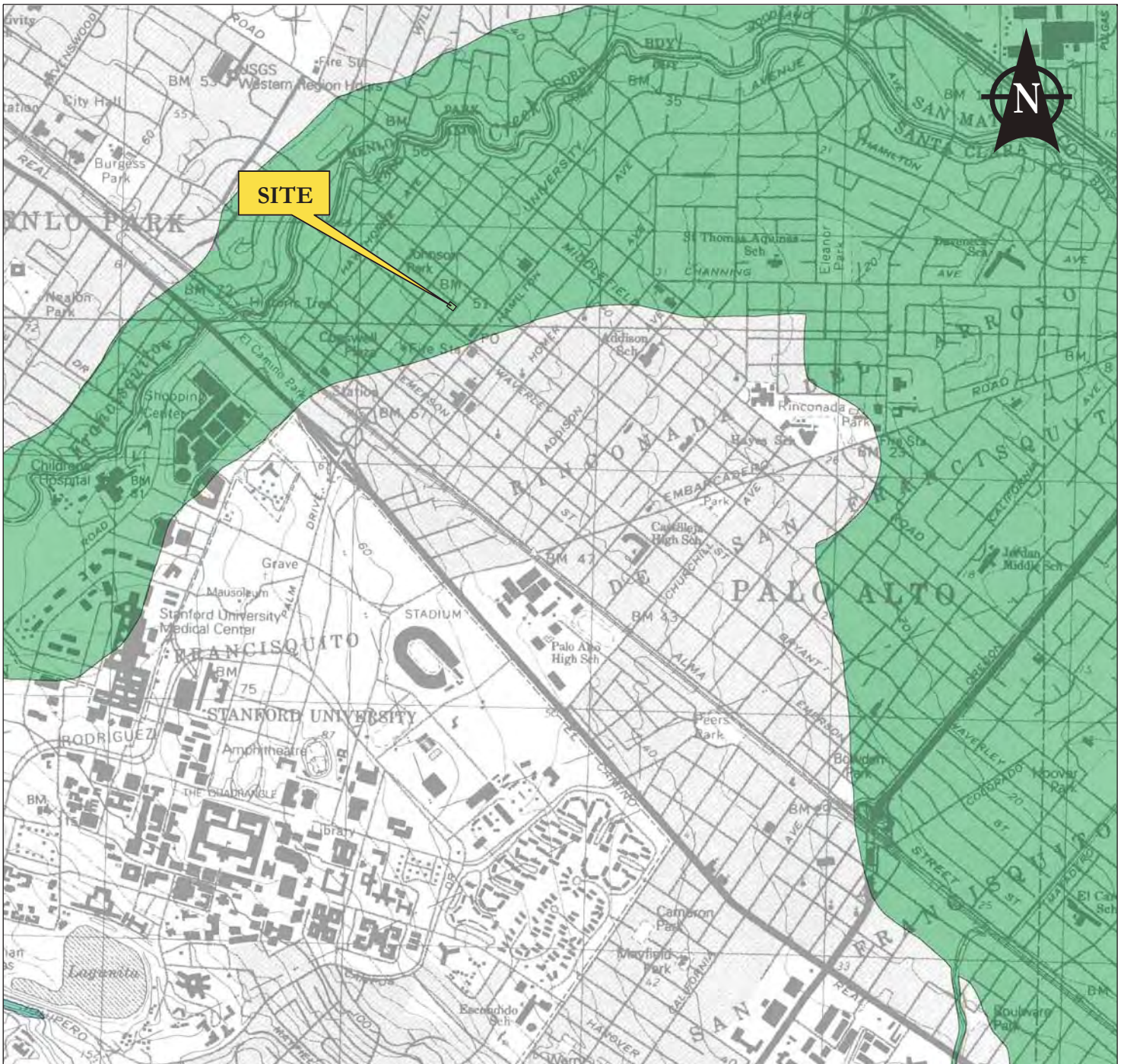
NEW MIXED-USE BUILDING
 429-447 UNIVERSITY AVENUE
 PALO ALTO, CALIFORNIA

VICINITY
 GEOLOGIC MAP

PROJECT NO. 1755-1R1

SEPTEMBER 2013

FIGURE A-3



Legend



Areas where historic occurrence of liquefaction, or local, geological, geotechnical and groundwater conditions indicate a potential for earthquake-induced liquefaction.

Base: State of California Seismic Hazard Zone Map, Palo Alto Quadrangle, 7.5 Minute Series, 2006
 Scale: 1 inch = 2,000 feet

	NEW MIXED-USE BUILDING 429-447 UNIVERSITY AVENUE PALO ALTO, CALIFORNIA		STATE SEISMIC HAZARD ZONES MAP
	PROJECT NO. 1755-1R1	SEPTEMBER 2013	FIGURE A-4

Date(s) Drilled September 3, 2013	Logged By KP	Checked By JK/WPC
Drilling Method Hollow Stem Auger	Drill Bit Size/Type 8" OD HSA	Total Depth of Borehole 45 feet bgs
Drill Rig Type Truck Mounted	Drilling Contractor Exploration Geoservices Inc.	Approximate Surface Elevation 50 feet above MSL
Groundwater Level and Date Measured 33.5 ft ATD, 32 ft after 30 minutes	Sampling Method(s) 3" OD, 2.5" OD, & 2" OD SPT Split Spoon Samplers	Hammer Data 140 lb, 30 in drop, wireline
Borehole Backfill Grout	Location Northeast corner of back parking lot	

Elevation, feet	Depth, feet	Sample Type	Sampling Resistance, blows/foot	Relative Consistency	USCS Symbol	MATERIAL DESCRIPTION	Water Content, %	Torvane Shear Strength (TSF)	Pocket Pen. Comp. Strength (TSF)	Dry Density (PCF)
50	0									
	27			Very Stiff to Hard	CL	SANDY CLAY, dark yellowish brown, homogeneous, medium plasticity fines, fine sand, minor fine to medium subrounded gravels, slightly moist (Alluvium)	10			
	58		7							
45	5		20			color change to yellowish brown @ 2.5'	6			
				Very Dense	SP	GRAVELLY SAND, yellowish brown, homogeneous, fine sand, fine to coarse subrounded gravel, slightly moist (Alluvium)	5			
40	10		52							
				Very Stiff	CL	SILTY CLAY, yellowish brown, homogeneous, medium plasticity, minor fine to very fine sand, slight iron oxide staining, moist to very moist (Alluvium)	16	0.5	1.3	
35	15		46							
				Stiff to Very Stiff		very moist, moderate iron oxide staining @ 28.5'	22	0.5	1.5	104
30	20		28							
				Hard		Phi=25 degrees; c=1,670 psf (CU direct shear test 24.5' - 25' bgs)	17	0.6	2.0	113
25	25		73							
				Dense	SC	CLAYEY SAND, yellowish brown, homogeneous, fine to coarse sand, medium plasticity fines, minor fine to medium subrounded gravels, very moist to wet (Alluvium)	23	0.3	1.0	103
20	30		16							
				Very Dense	SM	SILTY SAND, yellowish brown, poorly graded sand, homogeneous, low plasticity fines, minor fine to medium subrounded gravel, very moist to wet (Alluvium)	19			
15	35		40							
						Bottom of Boring at 45 feet bgs	14			
10	40		51							
5	45		45				17			

P:\AA BorinGS Files\Projects\Wong - 1755-1.bgs [Murray New 45 - WC, TV, PP, DD Correct.ipf]



NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA

PROJECT NO. 1755-1R1 **SEPTEMBER 2013**

LOG OF BORING B-1

FIGURE B-1

Date(s) Drilled September 3, 2013	Logged By KP	Checked By JK/WPC
Drilling Method Hollow Stem Auger	Drill Bit Size/Type 8" OD HSA	Total Depth of Borehole 45 feet bgs
Drill Rig Type Truck Mounted	Drilling Contractor Exploration Geoservices Inc.	Approximate Surface Elevation 50 feet above MSL
Groundwater Level and Date Measured 35 ft ATD; 31.5 ft after 30 minutes	Sampling Method(s) 3" OD, 2.5" OD, & 2" OD SPT Split Spoon Samplers	Hammer Data 140 lb, 30 in drop, wireline
Borehole Backfill Grout	Location Southeast corner of back parking lot	

Elevation, feet	Depth, feet	Sample Type	Sampling Resistance, blows/foot	Relative Consistency	USCS Symbol	MATERIAL DESCRIPTION	Water Content, %	Torvane Shear Strength (TSF)	Pocket Pen. Comp. Strength (TSF)	Dry Density (PCF)
50	0									
	33			Hard to Very Stiff	CL	SANDY CLAY, dark yellowish brown to yellowish brown, homogeneous, medium plasticity fines, fine sand, minor fine to medium subrounded to subangular gravels, slightly moist (Alluvium)	11			107
	28						11	0.9	2.5	126
45	5		20				9			
	28			Medium Dense	SM	SILTY SAND, dark yellowish brown, homogeneous, fine to medium sand, medium plasticity fines, minor fine to medium subrounded gravel, slightly moist (Alluvium)	5			
40	10			Hard	CL	SILTY CLAY, yellowish brown, homogeneous, medium plasticity, trace to minor fine sand, slight to moderate iron oxide staining, moist to very moist (Alluvium) Phi=20 degrees; c=1,500 psf (CU direct shear test 11' - 11.5' bgs)	23	0.6	2.3	101
35	15		25	Very Stiff			20	0.3	1.0	118
30	20		16				19	0.5	2.5	
25	25			Hard			24	0.6	2.8	101
20	30			Very Stiff			22	0.3	1.0	102
						(after 30 minutes) ▾				
15	35			Very Dense	SM	(ATD) ▾ SILTY SAND, yellowish brown, poorly graded, homogeneous, low plasticity fines, trace fine subrounded gravels, very moist to wet (Alluvium)	16			
10	40		50/5"				17			
5	45			Dense		Bottom of Boring at 45 feet bgs	16			

P:\AA BorinGS Files\Projects\Wong - 1755-1.bgs [Murray New 45 - WC, TV, PP, DD Corrected.ipj]



NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA

PROJECT NO. 1755-1R1 **SEPTEMBER 2013**

LOG OF BORING B-2

FIGURE B-2

Elevation, feet	Depth, feet	Sample Type	Sampling Resistance, blows/foot	Relative Consistency	USCS Symbol	MATERIAL DESCRIPTION	Water Content, %	Torvane Shear Strength (TSF)	Pocket Pen Comp. Strength (TSF)	Dry Density (PCF)
-----------------	-------------	-------------	---------------------------------	----------------------	-------------	----------------------	------------------	------------------------------	---------------------------------	-------------------

1 2 3 4 5 6 7 8 9 10 11

COLUMN DESCRIPTIONS

- 1 **Elevation, feet:** Elevation (MSL, feet)
- 2 **Depth, feet:** Depth in feet below the ground surface.
- 3 **Sample Type:** Type of soil sample collected at the depth interval shown.
- 4 **Sampling Resistance, blows/foot:** Number of blows to advance driven sampler per foot (or distance shown) beyond seating interval. Blow counts for coarse-grained soils have been standardized to Standard Penetration Test (SPT) counts by factors of 0.8 and 0.7 for the 2.5-inch OD and 3.0-inch OD samplers, respectively. These factors were derived using the Geology Field Manual (2001), published by the U.S. Bureau of Reclamation.
- 5 **Relative Consistency:** Relative consistency of the subsurface material.
- 6 **USCS Symbol:** USCS symbol of the subsurface material.
- 7 **MATERIAL DESCRIPTION:** Description of material encountered. May include consistency, moisture, color, and other descriptive text.
- 8 **Water Content, %:** Water content of the soil sample, expressed as percentage of dry weight of sample.
- 9 **Torvane Shear Strength (TSF):** Approximate shear strength in tons per square foot.
- 10 **Pocket Pen Comp. Strength (TSF):** Approximate unconfined compressive strength in tons per square foot.
- 11 **Dry Density (PCF):** Dry weight per unit volume of soil sample measured in laboratory in pounds per cubic foot.

FIELD AND LABORATORY TEST ABBREVIATIONS

- CHEM:** Chemical tests to assess corrosivity
- COMP:** Compaction test
- CONS:** One-dimensional consolidation test
- LL:** Liquid Limit, percent
- PI:** Plasticity Index, percent
- SA:** Sieve analysis (percent passing No. 200 Sieve)
- UC:** Unconfined compressive strength test, Qu, in ksf
- WA:** Wash sieve (percent passing No. 200 Sieve)

TYPICAL MATERIAL GRAPHIC SYMBOLS

<ul style="list-style-type: none"> Sandstone Well graded GRAVEL (GW) Poorly graded GRAVEL (GP) Well graded GRAVEL with Silt (GW-GM) Well graded GRAVEL with Clay (GW-GC) Poorly graded GRAVEL with Silt (GP-GM) Poorly graded GRAVEL with Clay (GP-GC) Silty GRAVEL (GM) Clayey GRAVEL (GC) Well graded SAND (SW) Poorly graded SAND (SP) 	<ul style="list-style-type: none"> Well graded SAND with Silt (SW-SM) Well graded SAND with Clay (SW-SC) Poorly graded SAND with Silt (SP-SM) Poorly graded SAND with Clay (SP-SC) Silty SAND (SM) Clayey SAND (SC) SILT, SILT w/SAND, SANDY SILT (ML) Lean CLAY, CLAY w/SAND, SANDY CLAY (CL) SILT, SILT w/SAND, SANDY SILT (MH) Fat CLAY, CLAY w/SAND, SANDY CLAY (CH) SILT, SILT with SAND, SANDY SILT (ML-MH) 	<ul style="list-style-type: none"> Lean-Fat CLAY, CLAY w/SAND, SANDY CLAY (CL-CH) SILTY CLAY (CL-ML) Lean CLAY/PEAT (CL-OL) Fat CLAY/SILT (CH-MH) Fat CLAY/PEAT (CH-OH) Silty SAND to Sandy SILT (SM-ML) Silty SAND to Sandy SILT (SM-MH) Clayey SAND to Sandy CLAY (SC-CL) Clayey SAND to Sandy CLAY (SC-CH) SILT to CLAY (CL/ML) Silty to Clayey SAND (SC/SM)
---	---	---

TYPICAL SAMPLER GRAPHIC SYMBOLS

2 inch-OD Unlined Split Spoon (SPT)	Shelby Tube (thin-walled, fixed head)	Pitcher Sample
2.5 inch-OD Unlined Split Spoon	Grab Sample	Other Sampler
3 inch-OD Unlined Split Spoon	Bulk Sample	

OTHER GRAPHIC SYMBOLS

- Water level (at time of drilling, ATD)
- Water level (after waiting a given time)
- Minor change in material properties within a stratum
- Inferred or gradational contact between strata
- Queried contact between strata

GENERAL NOTES

1. Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
2. Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

P:\AA Borings\Projects\Wong - 1755-1.bgs [Murray New 45 - WC, TV, PP, DD Correct.tpl]



NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA

KEY TO BORING LOGS

PROJECT NO. 1755-1R1

SEPTEMBER 2013

FIGURE B-3

PRIMARY DIVISIONS			SOIL TYPE	SECONDARY DIVISIONS
COARSE GRAINED SOILS (< 50 % Fines)	GRAVEL	CLEAN GRAVEL (< 5% Fines)	GW	Well graded gravel, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravel or gravel-sand mixtures, little or no fines.
		GRAVEL with FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
	SAND	CLEAN SAND (< 5% Fines)	GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
			SW	Well graded sands, gravelly sands, little or no fines.
		SP	Poorly graded sands or gravelly sands, little or no fines.	
		SAND WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS (> 50 % Fines)	SILT AND CLAY Liquid limit < 50%		ML	Inorganic silts and very fine sands, with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, lean clays.
			OL	Organic silts and organic clays of low plasticity.
	SILT AND CLAY Liquid limit > 50%		MH	Inorganic silt, micaceous or diatomaceous fine sandy or silty soil.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

RELATIVE DENSITY

SAND & GRAVEL	BLOWS/FOOT*
VERY LOOSE	0 to 4
LOOSE	4 to 10
MEDIUM DENSE	10 to 30
DENSE	30 to 50
VERY DENSE	OVER 50

CONSISTENCY

SILT & CLAY	STRENGTH [^]	BLOWS/FOOT*
VERY SOFT	0 to 0.25	0 to 2
SOFT	0.25 to 0.5	2 to 4
MEDIUM STIFF	0.5 to 1	4 to 8
STIFF	1 to 2	8 to 16
VERY STIFF	2 to 4	16 to 32
HARD	OVER 4	OVER 32

GRAIN SIZES

BOULDERS	COBBLES	GRAVEL		SAND			SILT & CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
12"	3"	3/4"	4	10	40	200	
SIEVE OPENINGS				U.S. STANDARD SERIES SIEVE			

Classification is based on the Unified Soil Classification System; fines refer to soil passing a No. 200 sieve.

* Standard Penetration Test (SPT) resistance, using a 140 pound hammer falling 30 inches on a 2 inch OD split spoon sampler; Blow counts for coarse-grained soils have been standardized to SPT counts by factors of 0.8 and 0.7 for the 2.5-inch OD and 3.0-inch OD samplers, respectively.

[^] Shear strength in tons/sq. ft. as estimated by SPT resistance, field and laboratory tests, and/or visual observation.



NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA

UNIFIED SOIL
CLASSIFICATION
SYSTEM

PROJECT NO. 1755-1R1

SEPTEMBER 2013

FIGURE B-4

APPENDIX C

SUMMARY OF LABORATORY TESTS

Samples from the subsurface exploration were selected for tests to establish the physical and engineering properties of the soils. The tests performed are briefly described below.

The natural moisture content and dry density was determined on most samples recovered from the soil probe. The samples were initially weighed and subsequently dried in accordance with ASTM D2216. After drying, the weight of each sample was obtained to determine the moisture content representative of field conditions and time the samples were collected. The results are presented on the soil probe log, at the appropriate sample depths.

Direct shear strength testing was performed by Cooper Testing Laboratory on a two samples in accordance with ASTM D3080m. This test measures the angle of internal friction (ϕ) and cohesion (c) of the soil. The results of this test are presented in Figures C-1 and C-2 and on the boring logs, at the appropriate sample depths.



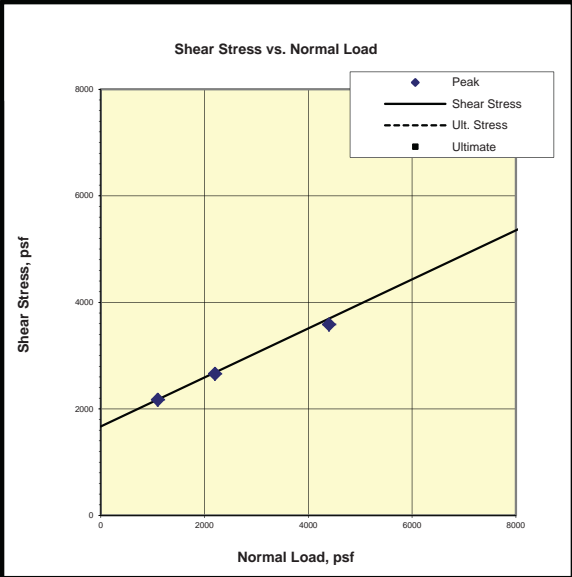
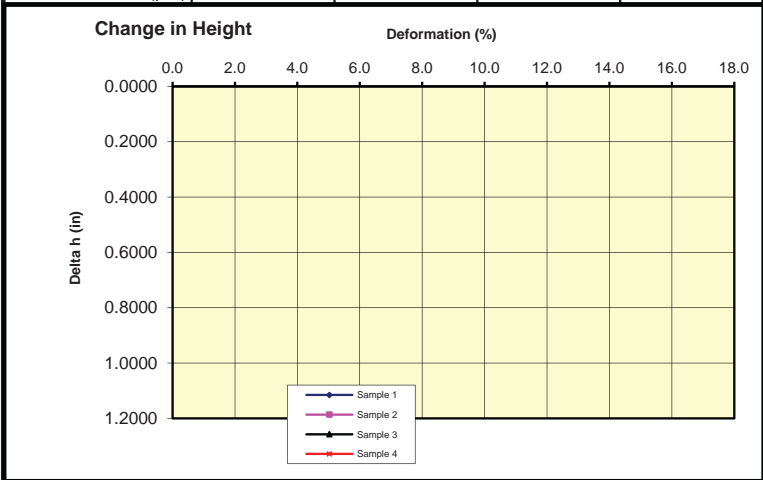
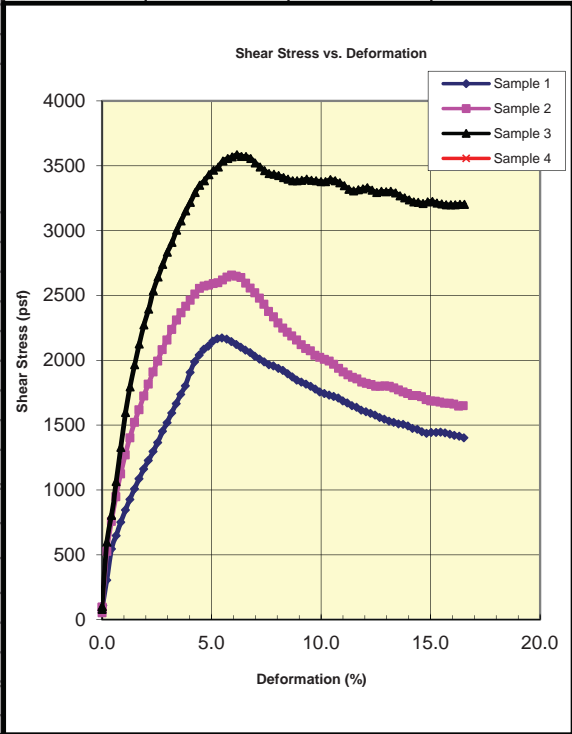


Consolidated Undrained Direct Shear (ASTM D3080M)

CTL Job #: 560-122 Project #: 1755-1 By: MD
 Client: Murray Engineers Date: 9/19/2013 Checked: PJ
 Project Name: Wong Remolding Info: _____

Specimen Data				
	1	2	3	4
Boring:	B-1	B-1	B-1	
Sample:				
Depth (ft):	24.5-25	24.5-25	24.5-25	
Visual Description:	Olive Brown Sandy CLAY	Olive Brown Sandy CLAY	Olive Brown Sandy CLAY	
Normal Load (psf)	1100	2200	4400	
Dry Mass of Specimen (g)	133.4	134.9	136.3	
Initial Height (in)	1.02	1.02	1.02	
Initial Diameter (in)	2.42	2.42	2.42	
Initial Void Ratio	0.552	0.532	0.523	
Initial Moisture (%)	18.7	18.3	18.2	
Initial Wet Density (pcf)	128.9	130.2	130.8	
Initial Dry Density (pcf)	108.6	110.1	110.6	
Initial Saturation (%)	91.5	92.8	94.1	
ΔHeight Consol (in)	0.0132	0.0174	0.0175	
At Test Void Ratio	0.532	0.505	0.497	
At Test Moisture (%)	19.0	18.6	18.3	
At Test Wet Density (pcf)	131.0	132.9	133.3	
At Test Dry Density (pcf)	110.1	112.1	112.7	
At Test Saturation (%)	96.4	99.6	99.4	
Strain Rate (%/min)	1.1	1.0	1.1	
Strengths Picked at	Peak	Peak	Peak	
Shear Stress (psf)	2173	2658	3585	
ΔHeight (in) at Peak				
Ultimate Stress (psf)				

Phi (deg)	24.7	Ult. Phi (deg)	
Cohesion (psf)	1670	Ult. Cohesion (psf)	



Remarks: *DS-CU* A fully undrained condition may not be attained in this test. ΔH is not measured during undrained direct shear tests.



NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA
 PROJECT NO. 1755-1R1 SEPTEMBER 2013

DIRECT SHEAR TEST
CHART FOR BORING B-1
24.5-25 FEET BGS
 FIGURE C-1

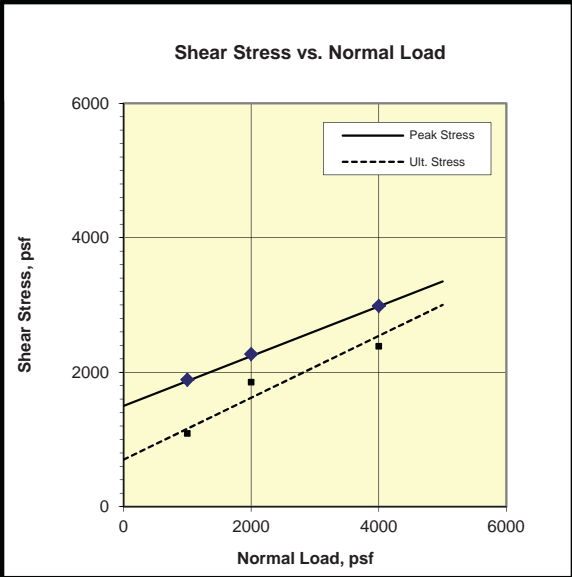
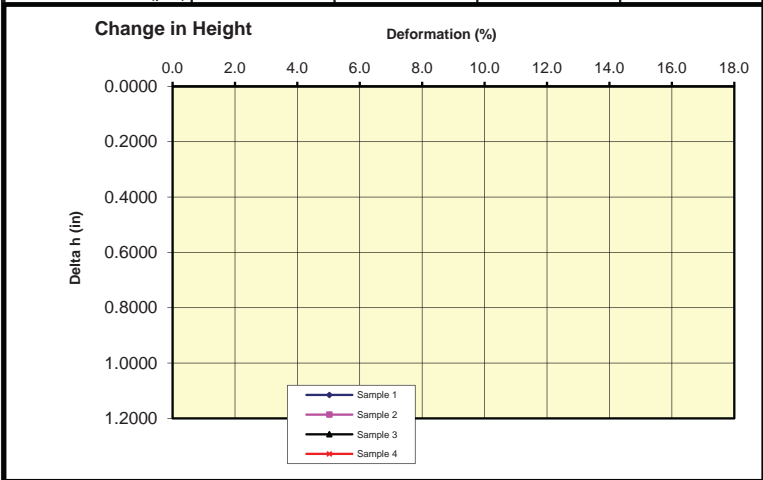
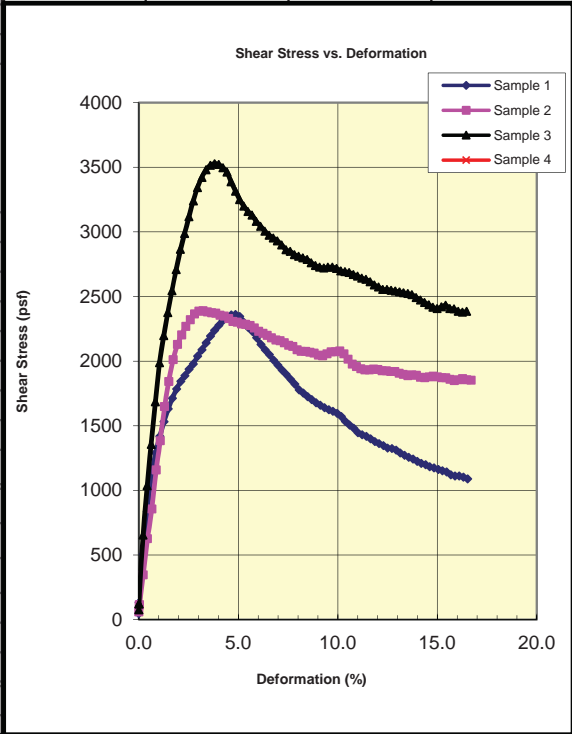


Consolidated Undrained Direct Shear (ASTM D3080M)

CTL Job #: 560-122 Project #: 1755-1 By: MD
 Client: Murray Engineers Date: 9/19/2013 Checked: PJ
 Project Name: Wong Remolding Info: _____

Specimen Data				
	1	2	3	4
Boring:	B-2	B-2	B-2	
Sample:				
Depth (ft):	11-11.5	11-11.5	11-11.5	
Visual Description:	Olive Sandy CLAY	Olive Sandy CLAY	Olive Sandy CLAY	
Normal Load (psf)	1000	2000	4000	
Dry Mass of Specimen (g)	126.4	121.7	125.6	
Initial Height (in)	1.03	1.02	1.03	
Initial Diameter (in)	2.42	2.40	2.42	
Initial Void Ratio	0.681	0.708	0.700	
Initial Moisture (%)	22.4	20.9	23.0	
Initial Wet Density (pcf)	125.0	121.5	124.2	
Initial Dry Density (pcf)	102.1	100.5	101.0	
Initial Saturation (%)	90.4	81.3	90.2	
Δ Height Consol (in)	-0.0029	0.0144	0.0222	
At Test Void Ratio	0.686	0.684	0.664	
At Test Moisture (%)	24.2	23.7	23.9	
At Test Wet Density (pcf)	126.6	126.1	128.0	
At Test Dry Density (pcf)	101.9	102.0	103.3	
At Test Saturation (%)	97.1	95.0	99.1	
Strain Rate (%/min)	1.1	1.1	1.1	
Strengths Picked at	2.5%	2.5%	2.5%	
Shear Stress (psf)	1888	2270	2987	
Δ Height (in) at 2.5%				
Ultimate Stress (psf)	1089	1853	2386	

Phi (deg)	20.3	Ult. Phi (deg)	24.7
Cohesion (psf)	1500	Ult. Cohesion (psf)	700



Remarks: *DS-CU* A fully undrained condition may not be attained in this test. ΔH is not measured during undrained direct shear tests.



NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA
 PROJECT NO. 1755-1R1 SEPTEMBER 2013

DIRECT SHEAR TEST
CHART FOR BORING B-2
11-11.5 FEET BGS
 FIGURE C-2

APPENDIX D

SUMMARY OF LIQUEFACTION SETTLEMENT ANALYSIS

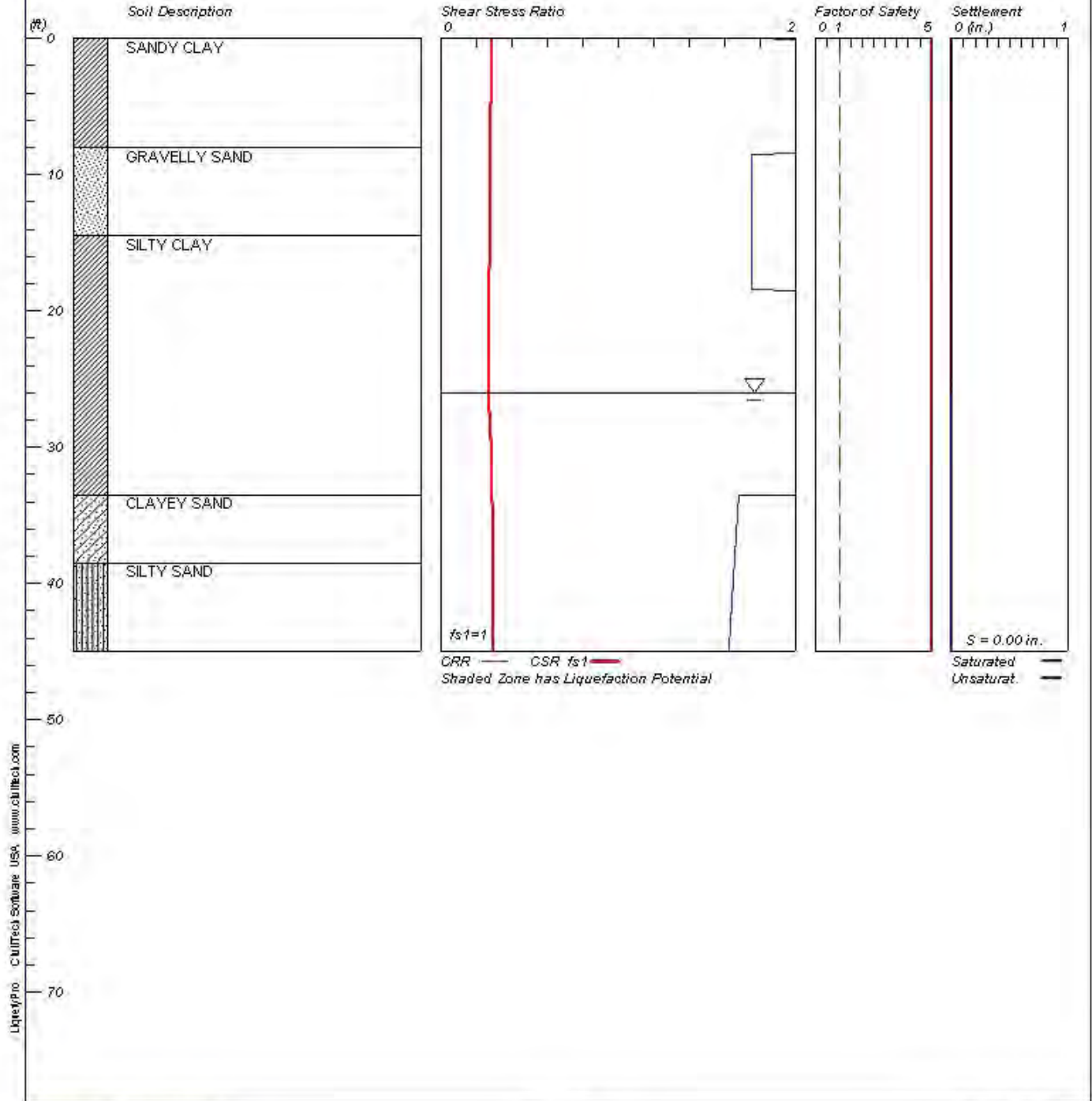


LIQUEFACTION ANALYSIS

Kipling Post LP/Wharton Properties, LLC

Hole No.=B-1 Water Depth=26 ft

Magnitude=7.9
Acceleration=0.44g



NEW MIXED-USE BUILDING
429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA

LIQUEFACTION
HAZARD ANALYSIS B-1

PROJECT NO. 1755-1R1

SEPTEMBER 2013

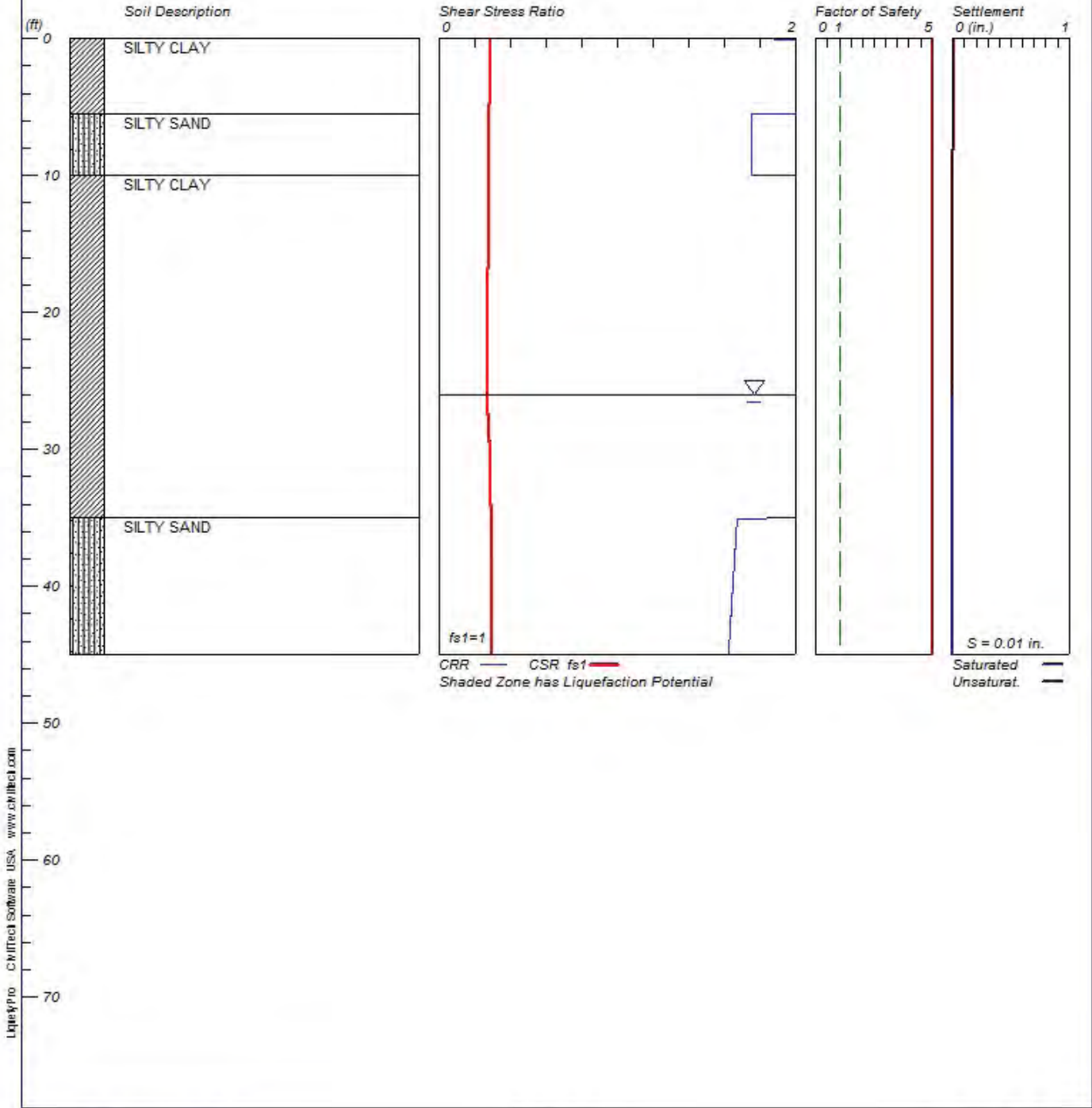
FIGURE D-1

LIQUEFACTION ANALYSIS

Kipling Post LP/Wharton Properties, LLC

Hole No.=B-2 Water Depth=26 ft

Magnitude=7.9
Acceleration=0.44g



APPENDIX F
Hazards Reports

MRS. ELIZABETH WONG
PO BOX 204
PALO ALTO, CALIFORNIA 94302

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT REPORT
425 UNIVERSITY AVENUE and 450 KIPLING STREET
PALO ALTO, CALIFORNIA 94301**

**Date Issued: April 21, 2014
TMC Project Number: 14-13424.00**

The environmental assessment described in this report was conducted by Tim Loeb under the direction of the undersigned. TMC's assessment was conducted in accordance with the Mrs. Wong requirements and is subject to the Limitations and Service Constraints provided in the limitations section of this report and the Terms and Conditions of the Standard Consulting Services Agreement signed prior to initiation of the assessment. This report has no other purpose and should not be relied upon by any other person or entity.

TRANSACTION MANAGEMENT CORPORATION



Dariush Dastmalchi, R.E.P.A.
Managing Partner

Prepared By

Transaction Management
Corporation, Inc.



TRANSACTION MANAGEMENT CORPORATION
2415 SAN RAMON VALLEY BOULEVARD, SUITE 4-306
SAN RAMON, CALIFORNIA 94583
TELEPHONE: 925-353-3824 FAX: 925-905-1926

CERTIFICATIONS, LIMITATIONS AND STATEMENT OF INDEPENDENCE

Pertaining to: **425 University Avenue (first floor) & 450 Kipling Street (second floor)**
Palo Alto, California 94301
Mrs. Elizabeth Wong Number: WF-SLC-14-002592-01-1

This report has been prepared by the staff of Transaction Management Corporation, Inc. for Mrs. Elizabeth Wong under the professional supervision of the principal and/or senior staff whose signatures appear hereon. Neither Transaction Management Corporation, Inc., nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

This report was prepared for the sole use and benefit of Mrs. Elizabeth Wong. This report has no other purpose and should not be relied upon by any other person or entity.

Anyone seeking defenses to CERCLA liability must take independent action to perfect their position. Our firm does not now have, nor has it ever had, any affiliation, nor have we ever done any work for the buyer or seller of the property to the best of our knowledge.

This is certified as true and correct to the best of my (our) knowledge. The above information is subject to penalty for false statements under 18 U.S.C. Section 1001.

Report prepared by:

TRANSACTION MANAGEMENT CORPORATION



Managing Partner
Dariush Dastmalchi, R.E.P.A.
April 21, 2014



Environmental Professional
Tim Loeb.

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APPENDIX

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EXECUTIVE SUMMARY

Transaction Management Corporation (TMC) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations set forth by Mrs. Elizabeth Wong for the Property located at 425 University Avenue and 450 Kipling Street in Palo Alto, Santa Clara County, California.

The Phase I Environmental Site Assessment is designed to provide Mrs. Elizabeth Wong with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Property consists of a rectangular parcel on the northwest side of University Avenue in Palo Alto, California. The Property is developed with a two-story retail/commercial building. The Property is identified with two street addresses, 425 University Avenue and 450 Kipling Street, and is designed for retail and commercial purposes. The building is currently occupied by an architectural firm (Topos Architects) and a San Francisco Giants Dugout store. A Property survey was not provided and as such, the exact lot dimensions and size are unknown. However, according to information obtained from the Santa Clara County Assessor, the Property is approximately 2750 square feet (sf) in size. Reportedly (owners of the Property), the building provides approximately 2900 gross sf of building space (approximately 1900 sf on the ground floor and 1000 sf on the upper floor). An alleyway paved with asphalt and concrete is located directly behind the building along the northwest border of the Property. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

The Property is bordered to the northeast by two retail buildings that are occupied by Marine Layer, Shady Lane, and Design Within Reach (429-447 University Avenue) and a beauty salon and yoga studio at 440 Kipling Street. The Property is bordered to the west-northwest by an alleyway and a retail/commercial building (431-441 Waverly Street). The Property is bordered to the south-southwest by a building that is occupied by Mediterranean Cuisine restaurant (423 University Avenue). The Property is bordered by University Avenue to the east-southeast by Peet's Coffee & Tea (436 University Avenue), Lulu Lemon Athletica, a clothing store (432 University Avenue) and Union Bank (400 University Avenue).

Information from historical sources indicates that the Property was an undeveloped parcel from at least 1895 to 1924. Reportedly, the Property was developed with the current structure in 1937 (current owner of the Property reported that the building was constructed in 1937 (by the current owner's grandfather). Based on the readily available records the Property has been occupied by a number of non-manufacturing retail businesses.

Conclusions

TMC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 425 University Avenue and 450 Kipling Street in Palo Alto, California (the Property). Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Property.

On-site:

Based on the current and historical information available, there is a low potential that the Property has been impacted by the on-site operations.

The suspect asbestos containing materials (ACM) were found to be in good condition at the time of the assessment with a low potential for disturbance. The suspect materials observed at the Property may be maintained through the provisions of an Operations and Maintenance (O&M) plan.

Off-site:

Based on the review of available information including current regulatory databases, there is a low potential that the Property has been impacted by the off-site operations.

1.0 INTRODUCTION

Transaction Management Corporation (TMC) was retained by Mrs. Elizabeth Wong to conduct a Phase I Environmental Site Assessment (ESA) of the Property located at 425 University Avenue and 450 Kipling Street in Palo Alto, Santa Clara County, California. The protocol used for this assessment is in general conformance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

On April 9, 2014, Tim Loeb, a representative of TMC, conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Property. TMC's investigation included a review of aerial photographs, a reconnaissance of adjacent properties, background research, and a review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Property.

TMC contracted Environmental Data Resources (EDR), to perform a computer database search for local, state, and Federal regulatory records pertaining to environmental concerns for the Property and properties in the vicinity of the Property (see Section 3.0).

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Property. TMC understands that the findings of this study will be used by Mrs. Elizabeth Wong to evaluate a pending financial transaction in connection with the Property.

1.2 Detailed Scope of Services

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13. TMC 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 Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

No other warranties are implied or expressed.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. TMC believes that the information obtained from the record review and the interviews concerning the site is reliable. However, TMC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Mrs. Elizabeth Wong with information relating to the Property.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-13.

- No restrictions or limitations were encountered during the completion of this assessment.

1.5 Special Terms and Conditions

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 subsurface exploratory

drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

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 is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

2.0 SITE DESCRIPTION

2.1 *Location and Legal Description*

The address of the Property is 425 University Avenue and 450 Kipling Street in Palo Alto, Santa Clara County, California. The Property is located in a fully urbanized retail area of downtown Palo Alto and is identified by Assessor Parcel Number (APN) 120-15-029. A copy of the legal description is included in the Appendix.

According to the Santa Clara County Assessor, the Property is currently owned by Richard Christiansen, Trustee.

2.2 *Property and Vicinity General Characteristics*

The Property is located in a fully urbanized area of downtown Palo Alto; offices, stores, restaurants and a bank are located in the immediate surrounding area. The Property consists of a rectangular parcel on the northwest side of University Avenue in Palo Alto, California. The Property is developed with a two-story retail/commercial building. The Property is located at 425 University Avenue (first floor) & 450 Kipling Street (second floor), and is used for retail and commercial purposes. The building is currently occupied by an architectural firm (Topos Architects) and a San Francisco Giants Dugout store. According to information from the Santa Clara County Assessor, the Property is approximately 2750 square feet (sf) in size. Reportedly (owners of the Property), the building provides approximately 2900 gross sf of building space (approximately 1900 sf on the ground floor and 1000 sf on the upper floor). An alleyway paved with asphalt and concrete is located directly behind the building along the northwest border of the Property. Access to the Property is from University Avenue and the alleyway behind the building. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

2.3 *Current Use of the Property*

The Property is designed for retail or commercial use. The Property is currently occupied by a San Francisco Giants Dugout store and an architectural firm (Topos Architects).

2.4 *Description of Property Improvements*

The Property is developed with a two-story retail building that was reportedly constructed in 1937 and remodeled in the mid 1990s. The building is a reinforced poured concrete structure on a grade-level concrete slab foundation. The building includes two covered parking spaces and an internal stairway that accesses the upper floor. Interior construction materials include gypsum wallboard, carpet, hardwood flooring, ceramic floor tiles, acoustic ceiling tiles and pink fiberglass insulation. The building is finished with a flat wood deck roof and built-up or asphalt composition shingles that were recently coated with a reflective sealant material.

The City of Palo Alto supplies drinking water to the Property from the municipal distribution system. According to the annual Water Quality Report, the potable water supplied to the Property is in compliance with federal, state, and local drinking water standards, including those for lead and copper. Sanitary discharges on the Property are discharged to the municipal sanitary sewer system. The Property area is serviced by the City of Palo Alto. Evidence to suggest the presence or usage of drywells or septic systems at the Property was not identified during the assessment. The City of Palo Alto Utilities Division supplies electricity and natural gas to the Property.

2.5 *Current Use of Adjoining Properties*

North: The Property is bordered to the northeast by two retail buildings that are occupied by Marine Layer, Shady Lane, and Design Within Reach (429-447 University Avenue) and a beauty salon and yoga studio at 440 Kipling Street.

South: The Property is bordered to the south-southwest by a building that is occupied by Mediterranean Cuisine restaurant (423 University Avenue).

East: The Property is bordered by University Avenue to the east-southeast by Peet's Coffee & Tea (436 University Avenue), Lulu Lemon Athletica, a clothing store (432 University Avenue) and Union Bank (400 University Avenue).

West: The Property is bordered to the west-northwest by an alleyway and a retail/commercial building (431-441 Waverly Street).

3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-13, TMC requested the following site information from Mrs. Elizabeth Wong (User of this report) and from the Key Property Manager.

3.1 Title Records

TMC requested title records from the User and Key Property Manager (Lynn Christiansen Esquer, owner) however, title records were not available and were not provided to TMC for review. Based on the available information, our site observations, and or information obtained from the other sources, the lack of title records does not represent a significant data gap and it is not expected to alter the conclusions of this report.

3.2 Environmental Liens or Activity and Use Limitation

TMC requested information from the User and Key Property Manager (Lynn Christiansen Esquer, owner) regarding knowledge of environmental liens, activity and use limitations for the Property. The Property Manager was not aware of environmental liens, activity and use limitations for the Property.

A User questionnaire was not provided. However, based on the available information, our site observations, and or information obtained from the other sources, the lack of User questionnaire does not represent a significant data gap and it is not expected to alter the conclusions of this report.

3.3 Specialized Knowledge

TMC inquired with the User and Key Property Manager, (Lynn Christiansen Esquer, owner) regarding any specialized knowledge of environmental conditions associated with the Property. The Property Manager was not aware of environmental conditions associated with the Property.

A User questionnaire was not provided. However, based on the available information, our site observations, and or information obtained from the other sources, the lack of User questionnaire does not represent a significant data gap and it is not expected to alter the conclusions of this report.

3.4 Commonly Known or Reasonably Ascertainable Information

TMC inquired with the User and Key Property Manager (Lynn Christiansen Esquer, owner) regarding any commonly known or *reasonably ascertainable* information within the local community about the Property that is material to *recognized environmental conditions* in connection with the Property. Related information was not received prior to issuance of this assessment. The Property Manager was not aware of knowledge regarding any commonly known or *reasonably ascertainable* information within the local community about the Property that is material to *recognized environmental conditions* in connection with the Property.

A User questionnaire was not provided. However, based on the available information, our site observations, and or information obtained from the other sources, the lack of User questionnaire does not represent a significant data gap and it is not expected to alter the conclusions of this report.

3.5 Valuation Reduction for Environmental Issues

TMC inquired with the User and Key Property Manager, (Lynn Christiansen Esquer, owner) regarding any knowledge of reductions in property value due to environmental issues. The Property Manager was not aware of reductions in property value due to environmental issues.

A User questionnaire was not provided. However, based on the available information, our site observations, and or information obtained from the other sources, the lack of User questionnaire

does not represent a significant data gap and it is not expected to alter the conclusions of this report.

3.6 ***Owner, Property Manager, and Occupant Information***

The following information regarding the Owner, Property Manager and Occupants was provided by the User and Key Property Manager.

<i>Property Owner:</i>	Richard Christiansen, Trustee
<i>Property Manager:</i>	Lynn Christiansen Esquer
<i>Occupants:</i>	San Francisco Giants Dugout store and Topos Architects

3.7 ***Reason for Performing Phase I ESA***

The purpose of this ESA was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Property. This ESA was also 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 E-1527-13 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

TMC understands that the findings of this study will be used by Mrs. Elizabeth Wong to evaluate a pending financial transaction in connection with the Property.

4.0 RECORDS REVIEW

4.1 *Standard Environmental Record Sources*

Information from standard Federal and state environmental record sources was provided through Environmental Data Resources Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables (orphan sites) section within the EDR report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Property.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Property from the listed facilities. Please refer to Appendix C-1 for a complete listing.

Federal NPL

The National Priorities List (NPL) is the United States Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The Property is not listed as a NPL facility. No NPL site is listed within one mile of the Property.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The Property is not listed as a CERCLIS facility. No CERCLIS site is listed within one-half mile of the Property.

Federal CERCLIS NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

The Property is not listed as a CERCLIS-NFRAP facility. No CERCLIS-NFRAP sites are listed within one-half mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) CORRACTS Facilities List

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as a RCRA CORRACTS facility. No RCRA CORRACTS facilities are listed within one mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The Property is not listed as a RCRA Non-CORRACTS TSD facility. No RCRA Non-CORRACTS TSD site is listed within one-half mile of the Property.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The Property is not listed as a RCRA Generator. Nine RCRA generator facilities including two RCRA Large Quantity Generators (LQG), six Small Quantity Generators and one Conditionally Exempt Small Quantity Generator (CESQG), are listed within one-quarter mile of the Property. None of these site are located at or adjacent to the Property. Based on distance, inferred hydrological orientation, type of waste generated, and the lack of reported RCRA violations, there is a low potential that these facilities have significantly impacted the Property.

Four of the reported RCRA Generators are located at an estimated up-gradient direction from the Property and are briefly discussed below.

- **CVS Pharmacy at 352 University Avenue**, is located approximately 500 feet south-southwest of the Property. Based on the distance, the current regulatory status, the type of waste generated and the absence of reported RCRA violations, there is a low potential that this facility has impacted the Property.
- **Ritz Camera Centers, Inc. at 222 University Avenue**, is located approximately 1140 feet south-southwest of the Property. Based on the distance, the current regulatory status, the type of waste generated and the absence of reported RCRA violations, there is a low potential that this facility has impacted the Property.
- **Walgreens 781 at 300 University Avenue**, is located approximately 700 feet south-southwest of the Property in an inferred up-gradient location. This store is also listed as a Conditionally Exempt Small Quantity Generator (CESQG). Based on the distance, type of waste generated, the current regulatory status and the absence of reported RCRA violations, there is a low potential that this facility has impacted the Property.
- **Compaq Computer Corp. Alta Vista at 529 Bryant Street**, is located approximately 725 feet south-southwest of the Property. Based on the distance, the current regulatory status and absence of reported RCRA violations, there is a low potential that this facility has impacted the Property.

Federal Institutional Control/Engineering Control Registries (IC/EC)

The Federal Institutional Control/Engineering Control Registries is a database used to record institutional controls, land use restrictions and engineering control requirements on contaminated propertied.

The Property is not listed as Federal Institutional Control or Engineering Controls facility. No Federal Institutional Control or Engineering Controls facilities are listed within 0.5 miles of the Property.

US Brownfields

The US EPA maintains a list of Brownfield properties from the Cleanups in My Community Program.

The Property is not listed as a US Brownfields site. No US Brownfields sites are listed within 0.5 miles of the Property.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

The Property is not listed as an ERNS site.

State/Tribal Sites-Equivalent NPL (RESPONSE)

This database identifies confirmed release sites where the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

The Property is not listed as a State/Tribal NPL Equivalent site. One State/Tribal-Equivalent NPL site is listed within one mile of the Property. This site is identified at Camp Fremont facility, which is located approximately 0.8 miles west of the Property. This site is also reported on the DTSC ENVIROSTOR database as an Inactive site that “Needs Evaluation.” Based on the distance and current regulatory status, there is a low potential that this facility has impacted the Property.

State/Tribal Sites-Equivalent CERCLIS (ENVIROSTOR)

The California Environmental Protection Agency, Department of Toxic Substances Control, has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database, formerly known as CalSites, is used primarily by DTSC’s staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The Property is not listed as a State/Tribal CERCLIS Equivalent site. Three CERCLIS Equivalent sites are listed within one mile of the Property. These are:

- Town and Country Cleaners at 855 El Camino Real is located approximately 0.64 miles south of the Property. Site characterization work has been performed; additional soil gas probes and groundwater monitoring wells are proposed for installation with oversight from the DTSC. Based on the distance and the subsurface investigation work completed, there is a low potential that this facility has impacted the Property.
- Camp Fremont is reportedly approximately 0.8 miles west of the Property. This site is reported to be an Inactive site that “Needs Evaluation.” Based on the distance, there is a low potential that this facility has impacted the Property.
- Photo Time at 138 Stanford Shopping Center is located approximately 0.92 miles southwest of the Property. This site is reported to be an Inactive site that “Needs Evaluation.” Based on the distance, there is a low potential that this facility has impacted the Property.

State Solid Waste/Landfill Facilities (SWLF)

A database of SWLF is prepared by the California Department of Resources, Recycling, and Recovery

The Property is not listed as a SWLF facility. No SWLF facilities are listed within 0.5 miles of the Property.

State/Tribal Leaking Underground Storage Tank List (LUST)

The California Water Resources Control Board and the Regional Water Quality Control Boards (RWQCB) compile lists of all leaks of hazardous substances from underground storage tanks.

The Property is not listed as a LUST facility. Forty-two LUST facilities are listed within 0.5 miles of the Property. Nine sites are located within ¼ mile of the Property. Eight of the nine sites have received a case closed status. The remaining site is discussed below:

- City Hall at 250 Hamilton is located approximately 1,100 feet south of the Property. TMC reviewed the readily available records at the RWQCB for this site. Based on the information available, there is a low potential that this facility has impacted the Property.

The closest LUST site to the Property is the Varsity Theater at 456 University Avenue, approximately 85 feet east of the Property. The regulatory status, for this facility is listed as case closed. TMC reviewed the readily available records at the RWQCB for this site. Based on the information available, there is a low potential that this facility has impacted the Property.

The remaining LUST cases are located more than a ¼ mile from the Property. Based on the distance and or regulatory status, there is a low potential that these facilities have impacted the Property.

State/Tribal Underground Storage Tank List (UST)

The California Water Resources Control Board Underground Storage Tank Program compiles a list of UST locations.

The Property is not identified as a UST site. Two UST sites are listed within 0.25 miles of the Property.

- AT&T/SBC at 345 Hamilton Avenue, is located approximately 750 feet south of the Property. Based on the distance and regulatory status, there is a low potential that this facility has impacted the Property.
- City of Palo Civic Center at 250 Hamilton Avenue is located approximately 1100 feet south of the Property. Former LUST cases at both of these locations have been closed by the lead regulatory agency after the completion of investigations and any required remediation. Based on the information available, there is a low potential that this facility has impacted the Property.

State/Tribal Institutional Control/Engineering Control Registries (IC/EC)

The USEPA compiles a list of Institutional Control and Engineering Control Registries.

The Property is not listed as having an Institutional Control or Engineering Control. No Institutional Control sites are listed within 0.25 miles of the Property.

State/Tribal Voluntary Cleanup Program (VCP) Sites

The California DTSC Cleanup Program compiles a list of all sites in the VCP.

The Property is not listed as a Voluntary Cleanup Site. No VCP sites are listed within one-half mile of the Property.

Manufactured Gas Plant

No Manufactured Gas Plants are located within 1 mile of the Property.

4.2 Additional Environmental Record Sources

4.2.1 County Recorder/ Assessor

Information regarding environmentally-related liens or easements was requested from the Santa Clara County Assessor. The information was not readily available. Such information requires a record search at the county recorder. The Property is not listed on a Lien database in the EDR database report.

4.2.2 Fire/Police Officials

TMC contacted the City of Palo Alto Fire Department (PAFD) on April 14, 2014, to obtain information indicating the presence of underground storage tanks and for the use of hazardous materials at the Property. In addition, TMC contacted the PAFD to obtain information regarding documented incidents involving toxic releases, hazardous

substances spills, and emergency response actions related to the release of petroleum products and/or hazardous substances, which may have occurred at the Property and/or adjacent properties.

Available records with the fire department did not include any indications of hazardous materials storage, installation or removal of underground tanks, or responses to incidents involving hazardous substances.

4.2.3 Building Department

Records from the Palo Alto Building Department were reviewed for evidence indicating the developmental history and use of the Property, and for the presence of documentation relative to underground storage tanks.

According to the building department records reviewed:

- Permits were issued in 1966 for the installation of a drinking fountain and to change the electrical service.
- A permit was issued in 1975 to repair a front step.
- A permit was issued in 1981 to remove a tar & gravel roof.
- A permit was issued in 1982 for Tenant Improvements (addition of office space).
- Permits were issued in 1994 for interior demolition work and Tenant Improvements for Soundworks.
- Permits were issued in 1995 for the addition of a sign, an air conditioning unit, and skylights to the building.
- A Use permit was finalized in July, 2011 for the San Francisco Giants Dugout store.
- A permit was issued in July 2012 for a gas leak repair and valve replacement.

No records indicative of the current or past presence of USTs or other improvements of concern were noted.

4.2.4 Other Agencies

Santa Clara County Environmental Health Department

TMC contacted the Santa Clara County Environmental Health Department (SCCEHD) on April 9, 2014 for records regarding the Property. These records may contain evidence indicating current and/or historical hazardous materials usage, storage or releases as well as the presence of underground storage tanks.

According to a staff member, no records were on file for the Property at the SCCEHD.

4.3 Physical Setting Sources

4.3.1 Topography

The United States Geological Survey (USGS), Palo Alto, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1991. According to the contour lines on the topographic map, the Property is located at approximately 50 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping moderately downward to the north and east.

The Property is depicted in a fully urbanized area. No surface waters are shown on or adjacent to the Property, nor are production wells or other significant surface features depicted on the USGS map.

4.3.2 Soils/Geology

The Property is located on the San Francisquito Cone, which is underlain by Pleistocene-age alluvium. These materials are characterized by thick deposits of unconsolidated and moderately consolidated gravel, sand, and silt interfingered with stream deposits in narrow drainage channels. Based on soil boring logs from an adjacent parcel, shallow soil is described as sandy clay, gravelly sand, and silty clay to approximately 30 feet below ground surface (bgs).

The San Francisquito Cone is located in the northwestern part of the Santa Clara Valley, a broad sediment filled basin bounded on the southwest by the Santa Cruz Mountains and on the northeast by the Diablo Mountain Range that is located within the Coast Ranges.

4.3.3 Hydrology

According to the Ground Water Atlas of the United States, Segment 1 California and Nevada, the Property is underlain by the Santa Clara Valley Groundwater Basin. This coastal aquifer system is an important source of potable water that is widely used in municipal systems, agriculture, and light industry. The basin includes several distinct sand and gravel aquifers at varying depths below grade. Boring logs from a geotechnical investigation on the adjacent parcel to the north-northeast indicate that first groundwater at the Property occurs approximately 27 to 35 feet bgs. Regional flow direction is towards the northeast and the margins of San Francisco Bay.

The nearest surface water in the vicinity of the Property is San Francisquito Creek located approximately 0.5 miles west of the Property. No water wells, petroleum production wells, or monitoring wells were observed at the Property. Furthermore, no settling ponds, lagoons, surface impoundments, wetlands, or natural drainage basins were observed at the Property during the site evaluation. Storm water runoff is directed towards storm drain grates located in one covered parking space and in the adjacent alleyway that parallels the northwest boundary of the Property.

Drinking water is provided by the City of Palo Alto. The Property does not overlie a sole source aquifer.

4.3.4 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency (FEMA), was performed. According to Panel Number 06085C 0010H, dated May 18, 2009, the Property is located in the "X" zone. Flood Zone "X" regions are areas where the threat of flooding is minimal (0.2% chance of annual flooding). The distance to the nearest 100-year flood plain is approximately 0.5 miles to the west.

4.3.5 Oil and Gas Exploration

No evidence to suggest the presence of on-site oil/gas wells was identified on the Property or adjacent parcels during this assessment.

4.4 *Historical Use Information on the Property*

Information from historical sources indicates that the Property was an undeveloped parcel from at least 1895 to 1924. Reportedly, the Property was developed with the current structure in 1937 (current owner of the Property reported that the building was constructed in 1937 (by the current

owner's grandfather). Based on the readily available records the Property has been occupied by a number of non-manufacturing retail businesses.

4.4.1 Aerial Photographs

Available aerial photographs dated 1939, 1948, 1956, 1968, 1974, 1981, 1991, 1998, 2009, 2010 and 2012 from EDR were reviewed for this ESA. Copies of the photographs, except 1974 and 2008, are included in Appendix B-1 of this report. These two photos are not included in the Appendix because of their poor quality. Based on TMC's review of historical aerial photographs, no evidence of recognized environmental conditions is evident on the Property.

Date: 1939

Description: The 1939 aerial photograph shows the Property and adjoining parcels as developed with the current buildings.

Date: 1948

Description: The 1948 aerial photograph shows the Property and adjoining parcels as developed with the current buildings.

Date: 1956

Description: The 1956 aerial photograph shows the Property and adjoining parcels as developed with the current buildings.

Date: 1968

Description: The 1968 photo shows the Property and the adjacent parcels essentially the same as they appeared in the previous aerial photograph.

Date: 1981

Description: The 1981 aerial photo shows the Property and the adjacent parcels essentially the same as they appeared in the 1968 aerial photograph.

Date: 1991

Description: The 1991 aerial photo shows the Property and the adjacent parcels essentially the same as they appeared in the previous aerial photograph.

Date: 2009

Description: The 2009 aerial photo shows the Property and adjacent parcels as developed with the current structures.

Date: 2010

Description: The 2010 aerial photo shows the Property and adjacent parcels as developed with the current structures.

Date: 2012

Description: The 2012 aerial photo shows the Property and adjacent parcels as developed with the current structures.

4.4.2 Fire Insurance Maps

Sanborn Fire Insurance maps dated 1895, 1897, 1901, 1904, 1908, 1924, 1947, 1948, 1949, 1956, 1969, and 1978 were available for review, and were provided by Sanborn Map Company via EDR. Copies of the maps are included in Appendix B-1.

Date: 1895

Description: The 1895 Sanborn Map depicts the Property and adjoining parcels as primarily vacant land.

Date: 1897

Description: The 1897 Sanborn Map depicts the Property and adjoining parcels as primarily vacant land.

Date: 1901

Description: The 1901 Sanborn Map depicts the Property as undeveloped. The adjacent parcel to the northeast is depicted as a dwelling. The adjacent parcel to the southeast appear as a parking lot for Presbyterian church. The adjoining parcel to the northeast and southeast appear as primarily undeveloped.

Date: 1904

Description: The 1904 Sanborn Map shows the Property remains the same as it appeared in the previous map.

Date: 1908

Description: The 1908 Sanborn Map shows the Property and the adjoining parcels remain essentially the same as they appeared in the previous map.

Date: 1924

Description: The 1924 Sanborn depicts the Property as undeveloped. The adjacent parcel to the northeast is depicted as a dwelling. The adjacent parcel to the southeast appear as a parking lot for Presbyterian church. The adjacent parcel to the southeast is labeled as "Furnr" (possibly a furniture store).

Date: 1947

Description: The 1947 Sanborn depicts the existing building at the Property. The adjacent parcel to the northeast is developed with a building that includes two stores and a restaurant. The adjacent parcels to the northwest, southwest and southeast appear as developed with stores. The existing alley is constructed directly behind the Property. .

Date: 1948

Description: The 1948 Sanborn Map shows the Property and the adjoining parcels remain essentially the same as they appeared in the previous map.

Date: 1949

Description: The 1949 Sanborn Map shows the Property and adjoining parcels as developed with the current buildings.

Date: 1956

Description: 1956 Sanborn Map shows the Property and adjoining parcels as developed with the current buildings.

Date: 1969

Description: The 1969 Sanborn Map shows the Property and the adjoining parcels remain essentially the same as they appeared in the previous map.

Date: 1978

Description: The 1978 Sanborn Map shows the Property and the adjoining parcels remain essentially the same as they appeared in the previous map.

4.4.3 City Directories

TMC reviewed historical city directories at the Santa Clara Library and the Palo Alto Historical Association for past names and business that were listed for the Property and adjoining properties. The findings are presented in the following table:

YEAR	ON-SITE	ADJOINING PROPERTIES
1940	Kenyon's Pharmacy (425 University Avenue)	Northeast – Willson Cafeteria, Beauty Salon Southwest – Gold Seal Creamery (423 University Ave.) Southeast – Morwear Paint Store, Palo Alto Furniture Northeast – No listings
1950	Beauty Shop (425 University Avenue)	Northeast – Willson Restaurant, Thomas Timms Radios Southwest – Gold Seal Creamery (423 University Ave) Southeast – Friedman Paint Co., Palo Alto Furniture, Women's Clothing Northwest – No listings
1960	Pocan Beauty Shop 425 University Avenue	Northeast – Tailors, Delmer Business Machines, Palo Alto Radio & Television Service (440 Kipling Street) Southwest – Cook House Restaurant (423 University Avenue) Southeast – Palo Alto Furniture, Palo Alto Melody Lane Northwest – No listings
1970	Morris Plan of California - Finance (425 University Avenue (first floor) & 450 Kipling Street (second floor))	Northeast – Tailors, Delmer Business Machines, Palo Alto Radio & Television Service (440 Kipling Street) Southwest – Celia's No. 3 Restaurant (423 University Avenue) East – Pease Advertising Agency, Beneficial Finance, Timely Fabrics West – No listings
1975	Morris Plan of California (425 University Avenue (first floor) & 450 Kipling Street (second floor))	Northeast – Tailors, Delmer Business Machines, Palo Alto Radio & Television Service (440 Kipling Street) Southwest – Celia's No. 3 Restaurant (423 University Avenue) Southeast – Mobilia, Yosh Hair Stylists, Timely Fabrics Northwest – No listings
1980	Morris Plan of Palo Alto (425 University Avenue (first floor) & 450 Kipling Street (second floor))	Northeast – Tailors, Delmer Business Machines, Palo Alto Radio & Television Service (440 Kipling Street) Southwest – Celia's Mexican Restaurant (423 University Avenue) Southeast – Mobilia, The Brass Bed, vacant (428 University Avenue) Northwest – No listings
1985	Morris Plan Accounting (425 University Avenue, 450 Kipling Street)	Northeast – Tailors, Ice Cream Machine, Altos Reproductions (440 Kipling Street) Southwest – Celia's Mexican Restaurant (423 University Avenue) Southeast – Mobilia, vacant (428 University Avenue) Northwest – No listings
1990	Temporary Remedy Personnel (425 University Avenue, 450 Kipling Street)	Northeast – Fitness Beyond, Whales & Tales, Altos Reproductions (440 Kipling Street) Southwest – Celia's Mexican Restaurant (423 University Avenue) Southeast – Scandinavian Design, vacant (424

YEAR	ON-SITE	ADJOINING PROPERTIES
		University Avenue) West – No listings
1995	Cambridge Soundworks, Temporary Remedy Personnel (425 University Avenue, 450 Kipling Street)	Northeast – Fitness Beyond, Whales & Tales, Altos Reproductions (440 Kipling Street) Southwest – Celia’s Mexican Restaurant (423 University Avenue) Southeast – Scandinavian Design, vacant (424 University Avenue) Northwest – No listings
2000	Cambridge Soundworks (425 University Avenue, 450 Kipling Street)	Northeast – Franklin Covey, vacant, Altos Reproductions (440 Kipling Street) Southwest – Thai Cuisine (423 University Avenue) Southeast – Sight For Sore Eyes, vacant (420, 424, 428 University Avenue) Northwest – No listings

No environmentally sensitive listings were indicated during the city directory review.

4.4.4 Additional Historical Record Sources

Historical records were reviewed from the following sources during the course of this assessment: Palo Alto Building and Planning Departments; Palo Alto Fire Department; Santa Clara County Environmental Health Department; Santa Clara County Assessor; and the California Regional Water Quality Control Board Geotracker website.

4.4.5 Historical Summary

The historical use of the Property is summarized below:

- 1895** The 1895 Fire Insurance Map (Sanborn) depicts the Property and adjoining parcels as primarily vacant land.
- 1897** The 1897 Fire Insurance Map (Sanborn) depicts the Property and adjoining parcels as primarily vacant land.
- 1901** The 1901 Sanborn Map depicts the Property as undeveloped. The adjacent parcel to the northeast is depicted as a dwelling. The adjacent parcel to the southeast appear as a parking lot for Presbyterian church. The adjoining parcel to the northeast and southeast appear as primarily undeveloped.
- 1904** The 1904 Sanborn Map shows the Property remains the same as it appeared in the previous map.
- 1908** The 1908 Sanborn Map shows the Property and the adjoining parcels remain essentially the same as they appeared in the previous map.
- 1924** The 1924 Sanborn Map shows the Property and the adjoining parcels to the northeast, southeast and northwest remain essentially the same as they appeared in the previous map. The adjacent parcel to the southeast appear as a parking lot for Presbyterian church. The adjacent parcel to the southeast is labeled as “Furnr” (possibly a furniture store).
- 1939** The 1939 aerial photograph shows the Property and adjoining parcels as developed with the current buildings.
- 1940** The 1940 city directory listed Kenyon’s Pharmacy at the Property.
- 1947** The Sanborn Map shows the Property and adjoining parcels as developed with structures, resembling the current buildings. The adjacent parcel to the

northeast is developed with a building that includes two stores and a restaurant. The adjacent parcels to the northwest, southwest and southeast appear as developed with stores. The existing alley is constructed directly behind the Property. .

- 1948** The 1948 Sanborn Map shows the Property and the adjoining parcels remain essentially the same as they appeared in the previous map.
- The 1948 aerial photograph shows the Property and adjoining parcels as developed with the current buildings.
- 1949** The 1949 Sanborn Map shows the Property and adjoining parcels as developed with the current buildings.
- 1950** The 1950 city directory listed a beauty shop at the Property (425 University Avenue).
- 1956** The 1956 Sanborn Map shows the Property and the adjoining parcels remain essentially the same as they appeared in the previous map.
- The 1956 aerial photograph shows the Property and adjoining parcels as developed with the current buildings.
- 1960** The 1960 city directory listed the Pocan Beauty Shop at the Property.
- 1966** A permit was issued by the City of Palo Alto to change the electrical service at the Property.
- 1968** The 1968 photo shows the Property and the adjacent parcels essentially the same as they appeared in the previous aerial photograph.
- 1969** The 1969 Sanborn Map shows the Property and the adjoining parcels remain essentially the same as they appeared in the previous map.
- 1970** The 1970 city directory listed the Morris Plan of California at the Property.
- 1974** The 1974 aerial photo is too blurry to see details of development at the Property or surrounding area.
- 1975** The 1975 city directory listed the Morris Plan of California at the Property.
- 1978** The 1978 Sanborn Map shows the Property and the adjoining parcels remain essentially the same as they appeared in the previous map.
- 1980** The 1980 city directory listed the Morris Plan of Palo Alto at the Property.
- 1981** The 1981 aerial photo shows the Property and the adjacent parcels essentially the same as they appeared in the 1968 aerial photograph.
- 1985** The 1985 city directory listed Morris Plan Accounting at the Property.
- 1990** The 1990 city directory listed Temporary Remedy Personnel at the Property.
- 1991** The 1991 aerial photo shows the Property and the adjacent parcels essentially the same as they appeared in the previous aerial photograph.
- 1994** Permits were issued by the City of Palo Alto for interior demolition work and Tenant Improvements for Cambridge Soundworks.

- 1995** The 1995 city directory listed Cambridge Soundworks and Temporary Remedy Personnel at the Property.
- 1998** The 1998 aerial photo is too blurry to see details of development at the Property or surrounding area.
- 2000** The 2000 city directory listed Cambridge Soundworks at the Property.
- 2009** The 2009 aerial photo shows the Property and adjacent parcels as developed with the current structures.
- 2010** The 2010 aerial photo shows the Property and adjacent parcels as developed with the current structures.
- 2011** Use and Occupancy of the Property was finalized for the San Francisco Giants Dugout store.
- 2012** The 2012 aerial photo shows the Property and adjacent parcels as developed with the current structures.

4.4.6 Prior Assessment Reports

TMC was not provided with any prior reports (Phase I or Phase II) for the Property.

4.5 *Historical Use Information on Adjoining Properties*

Based on the review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

- Northeast:** The parcels to the northeast were historically developed with residential structures, prior to construction of the current buildings.
- Southwest:** The parcel to the southwest was historically vacant, prior to construction of the current buildings.
- Southeast:** The parcels to the east were historically vacant, prior to construction of the current buildings.
- Northwest:** The parcels to the west were historically vacant, prior to construction of the current buildings.

5.0 SITE RECONNAISSANCE

5.1 *Methodology and Limiting Conditions*

The Property was inspected by Tim Loeb on April 9, 2014. The weather at the time of the site visit was sunny with temperatures in the 60 degree F range. Lynn Christiansen Esquer, Property Manager, provided site access and accompanied TMC. The Property reconnaissance included visual inspection of the upper and lower floors of the building, including closets, storage spaces and parking spaces. Refer to Section 1.4 Limitations and Exceptions of this report for detailed information pertaining to site reconnaissance limitations.

5.2 *General Property Setting*

The Property is located in a fully urbanized retail and commercial area of downtown Palo Alto. The Property is identified with two street addresses, 425 University Avenue/450 Kipling Street, and is designed for retail and commercial purposes. The building is currently occupied by an architectural firm (Topos Architects) and a San Francisco Giants Dugout store. According to information from the Santa Clara County Assessor, the Property is approximately 2750 square feet (sf) in size. Reportedly (owners of the Property), the building provides approximately 2900 gross sf of building space (approximately 1900 sf on the ground floor and 1000 sf on the upper floor). An alleyway paved with asphalt and concrete is located directly behind the building along the northwest border of the Property.

The Property is developed with a two-story retail building that was reportedly constructed in 1937 and remodeled in the mid-1990s. The building is a reinforced poured concrete structure on a grade-level concrete foundation. The building includes two covered parking spaces and an internal stairway that accesses the upper floor. The building is finished with a flat wood deck roof and built-up or asphalt composition shingles that were recently sealed.

The Property is bordered to the northeast by two retail buildings that are occupied by Marine Layer, Shady Lane, and Design Within Reach (429-447 University Avenue) and a beauty salon and yoga studio at 440 Kipling Street. The Property is bordered to the west-northwest by an alleyway and a retail/commercial building (431-441 Waverly Street). The Property is bordered to the south-southwest by a building that is occupied by Mediterranean Cuisine restaurant (423 University Avenue). The Property is bordered by University Avenue to the east-southeast by Peet's Coffee & Tea (436 University Avenue), Lulu Lemon Athletica, a clothing store (432 University Avenue) and Union Bank (400 University Avenue).

5.3 *Exterior Observations*

5.3.1 Solid Waste Disposal

Solid waste at the Property is collected on a regular schedule by the City of Palo Alto. The current tenants do not generate large amounts of trash or debris. No indication of potentially hazardous material disposal was noted during TMC's reconnaissance.

5.3.2 Surface Water Drainage

Rain falling on the flat roof of the building is collected by external down spouts, which drain to surface grade. Rain water and surface runoff is directed towards storm drain grates in the parking spaces and adjacent alleyway. The drains are connected to the municipal storm water system.

No settling ponds, lagoons, surface impoundments, wetlands, or natural catch basins were observed on the Property during this investigation. No drywells were identified on the Property.

5.3.3 Wells and Cisterns

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

5.3.4 Wastewater

Domestic wastewater generated at the Property is disposed via the sanitary sewer. The City of Palo Alto services the sanitary sewer needs at the Property. No indications of industrial wastewater disposal or treatment facilities were observed during the onsite reconnaissance.

5.3.5 Additional Property Observations

No additional relevant general Property characteristics were observed.

5.4 *Interior Observations*

Interior construction materials include gypsum wallboard, carpet, hardwood flooring, ceramic floor tiles, acoustic ceiling tiles and pink fiberglass insulation. A natural gas-fired furnace and small water heater are located inside the building.

5.5 *Potential Environmental Conditions*

5.5.1 Hazardous Materials and Petroleum Products Used or Stored at the Property

Hazardous substances or petroleum products were not observed at the Property.

5.5.1.1 Unlabeled Containers and Drums

No unlabeled containers or drums were observed during the Property reconnaissance. Two 55-gallons drums were found on the adjacent parcel to the northeast. These drums reportedly contain soil cuttings from two borings that were drilled on the parcel for a geotechnical investigation.

5.5.1.2 Disposal Locations of Regulated/ Hazardous Waste

No obvious indications of hazardous waste generation, storage or disposal were observed on the Property.

5.5.2 Evidence of Releases

No significant indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, were observed during the site reconnaissance or reported during interviews.

5.5.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the United States Environmental Protection Agency (EPA). PCBs in electrical equipment are controlled by the EPA regulations 40 CFR, Part 761.

Pole-mounted or pad-mounted transformers were not observed at the Property.

5.5.4 Landfills

No evidence of on-site landfilling was observed or reported during the site reconnaissance.

5.5.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins

No evidence of on-site pits, ponds, lagoons was observed or reported during the site reconnaissance. No evidence of sumps or catch basins, other than those used for storm water removal, was observed or reported during the site reconnaissance.

5.5.6 On-Property ASTs and USTs

No evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) was observed during the Property reconnaissance or reported during interviews.

5.5.7 Radiological Hazards

No radiological substances or equipment was observed or reported stored on the subject site.

5.5.8 Drinking Water

The Property is connected to the municipal water supply provided by the City of Palo Alto. According to the most recent annual Water Quality Report, the drinking water supplied to the Property is within state and federal standards, including those for lead and copper. Water sampling was not conducted at the Property to verify water quality.

5.5.9 Additional Hazard Observations

No additional hazards were observed on the Property.

5.5.10 Asbestos-Containing Materials (ACM)

In accordance with the Scope of Services, TMC conducted a limited asbestos survey at the Property. The objective of this limited asbestos survey was to identify the readily visible materials for sampling and analysis (damaged or friable materials only) to determine the presence of asbestos containing material (ACM). The survey consisted of noting observable materials (materials which are readily accessible and visible in areas accessed by the inspector), which are commonly known to potentially contain asbestos. The limited asbestos survey was not designed to discover all sources of asbestos at the Property. Rather, it was primarily designed to assess the presence of friable and damaged non-friable ACM in the most significant (significant due to quantity, accessibility, or condition) potential asbestos sources observed at the Property. Additional sampling, inspection, and evaluation will be warranted for any other use.

Based on the age of the building and reported dates of remodeling, there is a potential that ACMs were used at the Property.

Suspect asbestos containing materials (ACM) were observed in some areas of the building. These materials were observed to be in good physical condition. The table below briefly summarizes the suspect ACM observed at the Property.

SUSPECT ACM OBSERVED			
Suspect ACM	Location and Estimated Quantity of ACM (SF/LF)	Friable Yes/No	Physical Condition
Wallboard/Plaster	Throughout the building – 4000 sf	Not Friable	Good
Acoustic Ceiling Tiles	Ground floor retail area – 800 sf	Not Friable	Good

The suspect asbestos containing materials (ACM) were found to be in good condition at the time of the assessment with a low potential for disturbance. The suspect materials observed at the Property may be maintained through the provisions of an Operations and Maintenance (O&M) plan.

5.5.11 Radon

According to the United States Environmental Protection Agency (USEPA) Map of Radon Zones, the Property is located in an area (Zone 2) with moderate/variable potential for radon concentrations ranging from 2.0 to 4.0 picoCuries per liter of air (pCi/l). The USEPA recommended action level for radon is 4 pCi/l. The Property is not used for residential purposes; therefore, no radon sample was collected from the Property.

5.5.12 Lead-Based Paint

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has ≥ 1 mg/cm² (5,000 μ g/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition and monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, federally owned or subsidized housing are affected by this rule.

Painted surfaces at the Property were observed to be in good condition at the time of the assessment with no signs of chipping, flaking, peeling, or deteriorating areas. Based on the reported date of remodeling (mid 1990s), it is unlikely that lead base paint was used at the Property. In addition, the building is not used for residential purposes. Therefore, no paint sample was collected for laboratory analysis.

5.5.14 Vapor Encroachment Conditions

Based on the following the potential for the vapor intrusion is low at the Property:

- The structure has a concrete slab-on-grade foundation.
- There are no known current or past offsite soil and or groundwater contaminations that may have impacted the Property.
- There are no known regional groundwater contaminations extending beneath the Property.

Based on the information available, vapor encroachment and or intrusion do not appear to present a recognized environmental condition for the Property.

6.0 INTERVIEWS

Interviews were conducted with the following individuals. Findings from these interviews are discussed in the appropriate sections in this report.

6.1 *Interview with Owner*

Lynn Christiansen Esquer (510) 684.8582

6.2 *Interview with Property Manager*

Lynn Christiansen Esquer is also the manager of the Property.

6.3 *Interview with Occupants*

No occupants of the Property were interviewed for this assessment.

6.4 *Interview with Local Government Officials*

- Staff Assistant, Palo Alto Fire Department (650) 329.2100
- Staff Member, Santa Clara County, Environmental Health Division, (408) 918.3400
- Staff Assistant, City of Palo Alto, Utilities Division, (650) 566.4500

6.5 *Interview with Others*

No other personnel or sources were interviewed during the course of this assessment.

7.0 FINDINGS AND CONCLUSIONS

7.1 Findings

7.1.1 On-Property Environmental Conditions

Based on the current and historical information available, there is a low potential that the Property has been impacted by the on-site operations.

The suspect asbestos containing materials (ACM) were found to be in good condition at the time of the assessment with a low potential for disturbance. The suspect materials observed at the Property may be maintained through the provisions of an Operations and Maintenance (O&M) plan.

7.1.2 Off-Property Environmental Conditions

Based on the review of available information including regulatory databases, there is a low potential that the Property has been impacted by the off-site operations.

7.1.3 Recognized Environmental Conditions

A Recognized Environmental Condition (REC) is defined by the ASTM E1527-13 standard as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

No REC was identified in connection with the Property.

7.1.4 Historical Recognized Environmental Conditions

A Historical Recognized Environmental Condition (HREC) is defined by the ASTM E1527-13 standard as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

No HREC was identified in connection with the Property.

7.1.5 Controlled Recognized Environmental Conditions

A Controlled Recognized Environmental Condition (CREC) is defined by the ASTM E1527-13 standard as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

No CREC was identified in connection with the Property.

7.1.4 De Minimis Environmental Conditions

No de minimis environmental conditions were identified in connection with the Property during the course of this assessment, except for typical staining of asphalt pavement associated with automobile usage at this type of facility.

7.2 *Opinion*

Based on the current and historical information available, there is a low potential that the Property has been impacted by the on-site operations.

7.3 *Conclusions*

TMC has performed a Phase I Environmental Property Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 425 University Avenue and 450 Kipling Street in Palo Alto, Santa Clara County, California (the Property). Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no recognized environmental conditions in connection with the Property.

7.4 *Recommendations*

Based on the findings and conclusions of this assessment, TMC recommends no further investigations at the Property at this time.

However, based on the age of the development and the limited scope of our asbestos survey TMC recommends that an O&M plan be prepared and implemented at the Property.

7.5 *Deviations*

This Phase I ESA substantially complies with the scope of services and ASTM 1527-13, as amended, except for exceptions and/or limiting conditions as discussed in Section 1.4.

8.0 REFERENCES

Reports, Plans, and Other Documents Reviewed:

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527-13.

Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut 06461, (800) 352-0050, EDR Radius Report Inquiry Number 3907736.2s, dated April 10, 2014; Sanborn Map Report Inquiry Number 3907736.3, dated April 10, 2014; The EDR Aerial Photo Decade Package Inquiry Number 3907736.5, dated April 12, 2014.

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, Community Panel Number 06085C 0010H, dated December 18, 2009.

Jennings, C. W. Geologic Map of California. Department of Conservation, Division of Mines and Geology. Published 1977. Fifth printing 2000.

Geotechnical Investigation, New Mixed-Use Building, 429-477 University Avenue, Palo Alto, California. Murray Engineers, Inc. September 2013.

Santa Clara Library and the Palo Alto Historical Association, Polk and Haines City Directories dated 1940, 1950, 1960, 1970, 1975, 1980, 1985, 1990, 1995, and 2000.

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the Internet, www.epa.gov/radon/zonemap.html, April 2014.

United States Geological Survey Topographic Map, 7.5-minute series, Palo Alto Quadrangle, Santa Clara County, California, 1991, scale 1:24,000, U.S. Geological Survey, Denver, Colorado.

United States Geological Survey, Ground Water Atlas of the United States. Segment 1 California and Nevada, Hydrologic Investigations Atlas 730-B, Reston, Virginia. Published 1995.

Agencies Contacted:

City of Palo Alto

City of Palo Alto Building and Planning Departments, Palo Alto, CA. (650) 329.2317

City of Palo Alto Fire Department, 250 Hamilton Avenue, Palo Alto, CA. (650) 329.2100

City of Palo Alto Utilities Department, 250 Hamilton Avenue, Palo Alto, CA. (650) 566.4500

County of Santa Clara

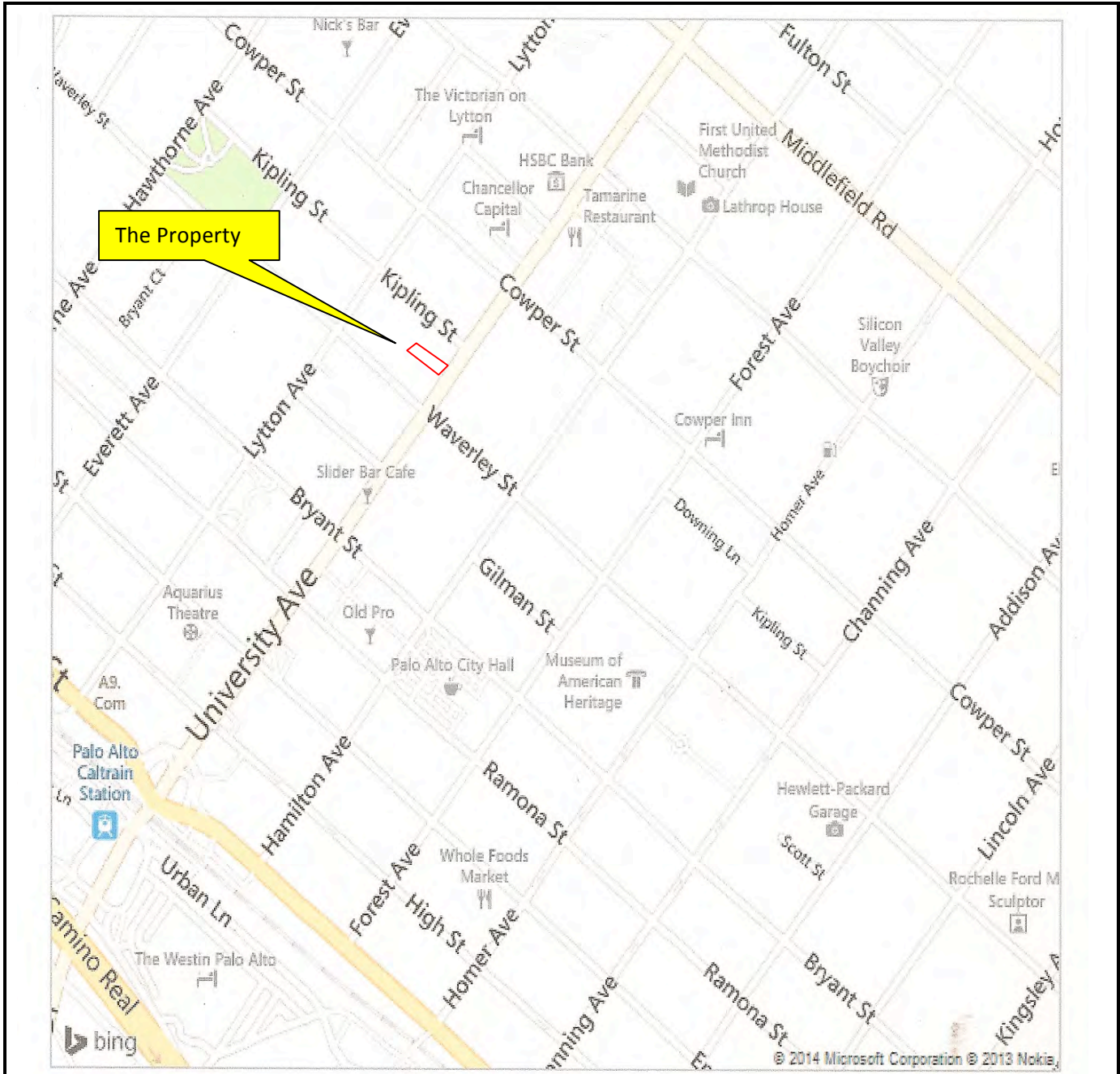
Santa Clara County Environmental Health Department, 1555 Berger Drive, Building No. 2, San Jose, California. File review request submitted April 9, 2014.

Santa Clara County Assessor, 70 W. Hedding Street, San Jose, California. Property data and parcel information accessed via the Internet, April 10, 2014. Website search conducted April 14, 2014.

Palo Alto Historical Association, Cubberly Center, Middlefield Road. Palo Alto, CA.

FIGURES

**SITE LOCATION MAP
SITE PLAN
SITE TOPOGRAPHIC MAP**



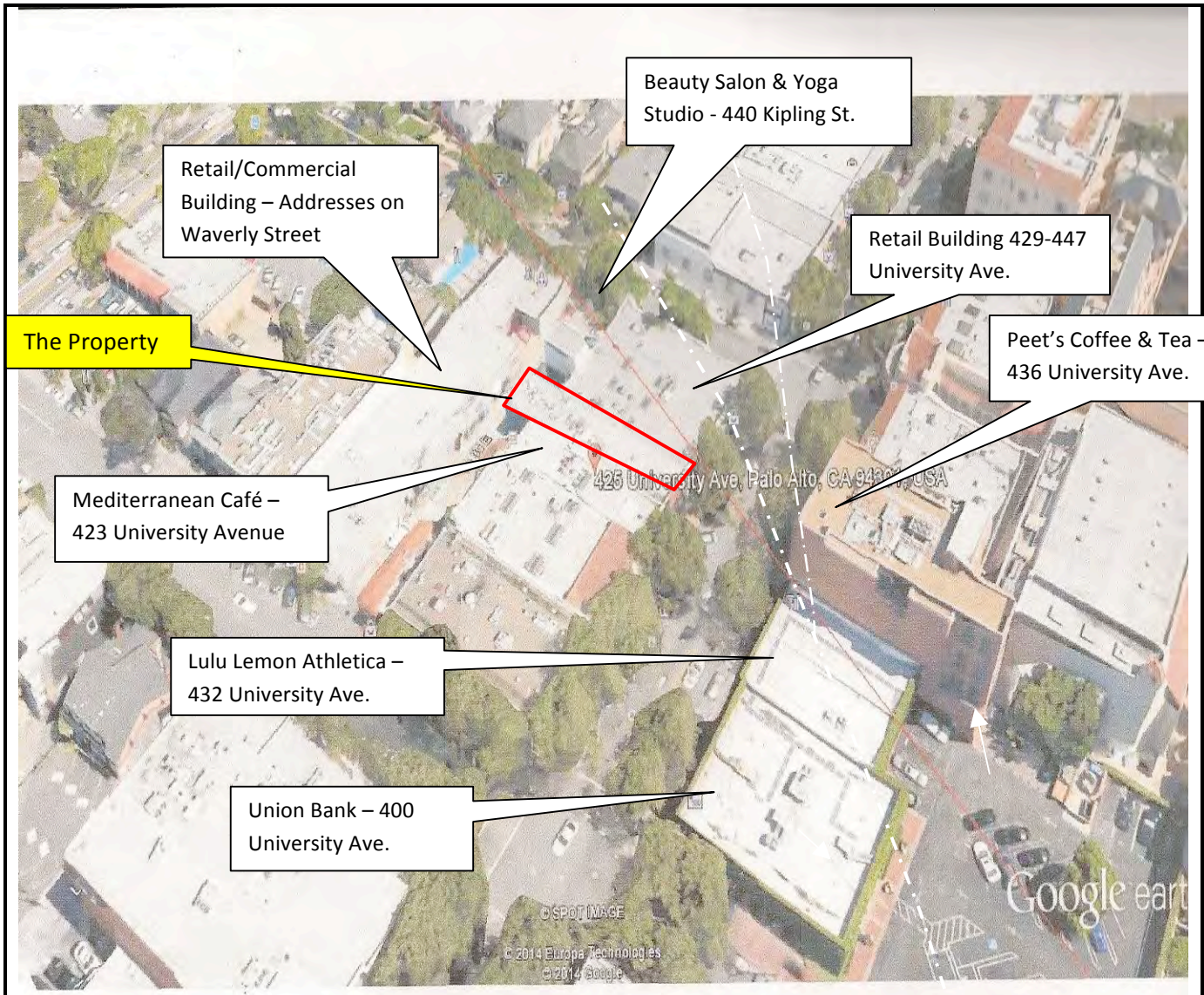
SITE LOCATION MAP

MAP NOT TO SCALE



Transaction Management Corporation, Inc. 

**425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00**



© SPOT IMAGE
© 2014 Europa Technologies
© 2014 Google

Google earth

feet 300
meters 100

SITE PLAN

PHOTO TO SCALE **N↑**

Transaction Management Corporation, Inc. 

**425 University Avenue
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TMC Project Number: 14-13424.00**



TOPOGRAPHIC MAP

Date: 1991

Source: USGS 7.5 Minute Topographic Map Palo Alto, CA Quadrangle

Scale: 1: 24,000



Transaction Management Corporation, Inc. 

**425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00**

APPENDIX A
SITE PHOTOGRAPHS



Photo No. 1: The Property fronting onto University Avenue. Adjacent structures are shown to the left and right of the Property (SF Giants Dugout Store).



Photo No. 2: Ground floor of the building and the San Francisco Giants Dugout store. View is looking from the back of the store to the front.



Photo No. 3: Drop ceiling and ceiling tiles in the rear of the Giants Dugout store



Photo No. 4: Small office in the rear of the Giants Dugout store

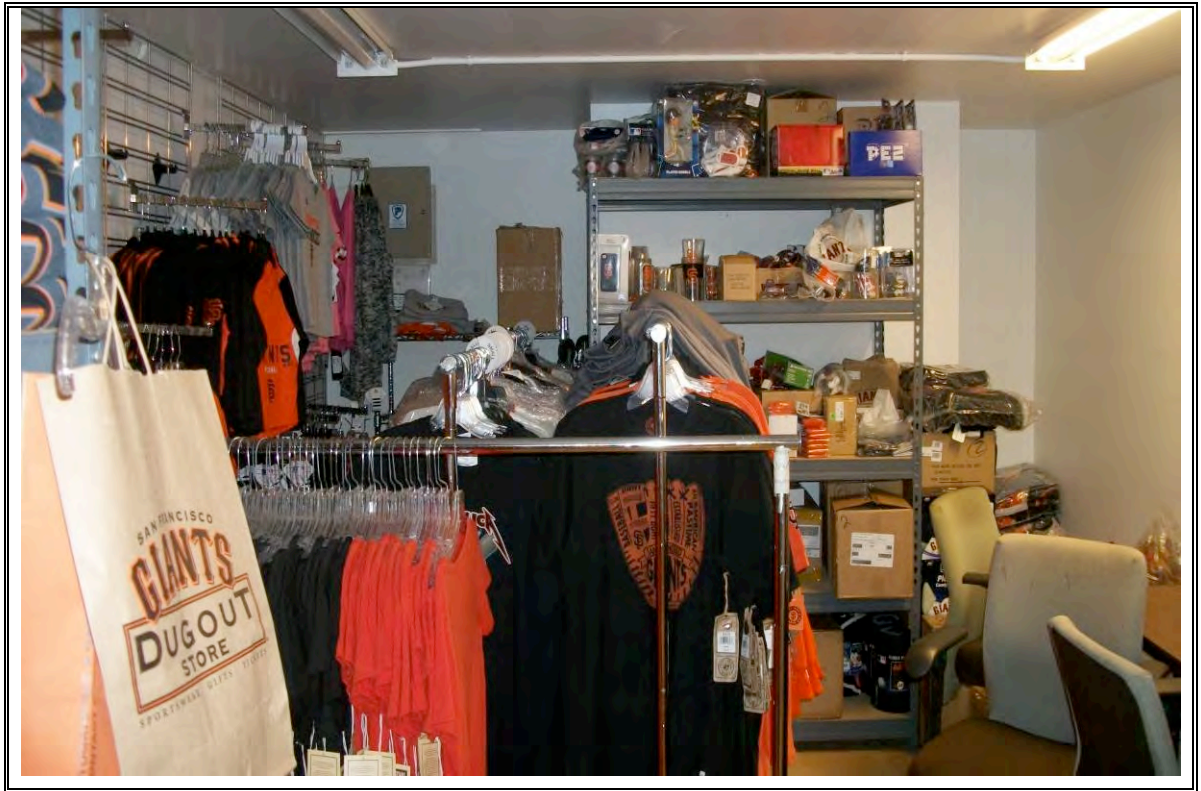


Photo No. 5: Small storage area in the rear of the Giants Dugout store



Photo No. 6: Ceramic floor tiles in the rear of the Giants Dugout store



Photo No. 7: Rear of the Giants Dugout store looking towards the front entrance on University Avenue



Photo No. 8: Office space on the 2nd floor of the building occupied by Topos Architects



Photo No. 9: Small kitchen area on the 2nd floor of the building



Photo No. 10: Looking up at interior framing of the building attic space



Photo No. 11: Fiberglass insulation and heater ductwork in a closet on the building 2nd floor



Photo No. 12: Water heater on the 2nd floor of the building. Note the exposed wood floor.

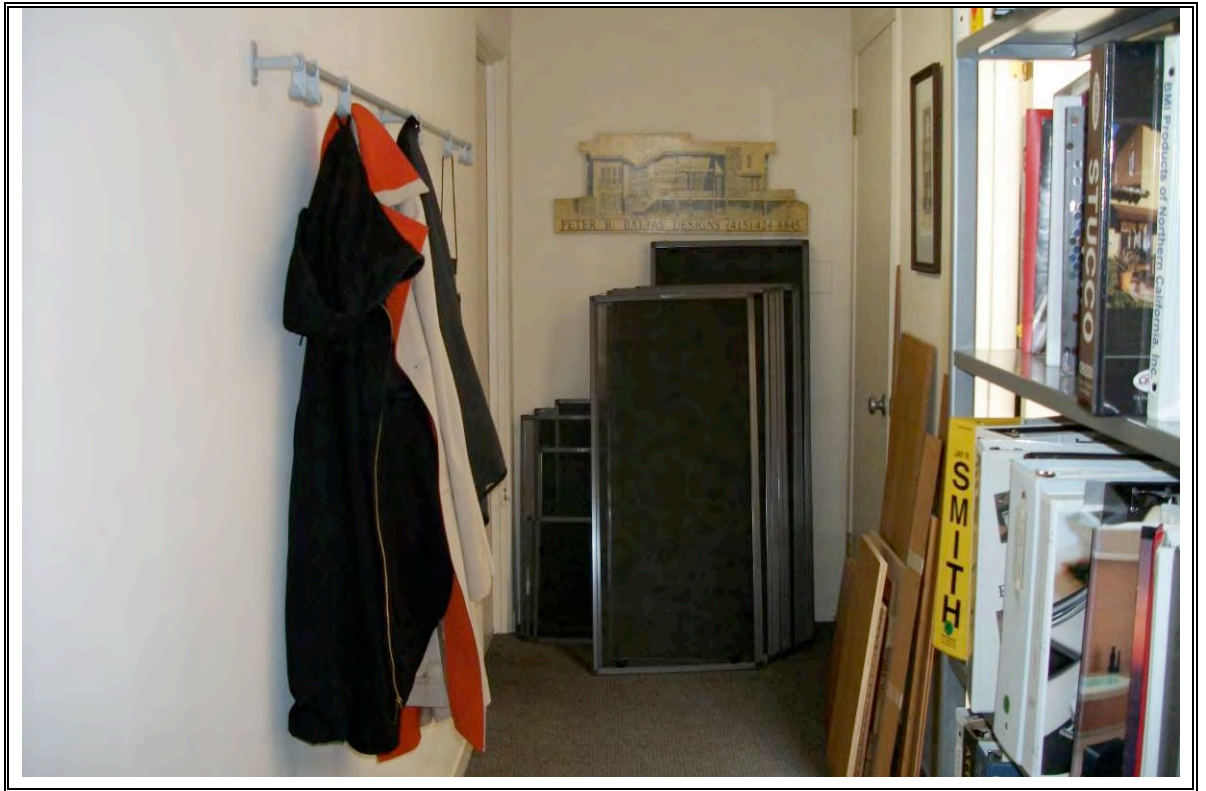


Photo No. 13: Small hallway on the building 2nd floor

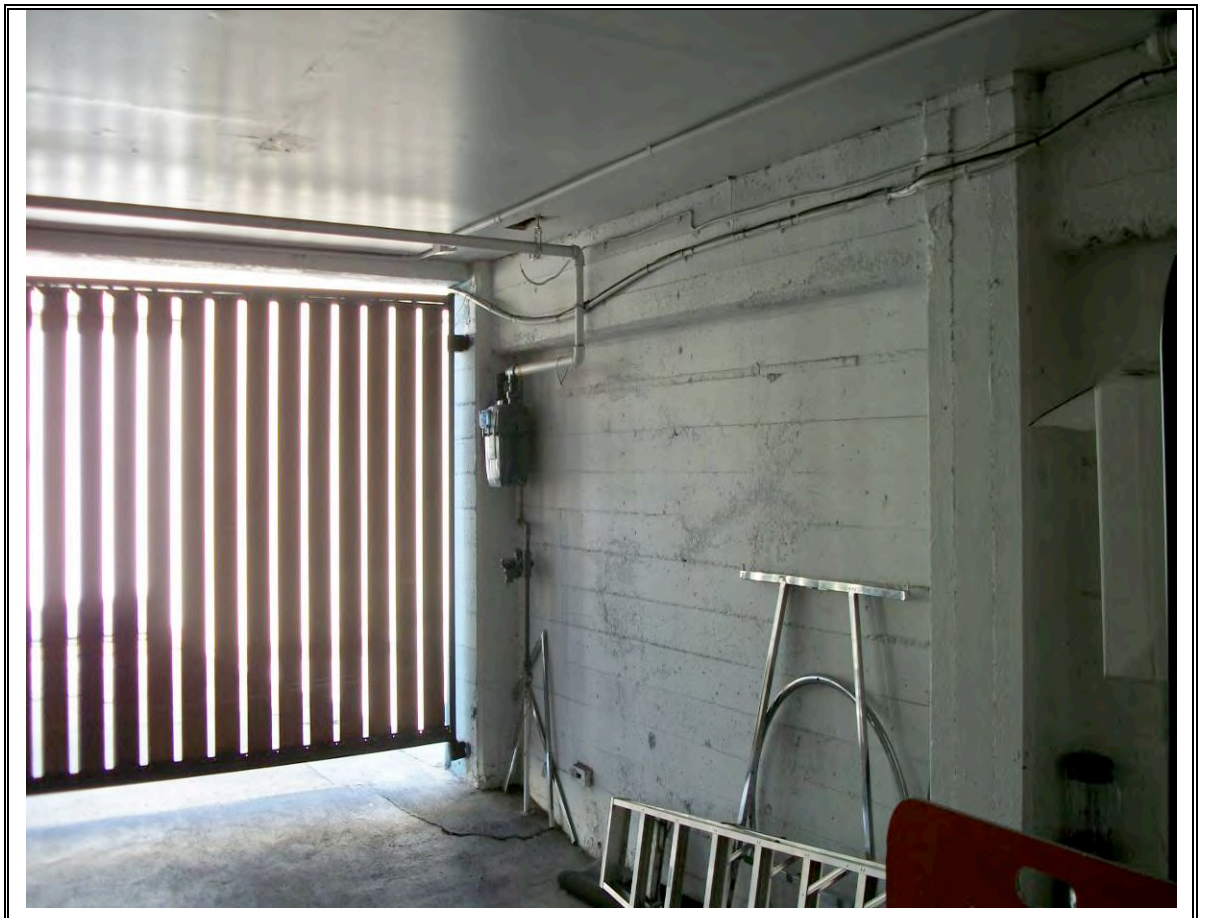


Photo No. 14: Gated parking space at the rear of the Property building



Photo No. 15: Concrete floor and storm drain in the parking space

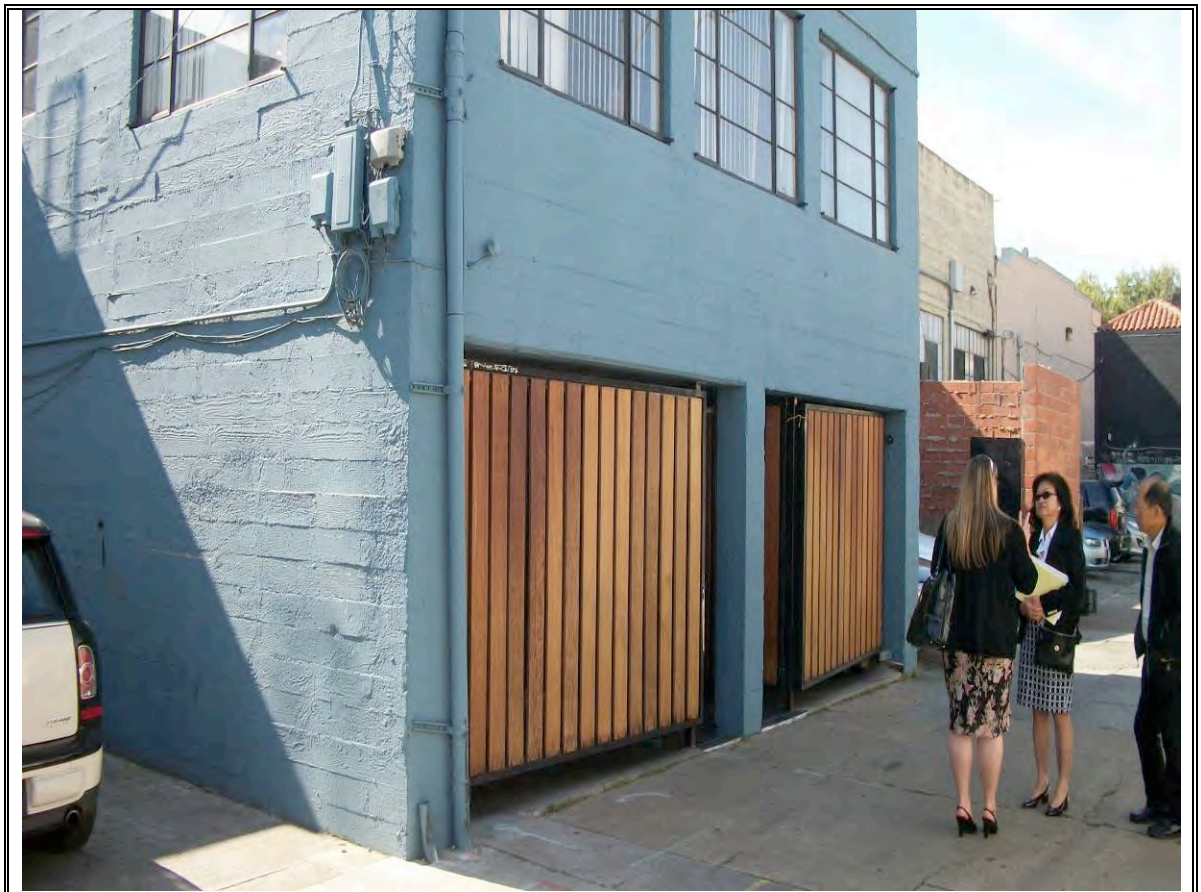


Photo No. 16: Rear of the Property building and adjacent alleyway. Note the two parking spaces under the building.



Photo No. 17: Entry door to the rear of the building and stairway leading to the 2nd floor



Photo No. 18: Another view of the rear of the Property

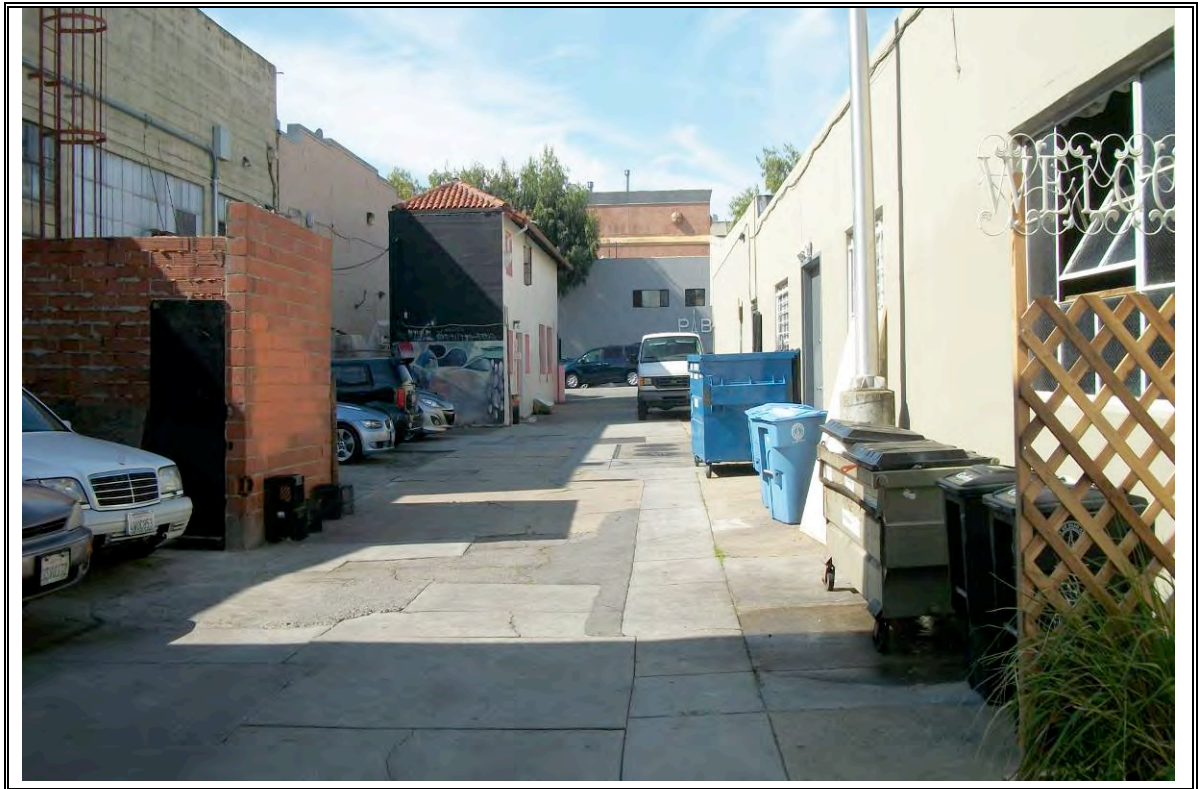


Photo No. 19: Alleyway adjacent to the rear of the Property. View is looking towards Waverly Street in the distance. Adjacent building to the right is retail/commercial in nature.



Photo No. 20: Retail building adjacent to the northeast of the Property. The intersection of University Avenue and Kipling Street is to the right.



Photo No. 21: Rear entrance to the Mediterranean Cuisine café building, which is adjacent to the southwest of the Property



Photo No. 22: Two 55-gallon drums presumably filled with soil cuttings from geotechnical borings drilled behind the building on the adjacent parcel to the northeast. Drums are not located on the Property.

APPENDIX B
HISTORICAL RESEARCH DOCUMENTATION

EXHIBIT B-1
AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPH

Scale: 1" = 500'

Date: 1939

Photo ID No. 1



Transaction Management Corporation, Inc. 

**425 University Avenue
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TMC Project Number: 14-13424.00**



AERIAL PHOTOGRAPH

Scale: 1" = 500'

Date: 1948

Photo ID No. 2



Transaction Management Corporation, Inc. 

**425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00**



INQUIRY #: 3907736.5

YEAR: 1956

1" = 500'



AERIAL PHOTOGRAPH

Scale: 1" = 750'

Date: 1956

Photo ID No. 3



Transaction Management Corporation, Inc. 

**425 University Avenue
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TMC Project Number: 14-13424.00**



AERIAL PHOTOGRAPH

Scale: 1" = 500'

Date: 1968

Photo ID No. 4



Transaction Management Corporation, Inc. 

**425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00**



AERIAL PHOTOGRAPH

Scale: 1" = 500'

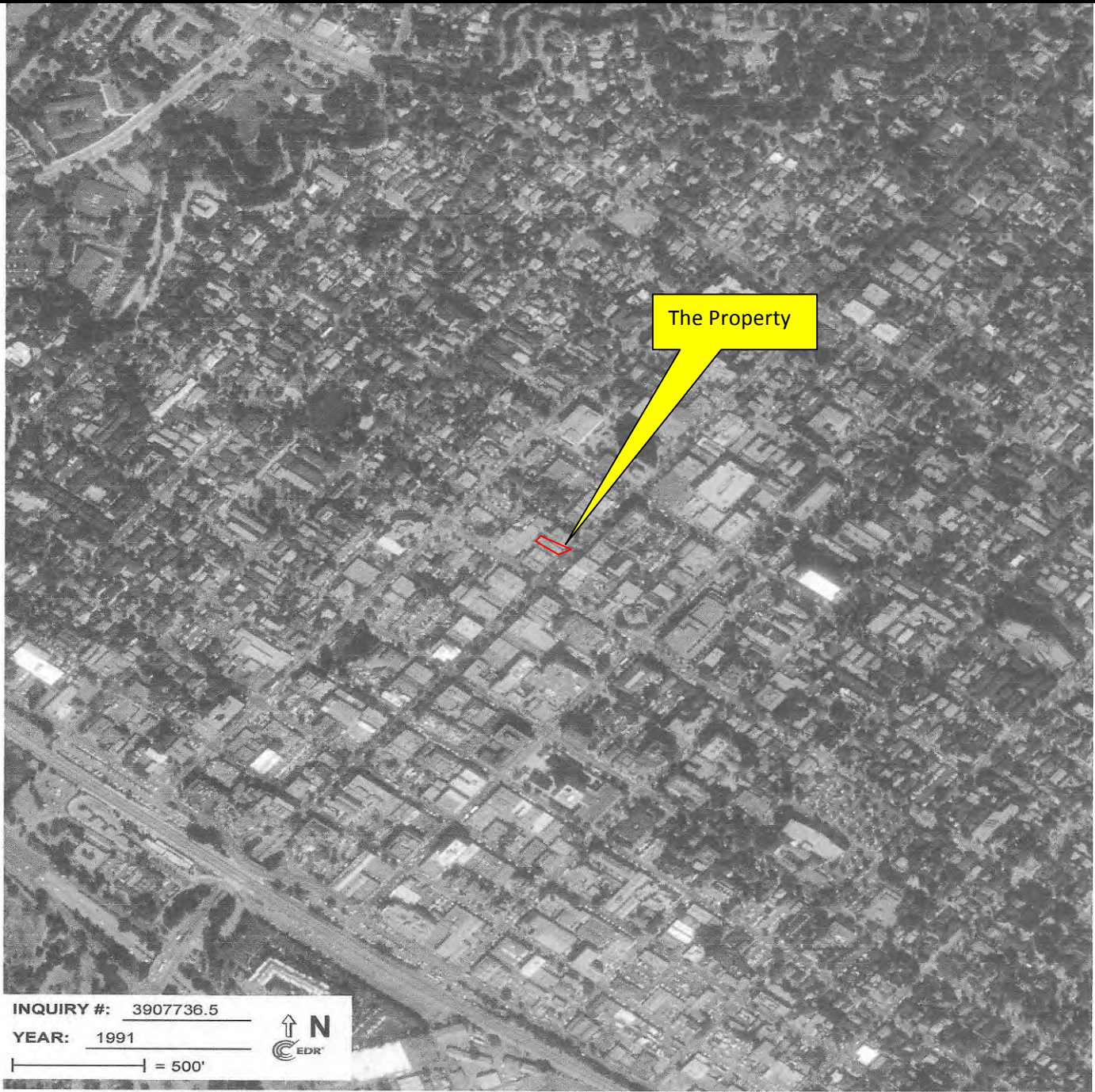
Date: 1981

Photo ID No. 5

N↑

Transaction Management Corporation, Inc. 

**425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00**



INQUIRY #: 3907736.5

YEAR: 1991

— = 500'



AERIAL PHOTOGRAPH

Scale: 1" = 500'

Date: 1991

Photo ID No. 6

N↑

Transaction Management Corporation, Inc. 

**425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00**



AERIAL PHOTOGRAPH

Scale: 1" = 500'

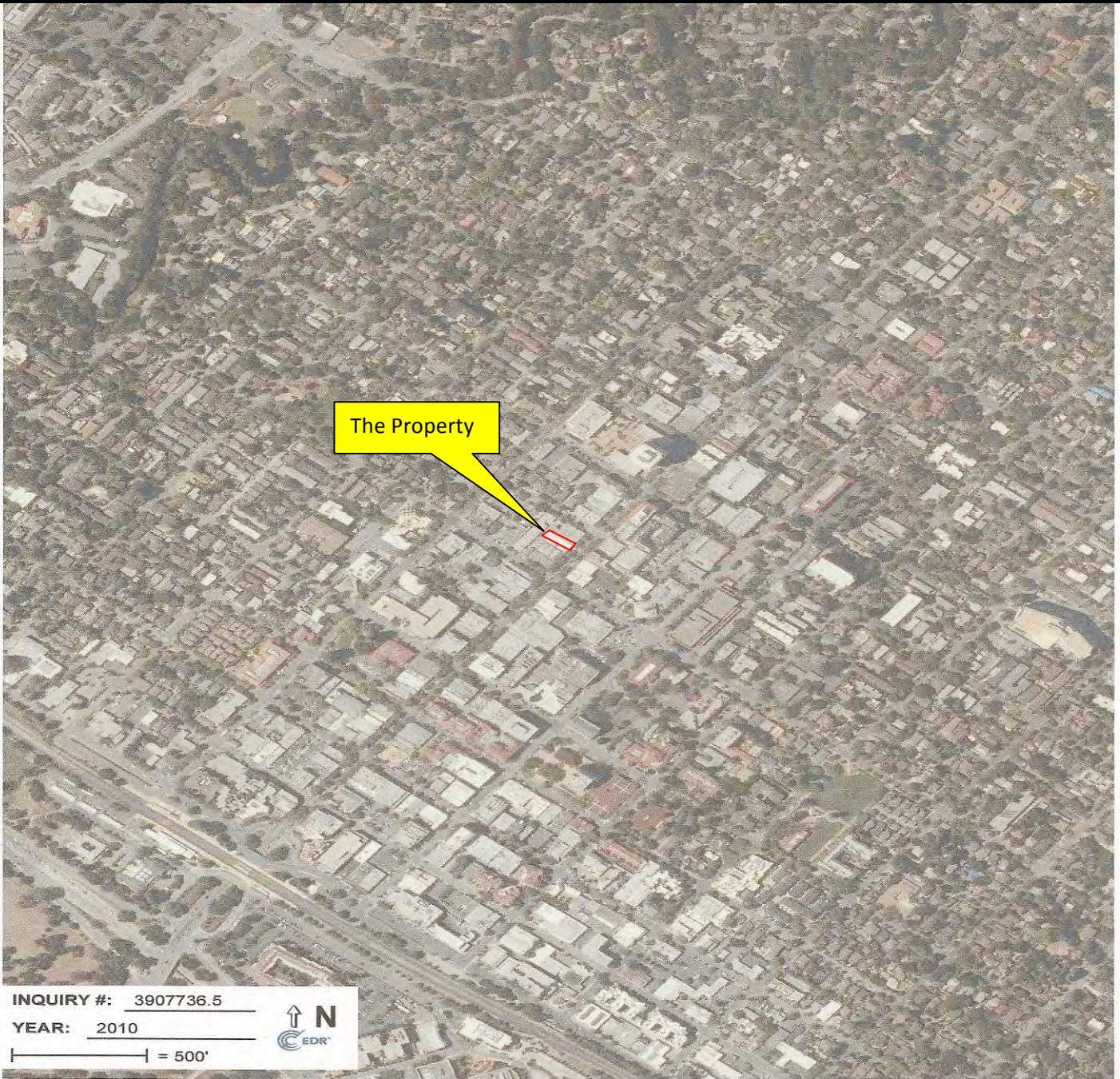
Date: 2009

Photo ID No. 7



**Transaction Management
Corporation, Inc.** 

**425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00**



AERIAL PHOTOGRAPH

Scale: 1" = 500'

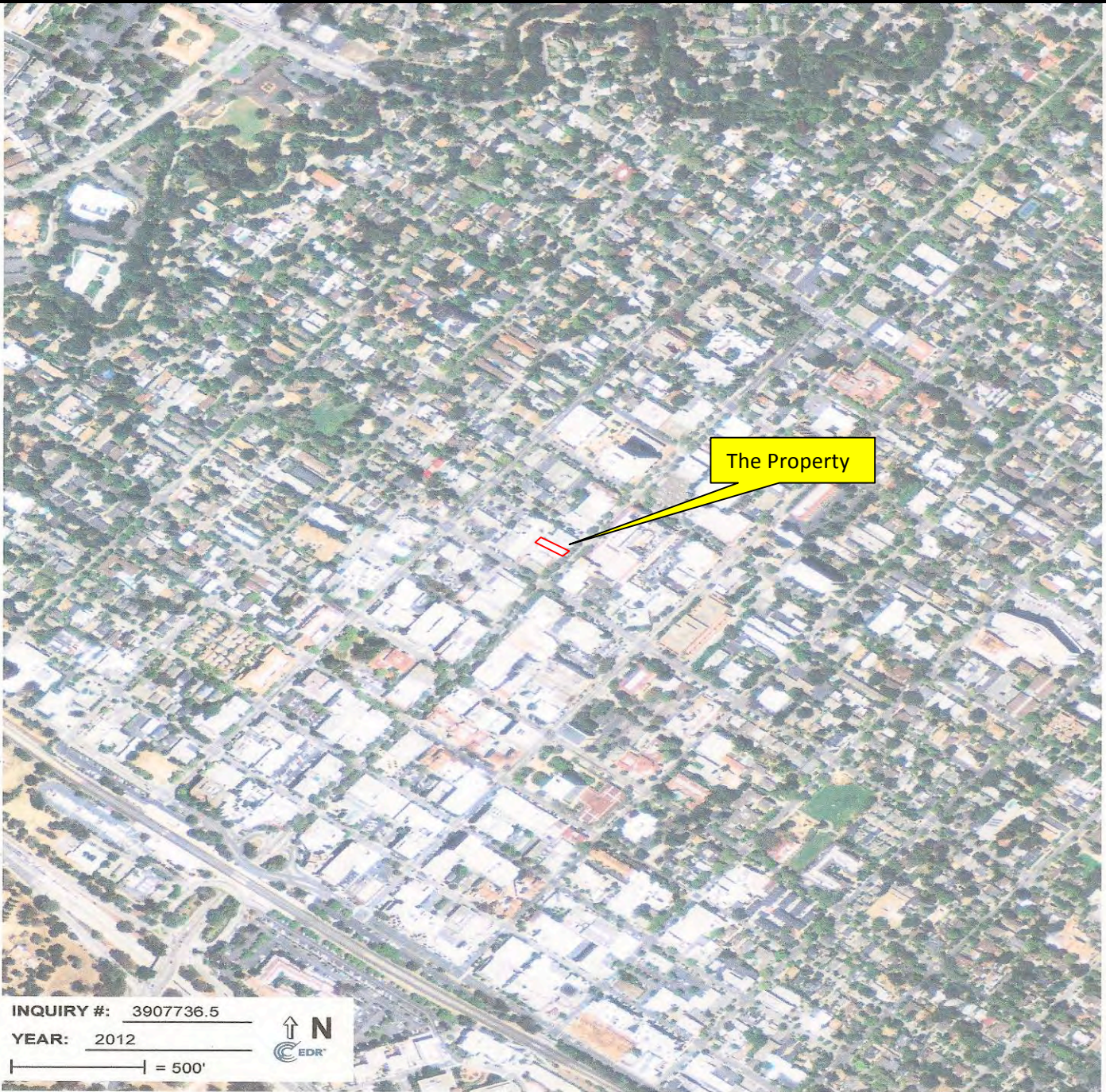
Date: 2010

Photo ID No. 8



Transaction Management Corporation, Inc. 

**425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00**



INQUIRY #: 3907736.5

YEAR: 2012

| = 500'



AERIAL PHOTOGRAPH

Scale: 1" = 500'

Date: 2012

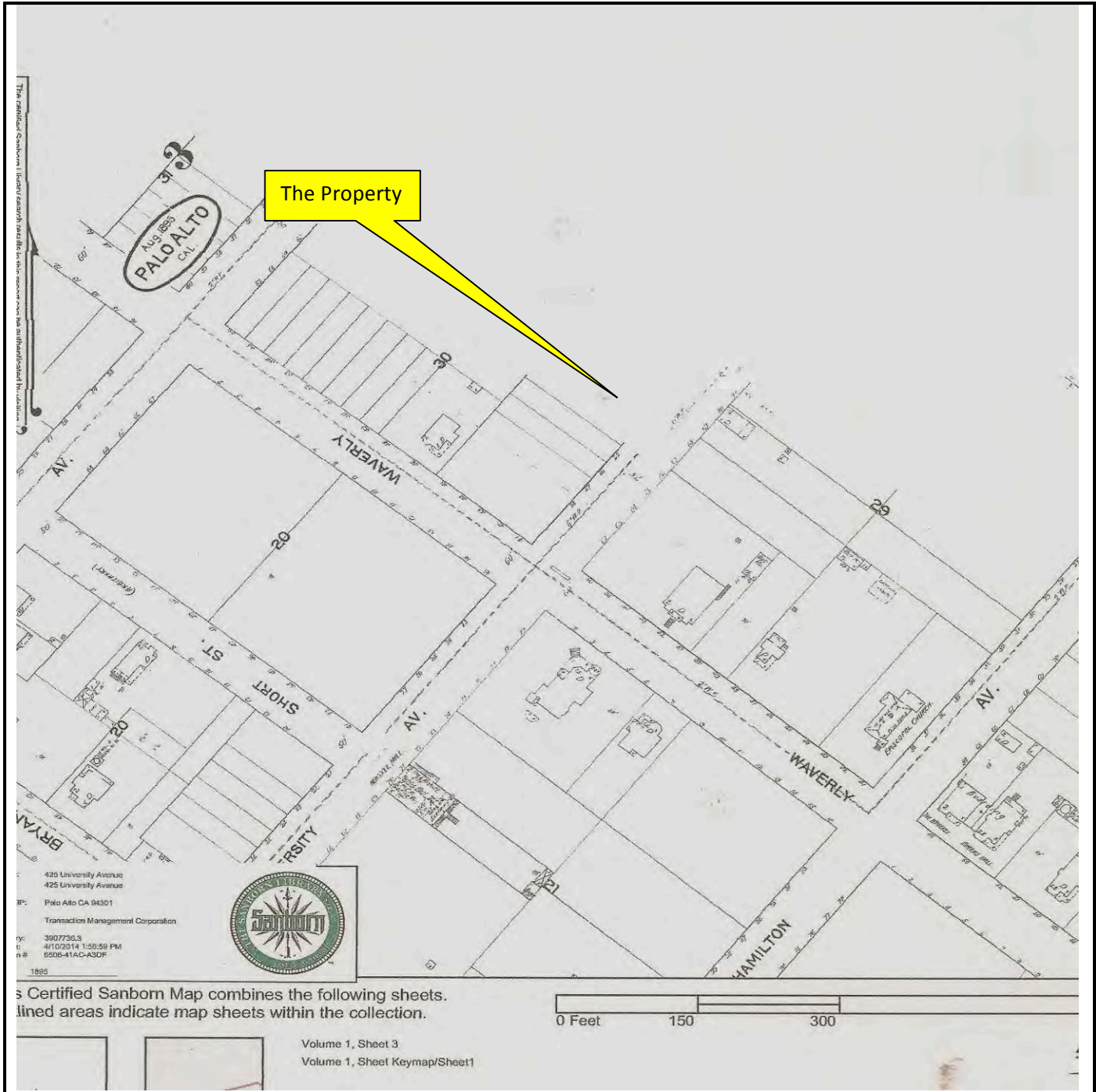
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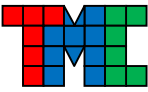


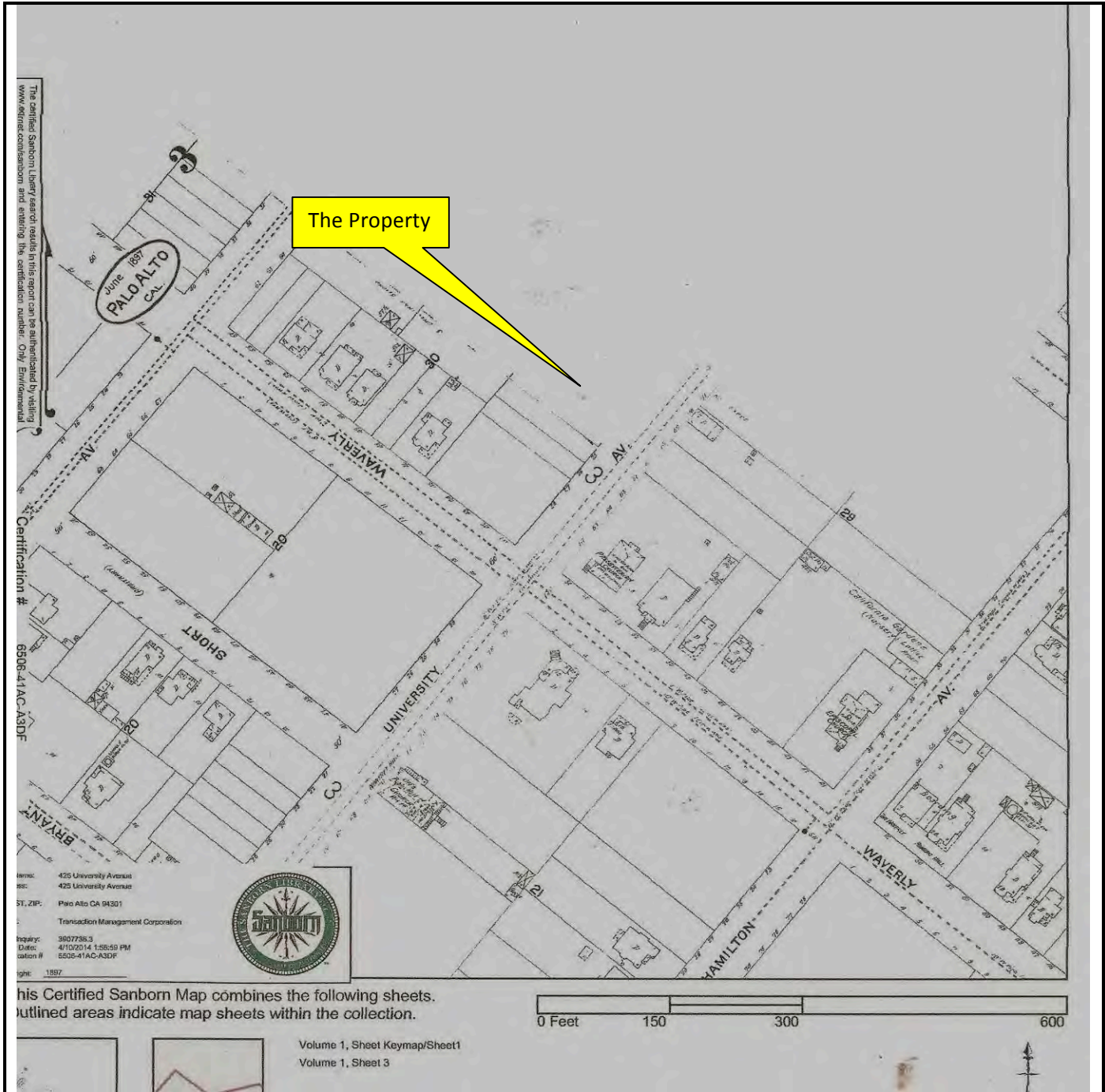
Transaction Management Corporation, Inc. 

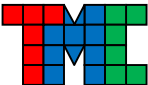
**425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00**

EXHIBIT B-2
FIRE INSURANCE MAPS

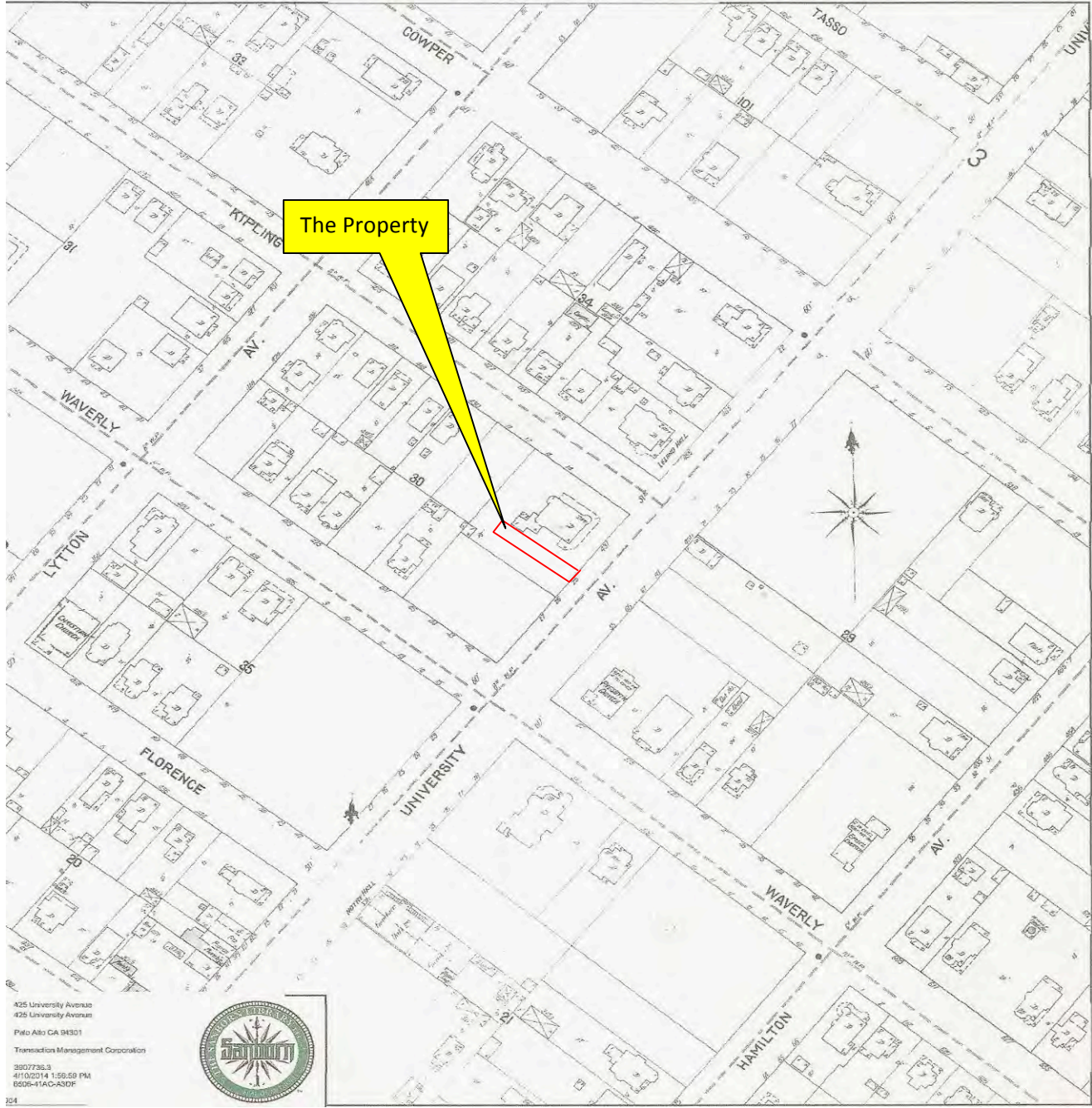


<p>SANBORN HISTORICAL MAP</p>	<p>Date: 1895</p> <p style="text-align: right;">N↑</p>
<p>Transaction Management Corporation, Inc.</p> 	<p>425 University Avenue Palo Alto, California 94301 TMC Project Number: 14-13424.00</p>



<p>SANBORN HISTORICAL MAP</p>	<p>Date: 1897</p> <p style="text-align: right;">N↑</p>
<p>Transaction Management Corporation, Inc.</p> 	<p>425 University Avenue Palo Alto, California 94301 TMC Project Number: 14-13424.00</p>

1904 Certified Sanborn Map



SANBORN HISTORICAL MAP

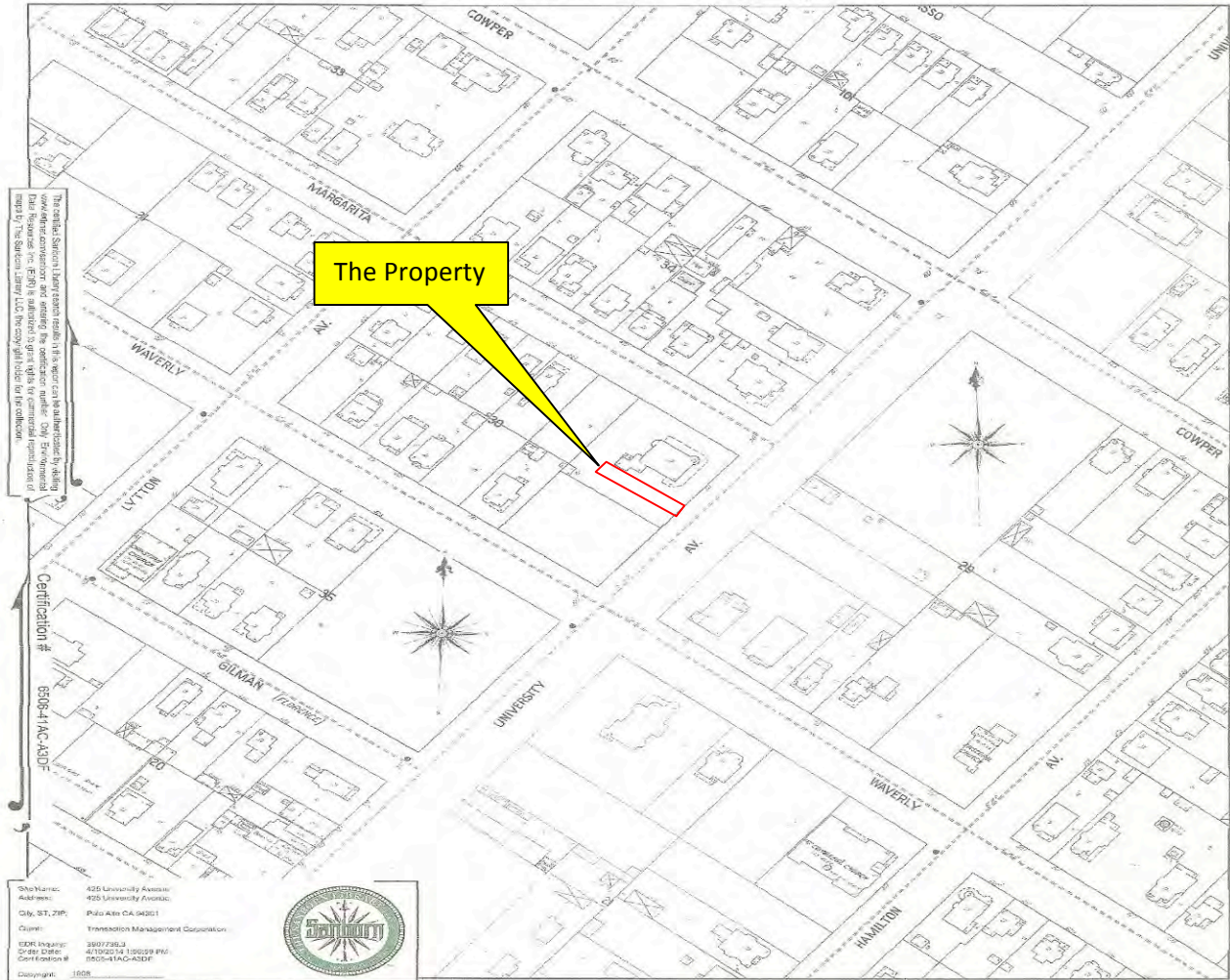
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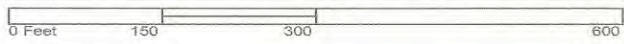
1908 Certified Sanborn Map



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Volume 1, Sheet 12



3907736 - 3 page 13

SANBORN HISTORICAL MAP

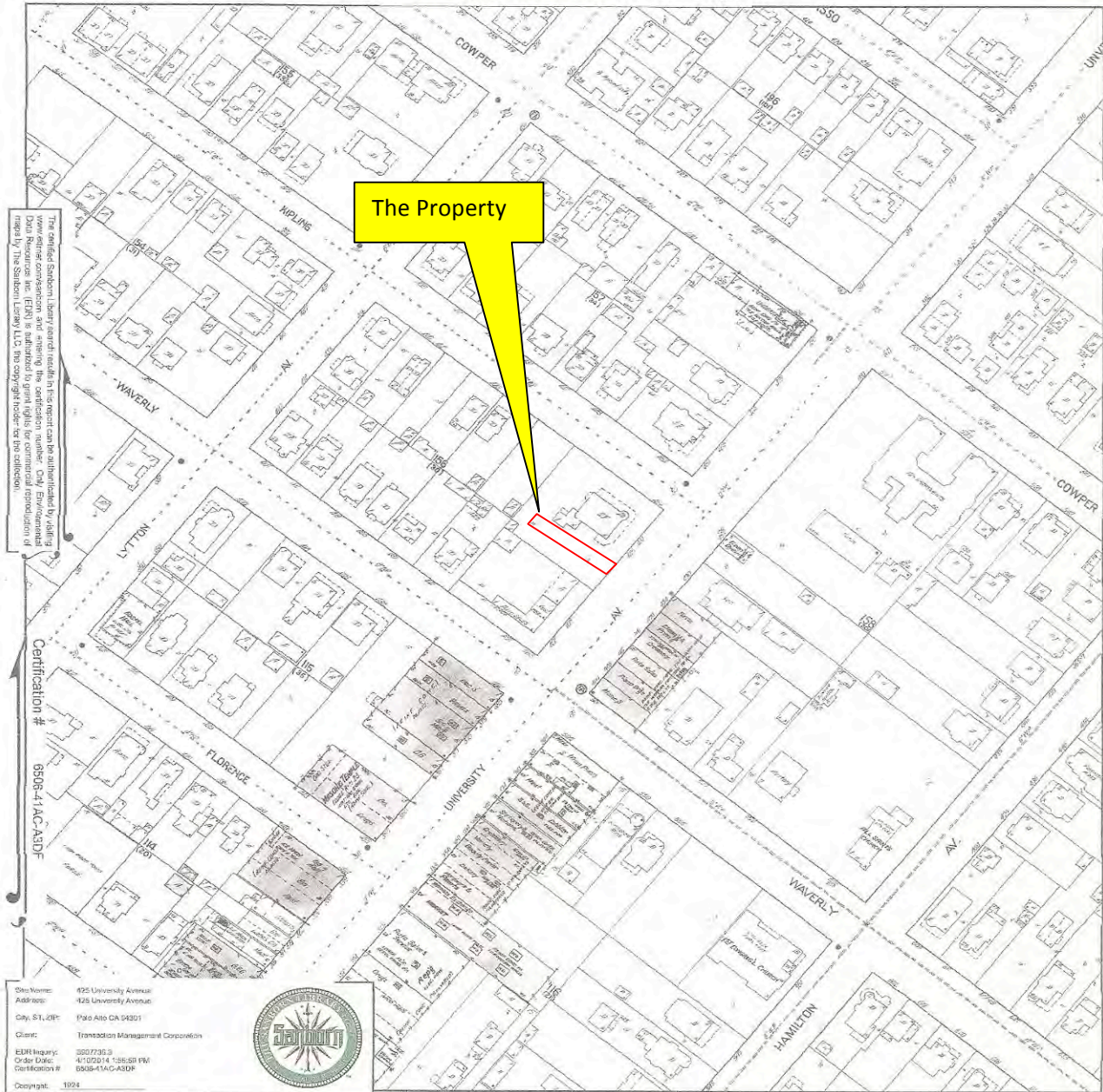
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1924 Certified Sanborn Map



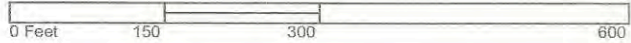
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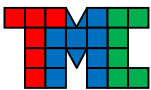
Volume 1 Sheet 12

SANBORN HISTORICAL MAP

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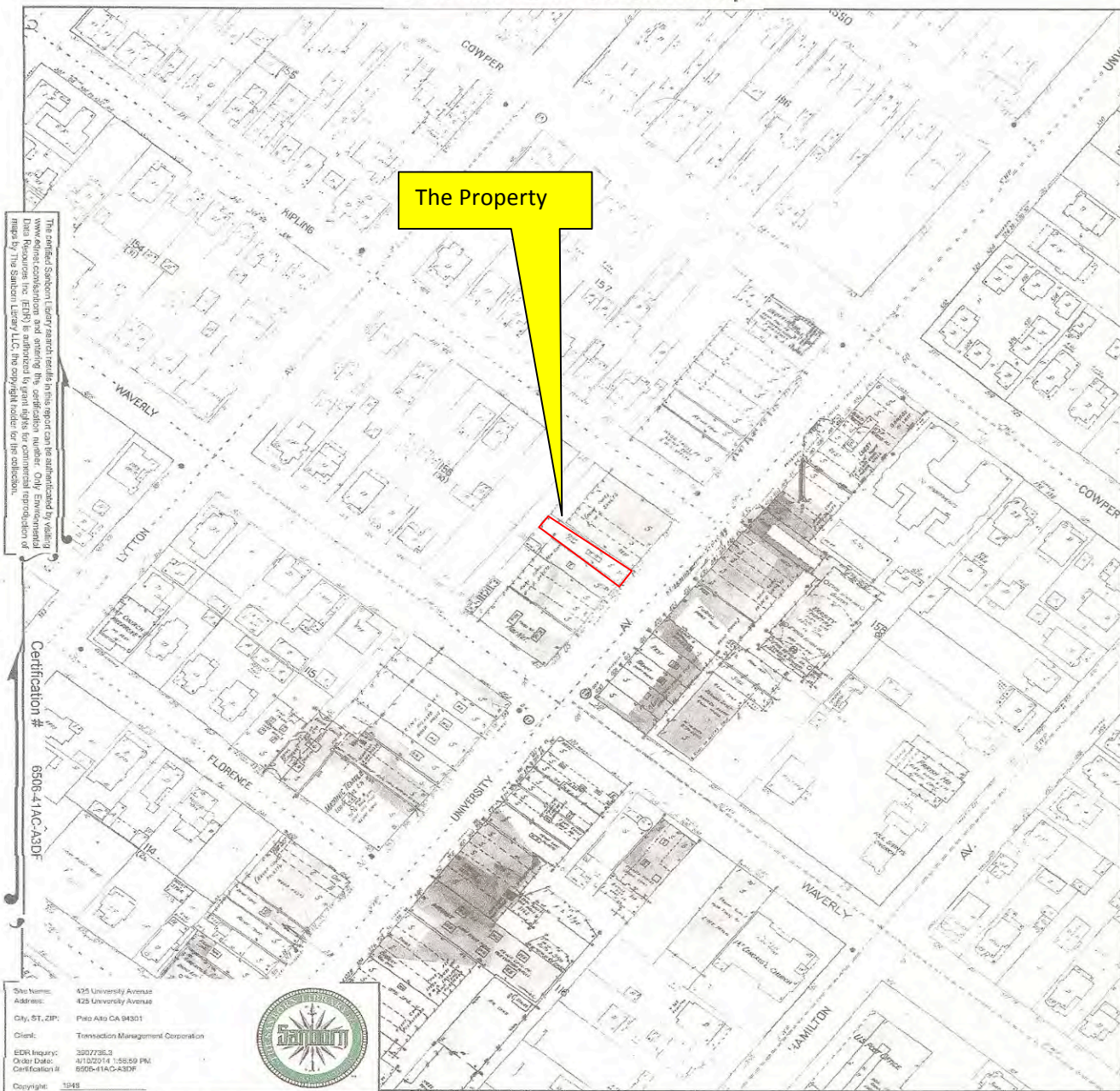


Transaction Management Corporation, Inc.



**425 University Avenue
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 TMC Project Number: 14-13424.00**

1948 Certified Sanborn Map



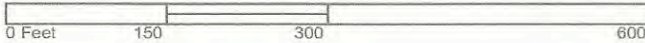
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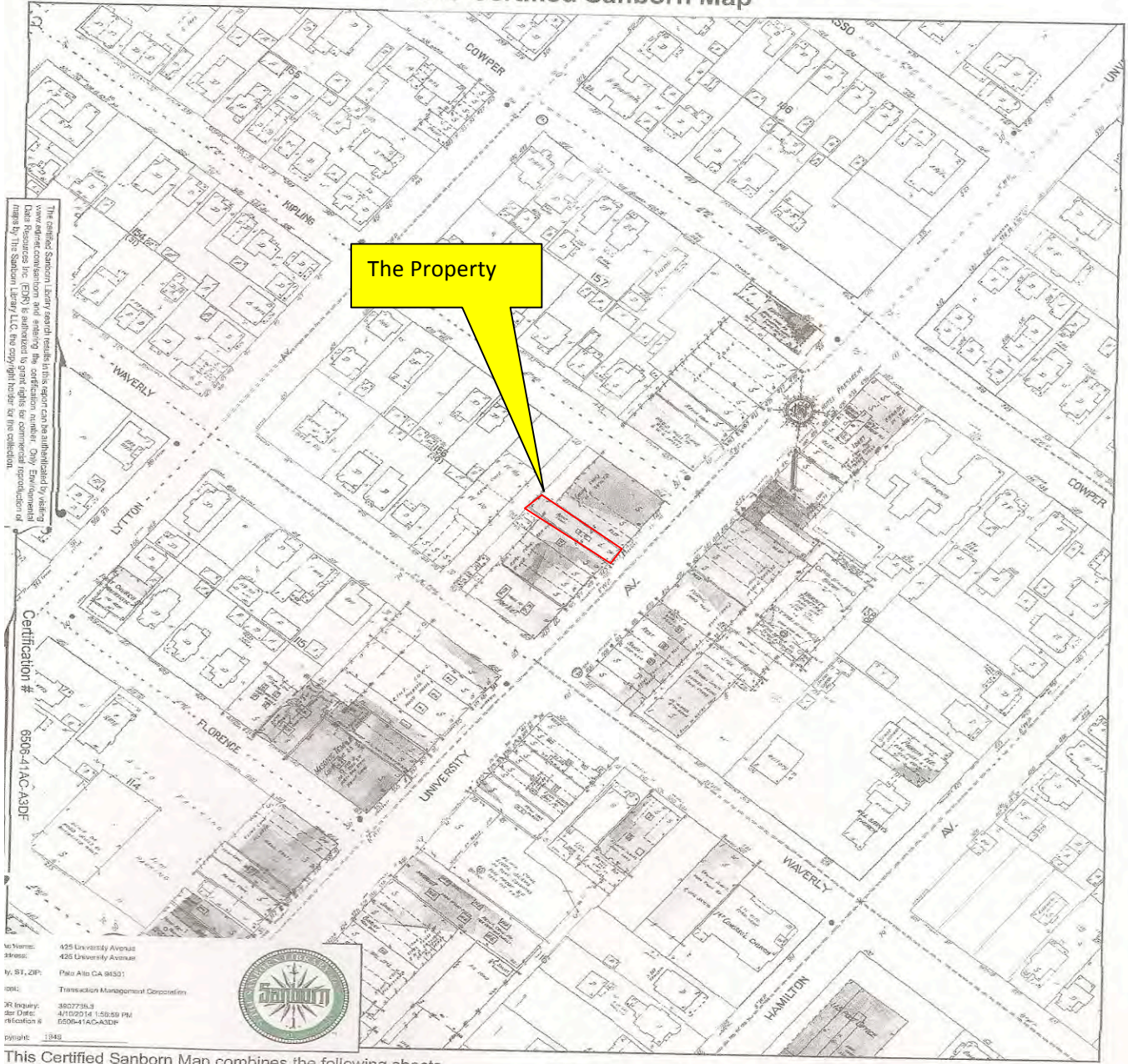
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**425 University Avenue
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1949 Certified Sanborn Map



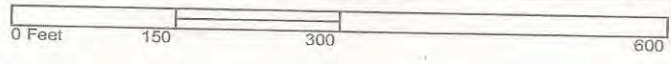
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 print#: 1849



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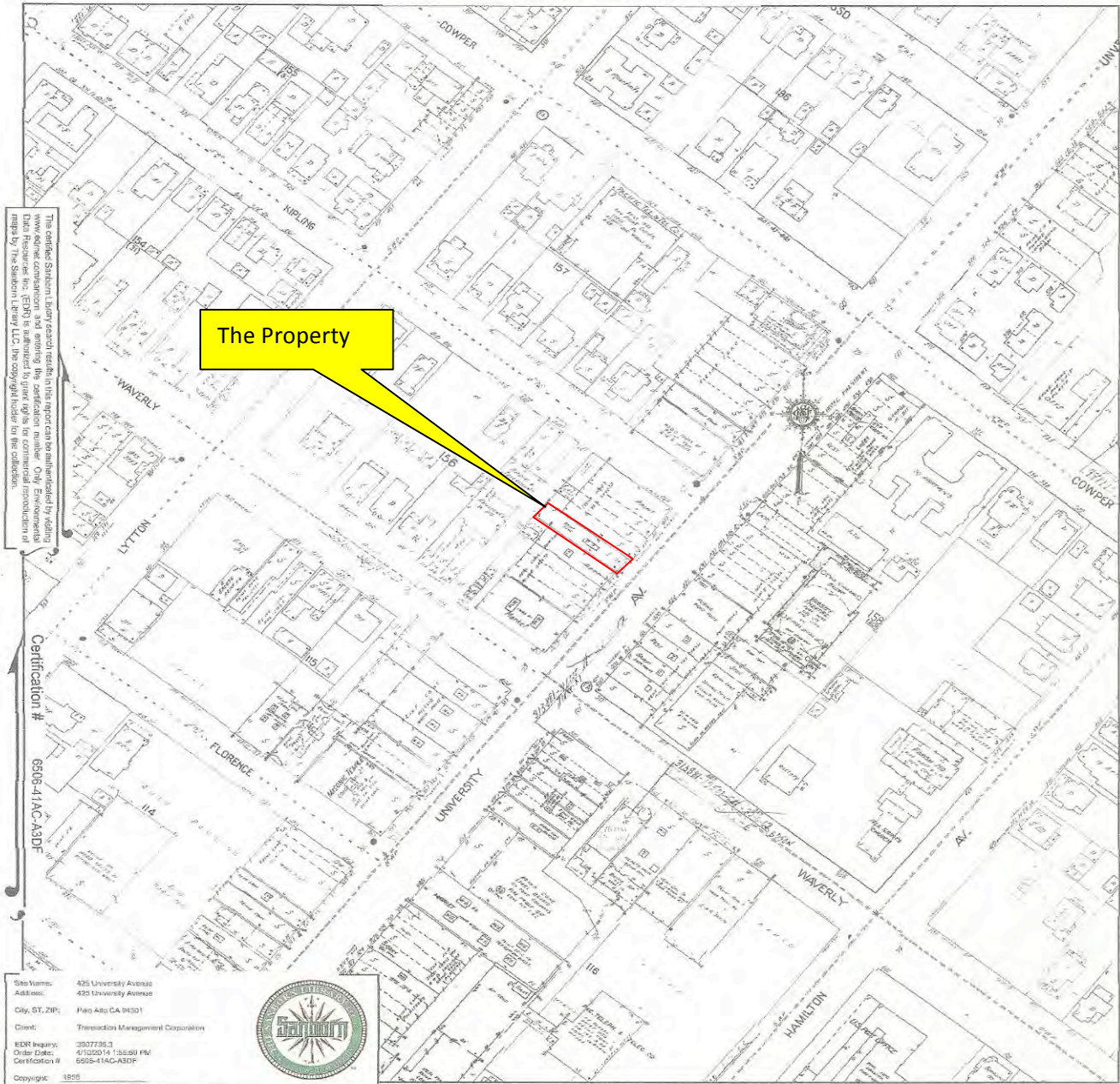
Date: 1949



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1956 Certified Sanborn Map



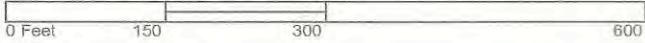
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Date: 1956

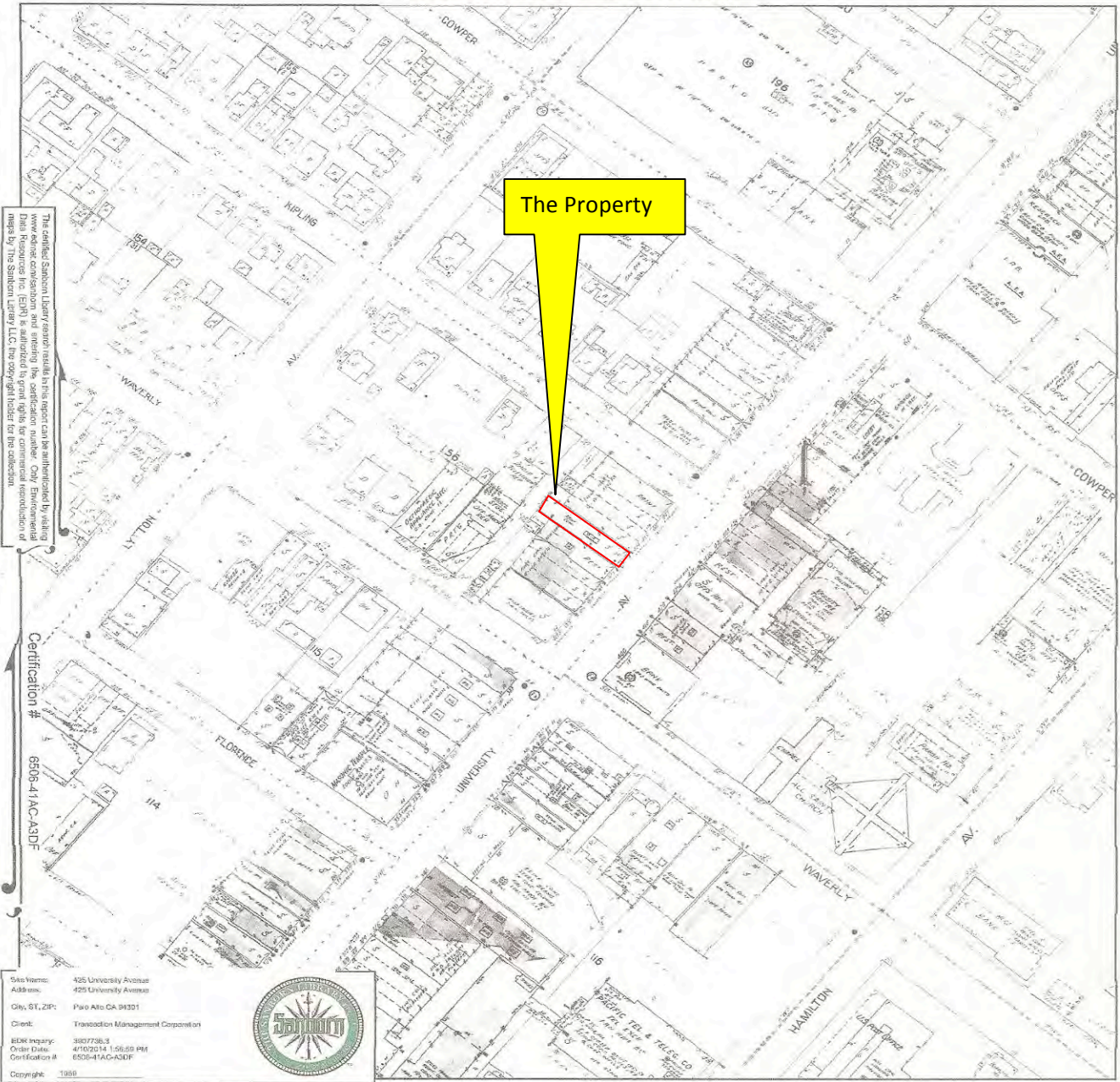


Transaction Management Corporation, Inc.



**425 University Avenue
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1969 Certified Sanborn Map



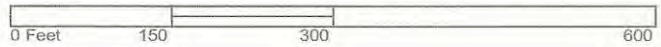
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SANBORN HISTORICAL MAP

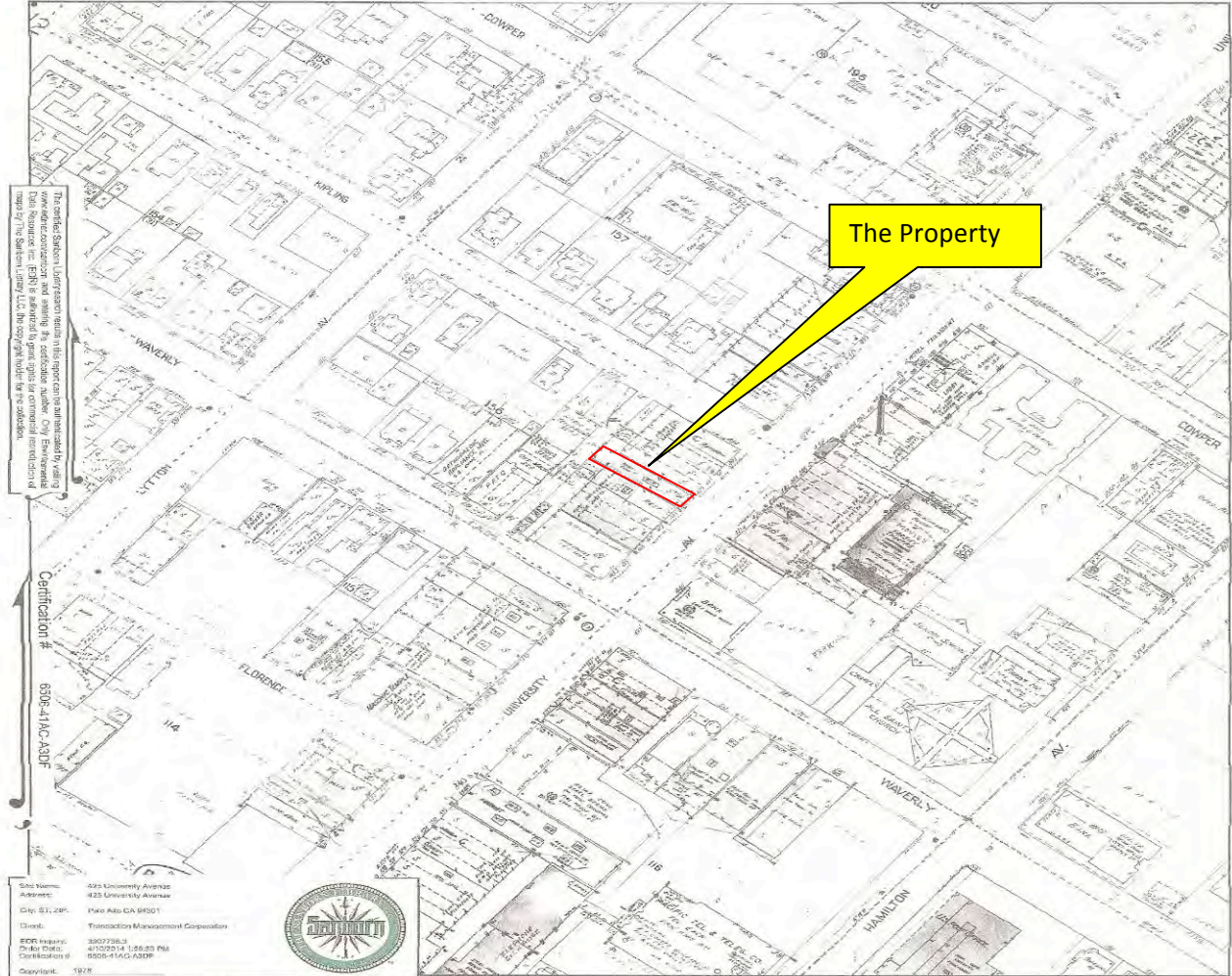
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**425 University Avenue
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 TMC Project Number: 14-13424.00**

1978 Certified Sanborn Map



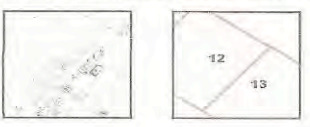
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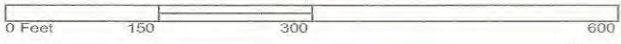
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 Address: 425 University Avenue
 City: ST. 29F
 Client: Transaction Management Corporation
 ECR: 3907736-3
 File No: 4105214 136.00 P6
 Coordinate #: 6505-14-C-301F
 Copyright: 1978



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Volume 1, Sheet 13
 Volume 1, Sheet 12



3907736 - 3 page 6

SANBORN HISTORICAL MAP

Date: 1978



Transaction Management
Corporation, Inc.


425 University Avenue
Palo Alto, California 94301
TMC Project Number: 14-13424.00

EHIXIBT B-3
HISTORICAL TOPOGRAPHIC MAPS

NOT APPLICABLE FOR THIS REPORT

APPENDIX C

REGULATORY RECORDS DOCUMENTATION

EXHIBIT C-1
MAPPED DATABASE REPORT

425 University Avenue

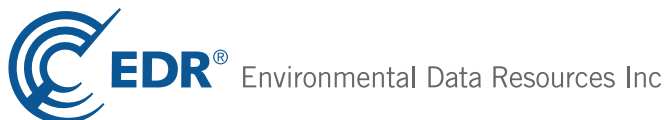
425 University Avenue

Palo Alto, CA 94301

Inquiry Number: 3907736.2s

April 10, 2014

EDR Summary Radius Map Report



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

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 <u>GEOCHECK ADDENDUM</u>	
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Physical Setting Source Records Searched	A-6

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

425 UNIVERSITY AVENUE
PALO ALTO, CA 94301

COORDINATES

Latitude (North): 37.4476000 - 37° 26' 51.36"
Longitude (West): 122.1603000 - 122° 9' 37.08"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 574275.5
UTM Y (Meters): 4144654.5
Elevation: 53 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
425 UNIVERSITY AVENUE
PALO ALTO, CA 94301

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1	VARSITY THEATRE	456 UNIVERSITY AVE	HIST CORTESE, LUST, HIST LUST	Lower	86, East
A2	MARTHA PAULINE SWAIN	451 UNIVERSITY AVE	RCRA-SQG, FINDS, HAZNET	Lower	125, ENE
A3		468 UNIVERSITY AVE	EDR US Hist Cleaners	Lower	144, ENE
B4		436 WAVERLEY ST	EDR US Hist Auto Stat	Higher	180, West
A5	PHOTO EXPRESS	479 UNIVERSITY AVE	RCRA-SQG, FINDS	Lower	277, NE
B6		405 WAVERLEY ST	EDR US Hist Cleaners	Higher	326, WNW
B7	CUSA-	390 LYTTON AVE	CA FID UST, SWEEPS UST	Higher	377, West
B8	96226	390 LYTTON AVE	HIST UST	Higher	377, West
C9	PRESIDENTS HOTEL	498 UNIVERSITY AVE	HIST CORTESE, LUST, HIST LUST	Lower	389, NE
B10		379 LYTTON AVE	EDR US Hist Auto Stat	Higher	410, West
D11	PACIFIC BELL	420 COWPER AVENUE	RCRA NonGen / NLR, FINDS	Higher	446, North
E12	CVS PHARMACY NO 9915	352 UNIVERSITY AVE	RCRA-LQG, FINDS	Higher	452, SSW
E13	CVS PHARMACY #9915	352 UNIVERSITY AV	CUPA Listings	Higher	452, SSW
D14		489 LYTTON AVE	EDR US Hist Cleaners	Higher	457, North
F15		439 HAMILTON AVE	EDR US Hist Cleaners	Lower	512, ESE
F16	GATE CLEANERS	439 HAMILTON AVE	CUPA Listings, DRYCLEANERS	Lower	512, ESE
C17	PALO ALTO OFFICE CEN	525 UNIVERSITY AVE	RCRA-SQG, FINDS	Lower	555, NE
F18		486 HAMILTON AVE	EDR US Hist Cleaners	Lower	599, East
F19	ECONOMY CLEANERS	486 HAMILTON AVE	DRYCLEANERS	Lower	599, East
E20	WALGREENS 781	300 UNIVERSITY AVE	RCRA-SQG, FINDS, CUPA Listings, HAZNET	Higher	696, SSW
E21	PREMIER PROPERTIES M	300 UNIVERSITY AVE	RCRA-CESQG, HAZNET	Higher	696, SSW
G22	COMPAQ COMPUTER CORP	529 BRYANT STREET	RCRA-SQG, FINDS	Higher	723, SSW
G23	SWITCH AND DATA	529 BRYANT ST	AST	Higher	723, SSW
G24	OFFICE BUILDING	529 BRYANT	HIST CORTESE, LUST, HIST LUST	Higher	723, SSW
H25	MRS. E. C. FOULE	630 COWPER ST	HIST UST	Lower	748, East
H26	MRS. E. C. FOULE	630 COWPER ST	CA FID UST, SWEEPS UST	Lower	748, East
I27		345 HAMILTON AVE	EDR US Hist Cleaners	Higher	756, South
I28	PACIFIC BELL/AT&T-SI	345 HAMILTON AV	CUPA Listings	Higher	756, South
I29	AT&T CALIFORNIA - P1	345 HAMILTON AV	RCRA-SQG, FINDS, HIST CORTESE, LUST, CA FID UST,...	Higher	756, South
I30	AT&T/SBC (P1-007)	345 HAMILTON AVE	UST	Higher	756, South
I31	PACIFIC BELL	345 HAMILTON AVE	LUST	Higher	756, South
I32	PACIFIC BELL (P1-007)	345 HAMILTON AVE	SWEEPS UST	Higher	760, South
G33		555 BRYANT ST	EDR US Hist Auto Stat	Higher	767, SSW
I34		595 BRYANT ST	EDR US Hist Cleaners	Higher	857, South
I35	HOLIDAY CLEANERS	595 BRYANT ST	CUPA Listings, DRYCLEANERS	Higher	857, South
36	SHEARER FAMILY TRUST	530 WEBSTER ST	HIST CORTESE, LUST, HIST LUST	Lower	948, ENE
J37	HEWLETT PACKARD UNIV	250 UNIVERSITY AVE	RCRA NonGen / NLR, FINDS, HAZNET	Higher	977, SSW
J38	PREMIER PROPERTIES	250 UNIVERSITY AVE	HIST CORTESE, LUST, HIST LUST	Higher	977, SSW
39		385 FOREST AVE	EDR US Hist Auto Stat	Higher	985, SE

MAPPED SITES SUMMARY

Target Property Address:
425 UNIVERSITY AVENUE
PALO ALTO, CA 94301

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
K40	AZEEM K LAKHA DMD	720 COWPER ST	CUPA Listings	Lower	1107, ESE
L41	PALO ALTO CIVIC CENT	250 HAMILTON AVE	HIST CORTESE, LUST, HIST LUST	Higher	1111, South
L42	CITY OF PALO ALTO CI	250 HAMILTON AVE	UST	Higher	1111, South
L43	CITY HALL	250 HAMILTON	LUST, CA FID UST, CUPA Listings, SWEEPS UST	Higher	1111, South
J44	RITZ CAMERA CENTERS,	222 UNIVERSITY AVE	RCRA-LQG	Higher	1139, SSW
K45	APT BLDG	725 COWPER ST	HIST UST	Lower	1150, ESE
K46	APT BLDG	725 COWPER ST	CA FID UST, SWEEPS UST	Lower	1150, ESE
M47	BNW SERVICE & REPAIR	400 EMERSON ST	CA FID UST, SWEEPS UST	Higher	1309, SW
M48	BNW SERVICE & REPAIR	400 EMERSON ST	HIST UST	Higher	1313, SW
M49	INDEPENDENT BMW	400 EMERSON ST	HIST CORTESE, LUST	Higher	1313, SW
M50	INDEPENDENT BMW	400 EMERSON ST	LUST, HIST LUST	Higher	1313, SW
N51	SHICK RESIDENCE	505 HOMER AVE	LUST, HIST LUST	Lower	1485, ESE
N52	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Lower	1494, ESE
53	CITY OF PALO ALTO PA	528 HIGH	LUST	Higher	1561, SSW
O54	CARDINAL DRIVE IN CL	203 FOREST	RCRA-SQG, SLIC, HAZNET	Higher	1584, South
O55	PALO ALTO TRANSMISSI	701 EMERSON ST	LUST, HIST LUST, HIST UST	Higher	1603, South
O56	PALO ALTO TRANSMISSI	701 EMERSON ST	LUST, CA FID UST, SWEEPS UST	Higher	1603, South
O57	PALO ALTO TRANSMISSI	710 EMERSON	HIST CORTESE	Higher	1664, South
P58	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Lower	1683, SSE
59	TIDY TOWN CLEANERS	163 EVERETT AVE	RCRA-SQG, FINDS, HIST CORTESE, LUST, HIST LUST	Higher	1685, WSW
P60	GRANDONA RESIDENCE	268 HOMER AVE	HIST CORTESE, LUST, HIST LUST	Lower	1710, SSE
Q61	HEWLETT PACKARD LYTT	130 LYTTON AVE	RCRA NonGen / NLR, FINDS, LUST, HAZNET	Higher	1759, SW
Q62	HEWLETT-PACKARD COMP	130 LYTTON AVENUE	SLIC, HIST LUST	Higher	1759, SW
P63	CITY OF PARIS CLEANE	248 HOMER AVE	RCRA-SQG, FINDS, HIST CORTESE, LUST	Lower	1774, SSE
R64	COMMUTER SHELL	355 ALMA ST	HIST CORTESE, LUST, HIST LUST, UST, HIST UST,...	Higher	1909, SW
65	PALO ALTO MEDICAL FO	URBAN LANE	SLIC	Higher	1930, SSW
S66	BILL'S AUTO GLASS	744 HIGH ST	HIST CORTESE, LUST, HIST LUST	Higher	1946, South
R67	PALO ALTO FIRE STATI	301 ALMA	HIST CORTESE, LUST, HIST LUST, CUPA Listings	Higher	1975, WSW
T68	CITY OF PALO ALTO (S	291 ALMA ST	LUST, HIST LUST	Higher	2000, WSW
T69	COLDWELL BANKER	291 ALMA ST	HIST CORTESE, LUST, HIST LUST	Higher	2000, WSW
T70	STANFORD B.M.W.	275 ALMA ST	HIST CORTESE, LUST, HIST LUST	Higher	2029, WSW
S71	IDEO LLC	780 HIGH ST	HIST CORTESE, LUST, HIST LUST, CUPA Listings	Higher	2046, South
S72	PENINSULA CREAMERY	800 HIGH STREET	LUST	Higher	2119, South
S73	PENINSULA CREAMERY	800 HIGH ST	LUST	Higher	2119, South
U74	KEENAN LAND CO	753 ALMA ST	HIST CORTESE, LUST, HIST LUST	Higher	2193, South
U75	HANSEN PLUMBING	50 HOMER AVE	HIST CORTESE, LUST, HIST LUST	Higher	2281, South
V76	BILL YOUNG'S AUTOMOT	849 HIGH ST	HIST CORTESE, LUST	Lower	2293, South
V77	BILL YOUNG'S AUTOMOT	849 HIGH ST	LUST, HIST LUST	Lower	2293, South
U78	INDEPENDENT BMW	799 ALMA ST	HIST CORTESE, LUST, HIST LUST, CUPA Listings	Higher	2310, South

MAPPED SITES SUMMARY

Target Property Address:
425 UNIVERSITY AVENUE
PALO ALTO, CA 94301

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
V79	D & M AUTO REPAIR	190 CHANNING AVE	LUST	Lower	2323, SSE
V80	D & M MOTORS	190 CHANNING AVE	HIST CORTESE, LUST, HIST LUST, SWEEPS UST, WIP	Lower	2323, SSE
U81	STEVE'S FOREIGN AUTO	809 ALMA ST	HIST CORTESE, LUST, HIST LUST	Higher	2349, South
W82	D&B AUTOMOTIVE	841 ALMA ST	HIST CORTESE, LUST, HIST LUST, SWEEPS UST	Higher	2441, South
V83	PENINSULA CREAMERY	900 HIGH ST	HIST CORTESE, LUST, HIST LUST	Lower	2457, SSE
84	PRIVATE RESIDENCE	PRIVATE RESIDENCE	HIST CORTESE, LUST, HIST LUST	Lower	2477, NE
W85	LAWSON BROTHERS CLEA	853 ALMA ST	HIST CORTESE, LUST, SLIC, HIST LUST, SWEEPS UST	Higher	2478, South
86	TOWN & COUNTRY CLEAN	855 EL CAMINO REAL	FINDS, VCP, EMI, ENVIROSTOR	Higher	3355, South
87	CAMP FREMONT (J09CA0		RESPONSE, ENVIROSTOR	Higher	4127, West
88	PHOTOTIME, INC.	138 STANFORD SHOPPIN	ENVIROSTOR	Higher	4874, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 03/11/2014 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CVS PHARMACY NO 9915</i>	<i>352 UNIVERSITY AVE</i>	<i>SSW 0 - 1/8 (0.086 mi.)</i>	<i>E12</i>	<i>10</i>
RITZ CAMERA CENTERS,	222 UNIVERSITY AVE	SSW 1/8 - 1/4 (0.216 mi.)	J44	17

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 03/11/2014 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>WALGREENS 781</i>	<i>300 UNIVERSITY AVE</i>	<i>SSW 1/8 - 1/4 (0.132 mi.)</i>	<i>E20</i>	<i>11</i>
<i>COMPAQ COMPUTER CORP</i>	<i>529 BRYANT STREET</i>	<i>SSW 1/8 - 1/4 (0.137 mi.)</i>	<i>G22</i>	<i>12</i>
<i>AT&T CALIFORNIA - P1</i>	<i>345 HAMILTON AV</i>	<i>S 1/8 - 1/4 (0.143 mi.)</i>	<i>I29</i>	<i>13</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MARTHA PAULINE SWAIN</i>	<i>451 UNIVERSITY AVE</i>	<i>ENE 0 - 1/8 (0.024 mi.)</i>	<i>A2</i>	<i>8</i>
<i>PHOTO EXPRESS</i>	<i>479 UNIVERSITY AVE</i>	<i>NE 0 - 1/8 (0.052 mi.)</i>	<i>A5</i>	<i>8</i>
<i>PALO ALTO OFFICE CEN</i>	<i>525 UNIVERSITY AVE</i>	<i>NE 0 - 1/8 (0.105 mi.)</i>	<i>C17</i>	<i>11</i>

EXECUTIVE SUMMARY

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 03/11/2014 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PREMIER PROPERTIES M	300 UNIVERSITY AVE	SSW 1/8 - 1/4 (0.132 mi.)	E21	12

State- and tribal - equivalent NPL

RESPONSE: A review of the RESPONSE list, as provided by EDR, and dated 03/12/2014 has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CAMP FREMONT (J09CA0)		W 1/2 - 1 (0.782 mi.)	87	27

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 03/12/2014 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TOWN & COUNTRY CLEAN Status: Active	855 EL CAMINO REAL	S 1/2 - 1 (0.635 mi.)	86	26
CAMP FREMONT (J09CA0) Status: Inactive - Needs Evaluation		W 1/2 - 1 (0.782 mi.)	87	27
PHOTOTIME, INC. Status: Inactive - Needs Evaluation	138 STANFORD SHOPPIN	SW 1/2 - 1 (0.923 mi.)	88	27

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 12/16/2013 has revealed that there are 42 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OFFICE BUILDING Status: Completed - Case Closed	529 BRYANT	SSW 1/8 - 1/4 (0.137 mi.)	G24	12
AT&T CALIFORNIA - P1 PACIFIC BELL Status: Completed - Case Closed	345 HAMILTON AV 345 HAMILTON AVE	S 1/8 - 1/4 (0.143 mi.) S 1/8 - 1/4 (0.143 mi.)	I29 I31	13 14
PREMIER PROPERTIES Status: Completed - Case Closed	250 UNIVERSITY AVE	SSW 1/8 - 1/4 (0.185 mi.)	J38	15
PALO ALTO CIVIC CENT Status: Completed - Case Closed	250 HAMILTON AVE	S 1/8 - 1/4 (0.210 mi.)	L41	16

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY HALL	250 HAMILTON	S 1/8 - 1/4 (0.210 mi.)	L43	16
INDEPENDENT BMW Status: Completed - Case Closed	400 EMERSON ST	SW 1/8 - 1/4 (0.249 mi.)	M49	18
INDEPENDENT BMW	400 EMERSON ST	SW 1/8 - 1/4 (0.249 mi.)	M50	18
CITY OF PALO ALTO PA Status: Completed - Case Closed	528 HIGH	SSW 1/4 - 1/2 (0.296 mi.)	53	19
PALO ALTO TRANSMISSI	701 EMERSON ST	S 1/4 - 1/2 (0.304 mi.)	O55	19
PALO ALTO TRANSMISSI Status: Completed - Case Closed	701 EMERSON ST	S 1/4 - 1/2 (0.304 mi.)	O56	19
TIDY TOWN CLEANERS Status: Completed - Case Closed	163 EVERETT AVE	WSW 1/4 - 1/2 (0.319 mi.)	59	20
HEWLETT PACKARD LYTT	130 LYTTON AVE	SW 1/4 - 1/2 (0.333 mi.)	Q61	21
COMMUTER SHELL Status: Open - Assessment & Interim Remedial Action	355 ALMA ST	SW 1/4 - 1/2 (0.362 mi.)	R64	21
BILL'S AUTO GLASS Status: Completed - Case Closed	744 HIGH ST	S 1/4 - 1/2 (0.369 mi.)	S66	22
PALO ALTO FIRE STATI Status: Completed - Case Closed	301 ALMA	WSW 1/4 - 1/2 (0.374 mi.)	R67	22
CITY OF PALO ALTO (S	291 ALMA ST	WSW 1/4 - 1/2 (0.379 mi.)	T68	22
COLDWELL BANKER Status: Completed - Case Closed	291 ALMA ST	WSW 1/4 - 1/2 (0.379 mi.)	T69	23
STANFORD B.M.W. Status: Completed - Case Closed	275 ALMA ST	WSW 1/4 - 1/2 (0.384 mi.)	T70	23
IDEO LLC Status: Completed - Case Closed	780 HIGH ST	S 1/4 - 1/2 (0.387 mi.)	S71	23
PENINSULA CREAMERY Status: Completed - Case Closed	800 HIGH STREET	S 1/4 - 1/2 (0.401 mi.)	S72	23
PENINSULA CREAMERY	800 HIGH ST	S 1/4 - 1/2 (0.401 mi.)	S73	23
KEENAN LAND CO Status: Completed - Case Closed	753 ALMA ST	S 1/4 - 1/2 (0.415 mi.)	U74	24
HANSEN PLUMBING Status: Completed - Case Closed	50 HOMER AVE	S 1/4 - 1/2 (0.432 mi.)	U75	24
INDEPENDENT BMW Status: Completed - Case Closed	799 ALMA ST	S 1/4 - 1/2 (0.438 mi.)	U78	24
STEVE'S FOREIGN AUTO Status: Completed - Case Closed	809 ALMA ST	S 1/4 - 1/2 (0.445 mi.)	U81	25
D&B AUTOMOTIVE Status: Completed - Case Closed	841 ALMA ST	S 1/4 - 1/2 (0.462 mi.)	W82	25
LAWSON BROTHERS CLEA Status: Completed - Case Closed	853 ALMA ST	S 1/4 - 1/2 (0.469 mi.)	W85	26
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VARSITY THEATRE Status: Completed - Case Closed	456 UNIVERSITY AVE	E 0 - 1/8 (0.016 mi.)	A1	8
PRESIDENTS HOTEL Status: Completed - Case Closed	498 UNIVERSITY AVE	NE 0 - 1/8 (0.074 mi.)	C9	9
SHEARER FAMILY TRUST Status: Completed - Case Closed	530 WEBSTER ST	ENE 1/8 - 1/4 (0.180 mi.)	36	15

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHICK RESIDENCE	505 HOMER AVE	ESE 1/4 - 1/2 (0.281 mi.)	N51	18
PRIVATE RESIDENCE	PRIVATE RESIDENCE	ESE 1/4 - 1/2 (0.283 mi.)	N52	18
Status: Completed - Case Closed				
PRIVATE RESIDENCE	PRIVATE RESIDENCE	SSE 1/4 - 1/2 (0.319 mi.)	P58	20
Status: Completed - Case Closed				
GRANDONA RESIDENCE	268 HOMER AVE	SSE 1/4 - 1/2 (0.324 mi.)	P60	20
CITY OF PARIS CLEANE	248 HOMER AVE	SSE 1/4 - 1/2 (0.336 mi.)	P63	21
Status: Completed - Case Closed				
BILL YOUNG'S AUTOMOT	849 HIGH ST	S 1/4 - 1/2 (0.434 mi.)	V76	24
Status: Completed - Case Closed				
BILL YOUNG'S AUTOMOT	849 HIGH ST	S 1/4 - 1/2 (0.434 mi.)	V77	24
D & M AUTO REPAIR	190 CHANNING AVE	SSE 1/4 - 1/2 (0.440 mi.)	V79	25
Status: Completed - Case Closed				
D & M MOTORS	190 CHANNING AVE	SSE 1/4 - 1/2 (0.440 mi.)	V80	25
PENINSULA CREAMERY	900 HIGH ST	SSE 1/4 - 1/2 (0.465 mi.)	V83	26
Status: Completed - Case Closed				
PRIVATE RESIDENCE	PRIVATE RESIDENCE	NE 1/4 - 1/2 (0.469 mi.)	84	26
Status: Completed - Case Closed				

SLIC: A review of the SLIC list, as provided by EDR, and dated 12/16/2013 has revealed that there are 4 SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CARDINAL DRIVE IN CL	203 FOREST	S 1/4 - 1/2 (0.300 mi.)	O54	19
Facility Status: Open - Site Assessment				
HEWLETT-PACKARD COMP	130 LYTTON AVENUE	SW 1/4 - 1/2 (0.333 mi.)	Q62	21
Facility Status: Completed - Case Closed				
PALO ALTO MEDICAL FO	URBAN LANE	SSW 1/4 - 1/2 (0.366 mi.)	65	22
LAWSON BROTHERS CLEA	853 ALMA ST	S 1/4 - 1/2 (0.469 mi.)	W85	26

HIST LUST: A review of the HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there are 30 HIST LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OFFICE BUILDING	529 BRYANT	SSW 1/8 - 1/4 (0.137 mi.)	G24	12
AT&T CALIFORNIA - P1	345 HAMILTON AV	S 1/8 - 1/4 (0.143 mi.)	I29	13
PREMIER PROPERTIES	250 UNIVERSITY AVE	SSW 1/8 - 1/4 (0.185 mi.)	J38	15
PALO ALTO CIVIC CENT	250 HAMILTON AVE	S 1/8 - 1/4 (0.210 mi.)	L41	16
INDEPENDENT BMW	400 EMERSON ST	SW 1/8 - 1/4 (0.249 mi.)	M50	18
PALO ALTO TRANSMISSI	701 EMERSON ST	S 1/4 - 1/2 (0.304 mi.)	O55	19
TIDY TOWN CLEANERS	163 EVERETT AVE	WSW 1/4 - 1/2 (0.319 mi.)	59	20
HEWLETT-PACKARD COMP	130 LYTTON AVENUE	SW 1/4 - 1/2 (0.333 mi.)	Q62	21
COMMUTER SHELL	355 ALMA ST	SW 1/4 - 1/2 (0.362 mi.)	R64	21
BILL'S AUTO GLASS	744 HIGH ST	S 1/4 - 1/2 (0.369 mi.)	S66	22
PALO ALTO FIRE STATI	301 ALMA	WSW 1/4 - 1/2 (0.374 mi.)	R67	22
CITY OF PALO ALTO (S	291 ALMA ST	WSW 1/4 - 1/2 (0.379 mi.)	T68	22

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>COLDWELL BANKER</i>	<i>291 ALMA ST</i>	<i>WSW 1/4 - 1/2 (0.379 mi.)</i>	<i>T69</i>	<i>23</i>
<i>STANFORD B.M.W.</i>	<i>275 ALMA ST</i>	<i>WSW 1/4 - 1/2 (0.384 mi.)</i>	<i>T70</i>	<i>23</i>
<i>IDEO LLC</i>	<i>780 HIGH ST</i>	<i>S 1/4 - 1/2 (0.387 mi.)</i>	<i>S71</i>	<i>23</i>
<i>KEENAN LAND CO</i>	<i>753 ALMA ST</i>	<i>S 1/4 - 1/2 (0.415 mi.)</i>	<i>U74</i>	<i>24</i>
<i>HANSEN PLUMBING</i>	<i>50 HOMER AVE</i>	<i>S 1/4 - 1/2 (0.432 mi.)</i>	<i>U75</i>	<i>24</i>
<i>INDEPENDENT BMW</i>	<i>799 ALMA ST</i>	<i>S 1/4 - 1/2 (0.438 mi.)</i>	<i>U78</i>	<i>24</i>
<i>STEVE'S FOREIGN AUTO</i>	<i>809 ALMA ST</i>	<i>S 1/4 - 1/2 (0.445 mi.)</i>	<i>U81</i>	<i>25</i>
<i>D&B AUTOMOTIVE</i>	<i>841 ALMA ST</i>	<i>S 1/4 - 1/2 (0.462 mi.)</i>	<i>W82</i>	<i>25</i>
<i>LAWSON BROTHERS CLEA</i>	<i>853 ALMA ST</i>	<i>S 1/4 - 1/2 (0.469 mi.)</i>	<i>W85</i>	<i>26</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>VARSITY THEATRE</i>	<i>456 UNIVERSITY AVE</i>	<i>E 0 - 1/8 (0.016 mi.)</i>	<i>A1</i>	<i>8</i>
<i>PRESIDENTS HOTEL</i>	<i>498 UNIVERSITY AVE</i>	<i>NE 0 - 1/8 (0.074 mi.)</i>	<i>C9</i>	<i>9</i>
<i>SHEARER FAMILY TRUST</i>	<i>530 WEBSTER ST</i>	<i>ENE 1/8 - 1/4 (0.180 mi.)</i>	<i>36</i>	<i>15</i>
<i>SHICK RESIDENCE</i>	<i>505 HOMER AVE</i>	<i>ESE 1/4 - 1/2 (0.281 mi.)</i>	<i>N51</i>	<i>18</i>
<i>GRANDONA RESIDENCE</i>	<i>268 HOMER AVE</i>	<i>SSE 1/4 - 1/2 (0.324 mi.)</i>	<i>P60</i>	<i>20</i>
<i>BILL YOUNG'S AUTOMOT</i>	<i>849 HIGH ST</i>	<i>S 1/4 - 1/2 (0.434 mi.)</i>	<i>V77</i>	<i>24</i>
<i>D & M MOTORS</i>	<i>190 CHANNING AVE</i>	<i>SSE 1/4 - 1/2 (0.440 mi.)</i>	<i>V80</i>	<i>25</i>
<i>PENINSULA CREAMERY</i>	<i>900 HIGH ST</i>	<i>SSE 1/4 - 1/2 (0.465 mi.)</i>	<i>V83</i>	<i>26</i>
<i>PRIVATE RESIDENCE</i>	<i>PRIVATE RESIDENCE</i>	<i>NE 1/4 - 1/2 (0.469 mi.)</i>	<i>84</i>	<i>26</i>

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 12/16/2013 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>AT&T/SBC (P1-007)</i>	<i>345 HAMILTON AVE</i>	<i>S 1/8 - 1/4 (0.143 mi.)</i>	<i>I30</i>	<i>14</i>
<i>CITY OF PALO ALTO CI</i>	<i>250 HAMILTON AVE</i>	<i>S 1/8 - 1/4 (0.210 mi.)</i>	<i>L42</i>	<i>16</i>

AST: A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SWITCH AND DATA</i>	<i>529 BRYANT ST</i>	<i>SSW 1/8 - 1/4 (0.137 mi.)</i>	<i>G23</i>	<i>12</i>

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

CA FID UST: A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed

EXECUTIVE SUMMARY

that there are 6 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUSA-	390 LYTTON AVE	W 0 - 1/8 (0.071 mi.)	B7	9
AT&T CALIFORNIA - P1	345 HAMILTON AV	S 1/8 - 1/4 (0.143 mi.)	I29	13
CITY HALL	250 HAMILTON	S 1/8 - 1/4 (0.210 mi.)	L43	16
BNW SERVICE & REPAIR	400 ENERSON ST	SW 1/8 - 1/4 (0.248 mi.)	M47	17
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MRS. E. C. FOULE	630 COWPER ST	E 1/8 - 1/4 (0.142 mi.)	H26	13
APT BLDG	725 COWPER ST	ESE 1/8 - 1/4 (0.218 mi.)	K46	17

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 5 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
96226	390 LYTTON AVE	W 0 - 1/8 (0.071 mi.)	B8	9
AT&T CALIFORNIA - P1	345 HAMILTON AV	S 1/8 - 1/4 (0.143 mi.)	I29	13
BNW SERVICE & REPAIR	400 EMERSON ST	SW 1/8 - 1/4 (0.249 mi.)	M48	18
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MRS. E. C. FOULE	630 COWPER ST	E 1/8 - 1/4 (0.142 mi.)	H25	12
APT BLDG	725 COWPER ST	ESE 1/8 - 1/4 (0.218 mi.)	K45	17

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 7 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUSA-	390 LYTTON AVE	W 0 - 1/8 (0.071 mi.)	B7	9
AT&T CALIFORNIA - P1	345 HAMILTON AV	S 1/8 - 1/4 (0.143 mi.)	I29	13
PACIFIC BELL (P1-007)	345 HAMILTON AV	S 1/8 - 1/4 (0.144 mi.)	I32	14
CITY HALL	250 HAMILTON	S 1/8 - 1/4 (0.210 mi.)	L43	16
BNW SERVICE & REPAIR	400 ENERSON ST	SW 1/8 - 1/4 (0.248 mi.)	M47	17
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MRS. E. C. FOULE	630 COWPER ST	E 1/8 - 1/4 (0.142 mi.)	H26	13
APT BLDG	725 COWPER ST	ESE 1/8 - 1/4 (0.218 mi.)	K46	17

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/11/2014 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC BELL	420 COWPER AVENUE	N 0 - 1/8 (0.084 mi.)	D11	10

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HEWLETT PACKARD UNIV	250 UNIVERSITY AVE	SSW 1/8 - 1/4 (0.185 mi.)	J37	15

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 28 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OFFICE BUILDING	529 BRYANT	SSW 1/8 - 1/4 (0.137 mi.)	G24	12
AT&T CALIFORNIA - P1	345 HAMILTON AV	S 1/8 - 1/4 (0.143 mi.)	I29	13
PREMIER PROPERTIES	250 UNIVERSITY AVE	SSW 1/8 - 1/4 (0.185 mi.)	J38	15
PALO ALTO CIVIC CENT	250 HAMILTON AVE	S 1/8 - 1/4 (0.210 mi.)	L41	16
INDEPENDENT BMW	400 EMERSON ST	SW 1/8 - 1/4 (0.249 mi.)	M49	18
PALO ALTO TRANSMISSI	710 EMERSON	S 1/4 - 1/2 (0.315 mi.)	O57	20
TIDY TOWN CLEANERS	163 EVERETT AVE	WSW 1/4 - 1/2 (0.319 mi.)	59	20
COMMUTER SHELL	355 ALMA ST	SW 1/4 - 1/2 (0.362 mi.)	R64	21
BILL'S AUTO GLASS	744 HIGH ST	S 1/4 - 1/2 (0.369 mi.)	S66	22
PALO ALTO FIRE STATI	301 ALMA	WSW 1/4 - 1/2 (0.374 mi.)	R67	22
COLDWELL BANKER	291 ALMA ST	WSW 1/4 - 1/2 (0.379 mi.)	T69	23
STANFORD B.M.W.	275 ALMA ST	WSW 1/4 - 1/2 (0.384 mi.)	T70	23
IDEO LLC	780 HIGH ST	S 1/4 - 1/2 (0.387 mi.)	S71	23
KEENAN LAND CO	753 ALMA ST	S 1/4 - 1/2 (0.415 mi.)	U74	24
HANSEN PLUMBING	50 HOMER AVE	S 1/4 - 1/2 (0.432 mi.)	U75	24
INDEPENDENT BMW	799 ALMA ST	S 1/4 - 1/2 (0.438 mi.)	U78	24
STEVE'S FOREIGN AUTO	809 ALMA ST	S 1/4 - 1/2 (0.445 mi.)	U81	25
D&B AUTOMOTIVE	841 ALMA ST	S 1/4 - 1/2 (0.462 mi.)	W82	25
LAWSON BROTHERS CLEA	853 ALMA ST	S 1/4 - 1/2 (0.469 mi.)	W85	26

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VARSITY THEATRE	456 UNIVERSITY AVE	E 0 - 1/8 (0.016 mi.)	A1	8
PRESIDENTS HOTEL	498 UNIVERSITY AVE	NE 0 - 1/8 (0.074 mi.)	C9	9
SHEARER FAMILY TRUST	530 WEBSTER ST	ENE 1/8 - 1/4 (0.180 mi.)	36	15
GRANDONA RESIDENCE	268 HOMER AVE	SSE 1/4 - 1/2 (0.324 mi.)	P60	20
CITY OF PARIS CLEANE	248 HOMER AVE	SSE 1/4 - 1/2 (0.336 mi.)	P63	21
BILL YOUNG'S AUTOMOT	849 HIGH ST	S 1/4 - 1/2 (0.434 mi.)	V76	24
D & M MOTORS	190 CHANNING AVE	SSE 1/4 - 1/2 (0.440 mi.)	V80	25
PENINSULA CREAMERY	900 HIGH ST	SSE 1/4 - 1/2 (0.465 mi.)	V83	26
PRIVATE RESIDENCE	PRIVATE RESIDENCE	NE 1/4 - 1/2 (0.469 mi.)	84	26

CUPA Listings: A review of the CUPA Listings list, as provided by EDR, has revealed that there are 7 CUPA Listings sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CVS PHARMACY #9915	352 UNIVERSITY AV	SSW 0 - 1/8 (0.086 mi.)	E13	10
WALGREENS 781	300 UNIVERSITY AVE	SSW 1/8 - 1/4 (0.132 mi.)	E20	11
PACIFIC BELL/AT&T-SI	345 HAMILTON AV	S 1/8 - 1/4 (0.143 mi.)	I28	13
HOLIDAY CLEANERS	595 BRYANT ST	S 1/8 - 1/4 (0.162 mi.)	I35	15
CITY HALL	250 HAMILTON	S 1/8 - 1/4 (0.210 mi.)	L43	16

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GATE CLEANERS	439 HAMILTON AVE	ESE 0 - 1/8 (0.097 mi.)	F16	11

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AZEEM K LAKHA DMD	720 COWPER ST	ESE 1/8 - 1/4 (0.210 mi.)	K40	16

DRYCLEANERS: A review of the DRYCLEANERS list, as provided by EDR, and dated 09/10/2013 has revealed that there are 3 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HOLIDAY CLEANERS</i>	<i>595 BRYANT ST</i>	<i>S 1/8 - 1/4 (0.162 mi.)</i>	<i>I35</i>	<i>15</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GATE CLEANERS</i>	<i>439 HAMILTON AVE</i>	<i>ESE 0 - 1/8 (0.097 mi.)</i>	<i>F16</i>	<i>11</i>
ECONOMY CLEANERS	486 HAMILTON AVE	E 0 - 1/8 (0.113 mi.)	F19	11

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 4 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	436 WAVERLEY ST	W 0 - 1/8 (0.034 mi.)	B4	8
Not reported	379 LYTTON AVE	W 0 - 1/8 (0.078 mi.)	B10	9
Not reported	555 BRYANT ST	SSW 1/8 - 1/4 (0.145 mi.)	G33	14
Not reported	385 FOREST AVE	SE 1/8 - 1/4 (0.187 mi.)	39	16

EDR US Hist Cleaners: A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 7 EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

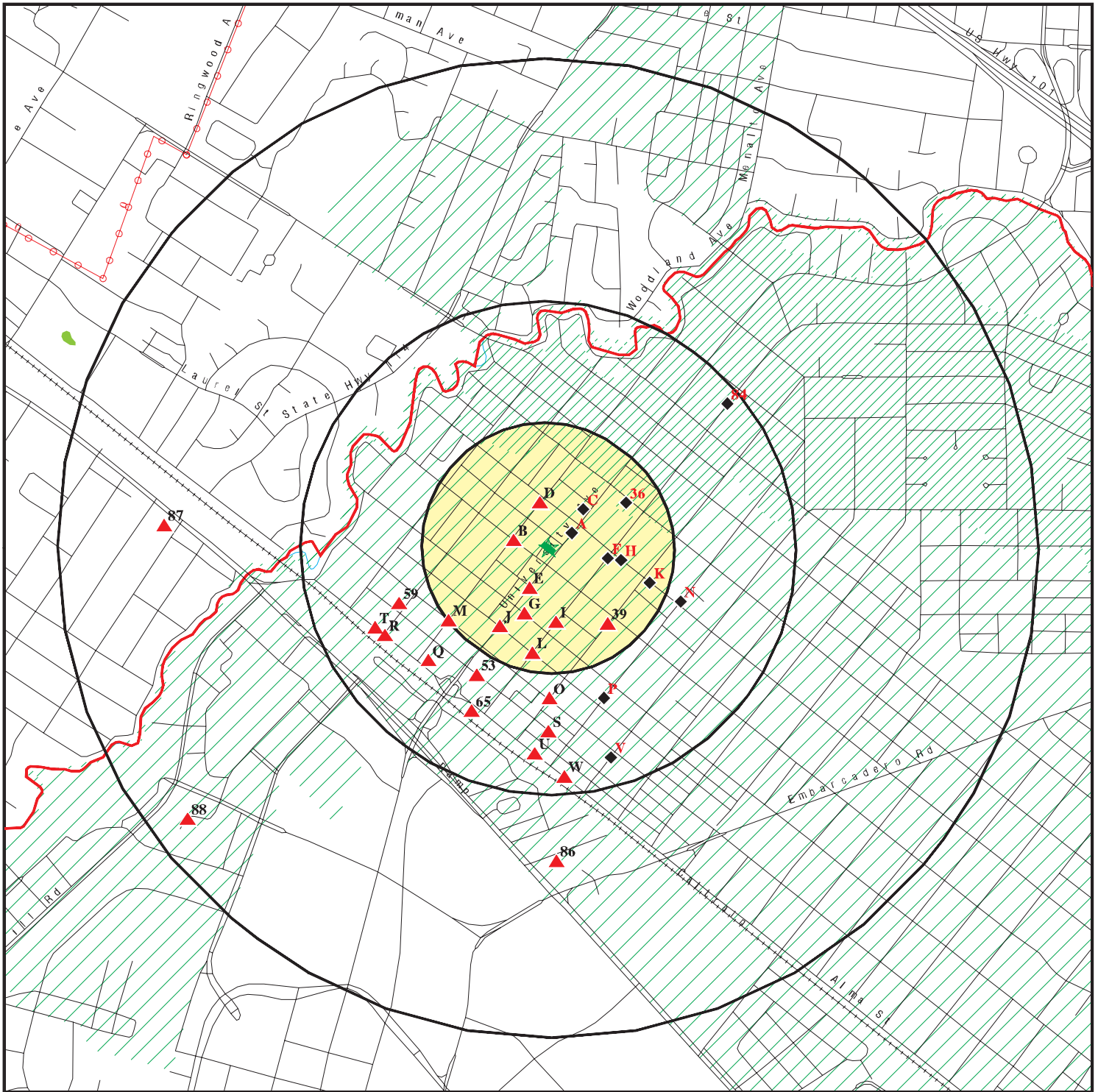
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	405 WAVERLEY ST	WNW 0 - 1/8 (0.062 mi.)	B6	9
Not reported	489 LYTTON AVE	N 0 - 1/8 (0.087 mi.)	D14	10
Not reported	345 HAMILTON AVE	S 1/8 - 1/4 (0.143 mi.)	I27	13
Not reported	595 BRYANT ST	S 1/8 - 1/4 (0.162 mi.)	I34	15
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	468 UNIVERSITY AVE	ENE 0 - 1/8 (0.027 mi.)	A3	8
Not reported	439 HAMILTON AVE	ESE 0 - 1/8 (0.097 mi.)	F15	10
Not reported	486 HAMILTON AVE	E 0 - 1/8 (0.113 mi.)	F18	11

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
EAST PALO ALTO	S113786464	CALTRANS D-4/EA04-235644	HWY 101 NB/SB PM 52.2/52.6,0.0	94301	HAZNET
MENLO PARK	S115950598	EA 2356A HWY PLANTING	SR 101 FR UNIVERSITY AVE OC TO	94025	NPDES
MENLO PARK	S112869196	CAL TRANS DISTRICT 04	HWY 114 BETWEEN O'BRIEN &	94025	HAZNET
MENLO PARK	S112914431	NICK SPRINKEL	791 & 811 HAMILTON AVE	94025	HAZNET
MENLO PARK	S110503525	STATE OF CALIF DEPT OF TRANSP	HWY 84	94025	EMI
MENLO PARK	S112831989	235634 SM 101 AUX LANE	101 HIGHWAY BETWEEN UNIVERSITY	94025	NPDES
MENLO PARK	S104493787	OASIS	329 EL CAMINO REAL	94025	HIST CORTESE, LUST
MENLO PARK	S100538945	BROWNING-FERRIS INDUSTRIES	END OF MARSH ROAD, EAST OF HIG	94025	ENVIROSTOR
MENLO PARK	1003878514	BROWNING-FERRIS INDS	END OF MARSH RD	94025	CERC-NFRAP
MENLO PARK	S101593881	MENLO INDUSTRIAL LIFT STATION	UNIVERSITY AVE.	94025	CA FID UST, SWEEPS UST
MENLO PARK	S106163802	RAVENSWOOD SUBSTATION	UNKNOWN WILLOW RD	94025	LUST
PALO ALTO	S112954400	CALTRANS DISTRICT 4/CONSTR/EA04-24	RTE 85 PM 22.4	94304	HAZNET
PALO ALTO	S112961523	THOITS BROS INC	285 HAMILTON AVE 4TH & 5TH FL	94301	HAZNET
PALO ALTO	1003877979	OREGON EXPWY UNDERPASS	OREGON EXPWY & ALMA ST	94304	CERC-NFRAP
PALO ALTO	S112346513	RANDALL INOUYE DDS MSD INC	RANDALL COWPER ST B	94301	CUPA Listings
SAN LUIS OBISPO	S112840864	SAN LUIS OBISPO COUNTY/ENVIRON HEA	QUESTA GRADE OFF HWY 101	94301	HAZNET
SAN MATEO	S105026355	MENLO IND PARK LIFT STAIO	HAMILTON AVE	94025	HIST CORTESE
SANTA CLARA COUNTY	S107541060		VEHICLE STOPPED ON HWY 101		CDL
SCHELVILLE	S111216236	SCHELLVILLE DEPOT	1480 HWY 121	94306	NPDES
UNINCORPORATED	S103472957	STANFORD UNIV. MED. CENTER	211 QUARRY RD	94304	LUST, HIST LUST

OVERVIEW MAP - 3907736.2s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern

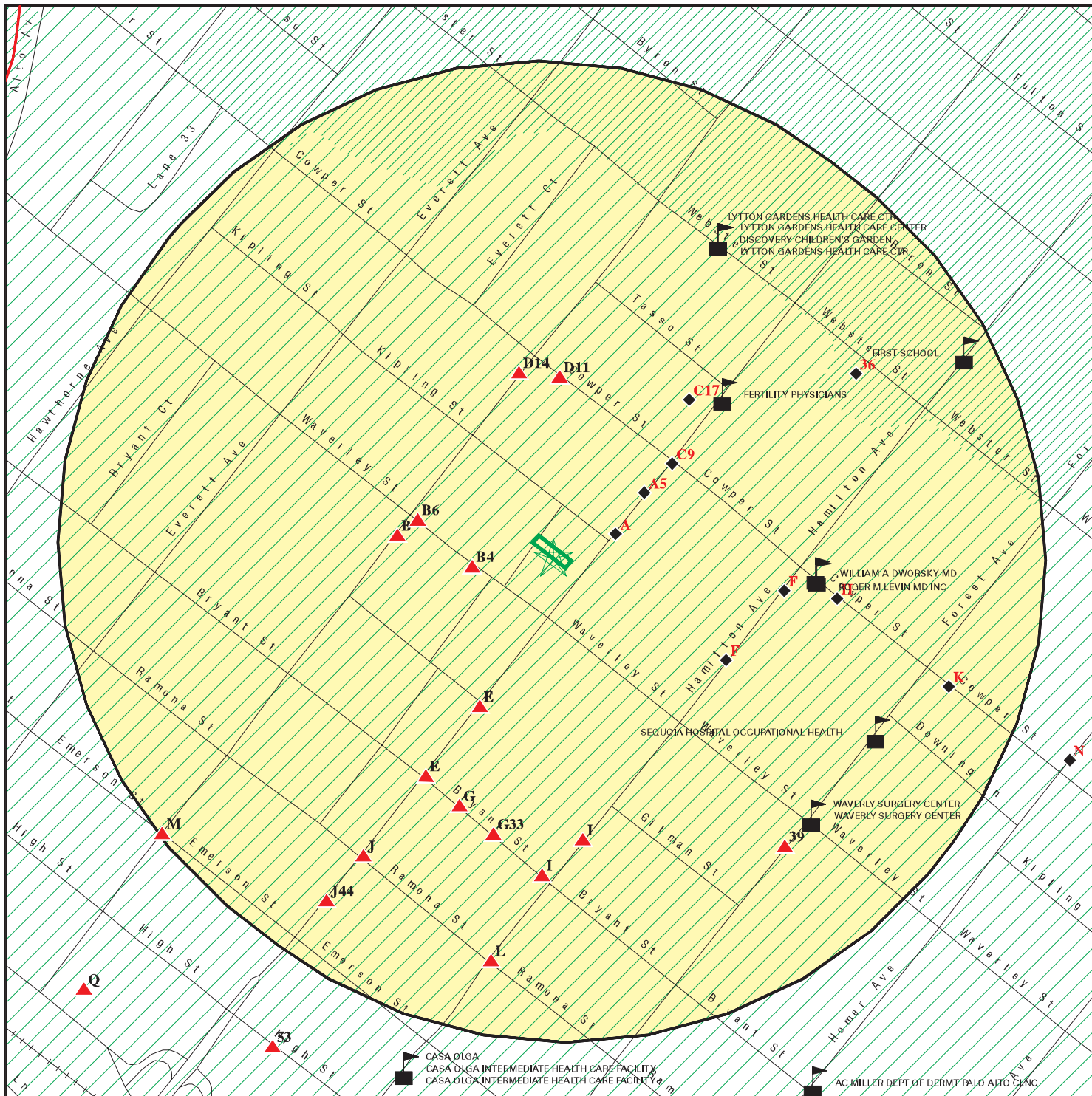
0 1/4 1/2 1 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 425 University Avenue
 ADDRESS: 425 University Avenue
 Palo Alto CA 94301
 LAT/LONG: 37.4476 / 122.1603

CLIENT: Transaction Management Corporation
 CONTACT: Dariush Dastmalchi
 INQUIRY #: 3907736.2s
 DATE: April 10, 2014 1:08 pm

DETAIL MAP - 3907736.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: 425 University Avenue ADDRESS: 425 University Avenue Palo Alto CA 94301 LAT/LONG: 37.4476 / 122.1603</p>	<p>CLIENT: Transaction Management Corporation CONTACT: Dariush Dastmalchi INQUIRY #: 3907736.2s DATE: April 10, 2014 1:13 pm</p>
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		1	1	NR	NR	NR	2
RCRA-SQG	0.250		3	3	NR	NR	NR	6
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	1	NR	1
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	0	3	NR	3
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		2	9	31	NR	NR	42

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	4	NR	NR	4
HIST LUST	0.500		2	6	22	NR	NR	30
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		0	2	NR	NR	NR	2
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250		1	5	NR	NR	NR	6
HIST UST	0.250		1	4	NR	NR	NR	5
SWEEPS UST	0.250		1	6	NR	NR	NR	7
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
LIENS	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	1	NR	NR	NR	2
DOT OPS	0.001		0	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		2	6	20	NR	NR	28
SAN JOSE HAZMAT	0.250		0	0	NR	NR	NR	0
CUPA Listings	0.250		2	5	NR	NR	NR	7
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		2	1	NR	NR	NR	3
WIP	0.250		0	0	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		2	2	NR	NR	NR	4
EDR US Hist Cleaners	0.250		5	2	NR	NR	NR	7

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 East < 1/8 0.016 mi. 86 ft.	VARSITY THEATRE 456 UNIVERSITY AVE PALO ALTO, CA 94301	HIST CORTESE LUST HIST LUST	S102440857 N/A
Relative: Lower	Click here for full text details LUST Date Closed: 07/09/1998 Facility Status: Case Closed Status: Completed - Case Closed		
A2 ENE < 1/8 0.024 mi. 125 ft.	MARTHA PAULINE SWAIN TRUSTEE 451 UNIVERSITY AVE PALO ALTO, CA 94301	RCRA-SQG FINDS HAZNET	1004676820 CAR000089946
Relative: Lower	Click here for full text details RCRA-SQG EPA Id: CAR000089946		
A3 ENE < 1/8 0.027 mi. 144 ft.	468 UNIVERSITY AVE PALO ALTO, CA 94301	EDR US Hist Cleaners	1015064660 N/A
Relative: Lower	Click here for full text details		
B4 West < 1/8 0.034 mi. 180 ft.	436 WAVERLEY ST PALO ALTO, CA 94301	EDR US Hist Auto Stat	1015495267 N/A
Relative: Higher	Click here for full text details		
A5 NE < 1/8 0.052 mi. 277 ft.	PHOTO EXPRESS 479 UNIVERSITY AVE PALO ALTO, CA 94301	RCRA-SQG FINDS	1000685875 CAD983625591
Relative: Lower	Click here for full text details RCRA-SQG EPA Id: CAD983625591		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B6 WNW < 1/8 0.062 mi. 326 ft.	405 WAVERLEY ST PALO ALTO, CA 94301 Click here for full text details	EDR US Hist Cleaners	1015055893 N/A
Relative: Higher			
B7 West < 1/8 0.071 mi. 377 ft.	CUSA- 390 LYTTON AVE PALO ALTO, CA 94301 Click here for full text details	CA FID UST SWEEPS UST	S101594434 N/A
Relative: Higher	CA FID UST Facility Id: 43000916 SWEEPS UST Status: A		
B8 West < 1/8 0.071 mi. 377 ft.	96226 390 LYTTON AVE PALO ALTO, CA 94301 Click here for full text details	HIST UST	U001595832 N/A
Relative: Higher	HIST UST Facility Id: 00000062861		
C9 NE < 1/8 0.074 mi. 389 ft.	PRESIDENTS HOTEL 498 UNIVERSITY AVE PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST	S103891012 N/A
Relative: Lower	LUST Date Closed: 04/30/1999 Facility Status: Case Closed Status: Completed - Case Closed		
B10 West < 1/8 0.078 mi. 410 ft.	379 LYTTON AVE PALO ALTO, CA 94301 Click here for full text details	EDR US Hist Auto Stat	1015457496 N/A
Relative: Higher			

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D11 North < 1/8 0.084 mi. 446 ft.	PACIFIC BELL 420 COWPER AVENUE PALO ALTO, CA	RCRA NonGen / NLR FINDS	1000250577 CAD042342964
Relative: Higher	Click here for full text details		
	RCRA NonGen / NLR EPA Id: CAD042342964		
E12 SSW < 1/8 0.086 mi. 452 ft.	CVS PHARMACY NO 9915 352 UNIVERSITY AVE PALO ALTO, CA 94301	RCRA-LQG FINDS	1016168132 CAR000240317
Relative: Higher	Click here for full text details		
	RCRA-LQG EPA Id: CAR000240317		
E13 SSW < 1/8 0.086 mi. 452 ft.	CVS PHARMACY #9915 352 UNIVERSITY AV PALO ALTO, CA 94301	CUPA Listings	S103654858 N/A
Relative: Higher	Click here for full text details		
D14 North < 1/8 0.087 mi. 457 ft.	489 LYTTON AVE PALO ALTO, CA 94301	EDR US Hist Cleaners	1015066627 N/A
Relative: Higher	Click here for full text details		
F15 ESE < 1/8 0.097 mi. 512 ft.	439 HAMILTON AVE PALO ALTO, CA 94301	EDR US Hist Cleaners	1015061408 N/A
Relative: Lower	Click here for full text details		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
F16 ESE < 1/8 0.097 mi. 512 ft. Relative: Lower	GATE CLEANERS 439 HAMILTON AVE PALO ALTO, CA 94301 Click here for full text details	CUPA Listings DRYCLEANERS	S109519673 N/A
C17 NE < 1/8 0.105 mi. 555 ft. Relative: Lower	PALO ALTO OFFICE CENTER 525 UNIVERSITY AVE PALO ALTO, CA 94301 Click here for full text details RCRA-SQG EPA Id: CAD981375850	RCRA-SQG FINDS	1000324044 CAD981375850
F18 East < 1/8 0.113 mi. 599 ft. Relative: Lower	486 HAMILTON AVE PALO ALTO, CA 94301 Click here for full text details	EDR US Hist Cleaners	1015066482 N/A
F19 East < 1/8 0.113 mi. 599 ft. Relative: Lower	ECONOMY CLEANERS 486 HAMILTON AVE PALO ALTO, CA 94301 Click here for full text details	DRYCLEANERS	S112225110 N/A
E20 SSW 1/8-1/4 0.132 mi. 696 ft. Relative: Higher	WALGREENS 781 300 UNIVERSITY AVE PALO ALTO, CA Click here for full text details RCRA-SQG EPA Id: CAR000043109	RCRA-SQG FINDS CUPA Listings HAZNET	1001227067 CAR000043109

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E21 SSW 1/8-1/4 0.132 mi. 696 ft.	PREMIER PROPERTIES MANAGEMENT 300 UNIVERSITY AVE PALO ALTO, CA 94301	RCRA-CESQG HAZNET	1012175504 CAC002620796
Relative: Higher	Click here for full text details RCRA-CESQG EPA Id: CAC002620796		
G22 SSW 1/8-1/4 0.137 mi. 723 ft.	COMPAQ COMPUTER CORP ALTA VISTA 529 BRYANT STREET PALO ALTO, CA	RCRA-SQG FINDS	1000251152 CAT080019847
Relative: Higher	Click here for full text details RCRA-SQG EPA Id: CAT080019847		
G23 SSW 1/8-1/4 0.137 mi. 723 ft.	SWITCH AND DATA 529 BRYANT ST PALO ALTO, CA 94301	AST	A100337394 N/A
Relative: Higher	Click here for full text details		
G24 SSW 1/8-1/4 0.137 mi. 723 ft.	OFFICE BUILDING 529 BRYANT PALO ALTO, CA 94301	HIST CORTESE LUST HIST LUST	S102434611 N/A
Relative: Higher	Click here for full text details LUST Date Closed: 03/15/1996 Facility Status: Case Closed Status: Completed - Case Closed		
H25 East 1/8-1/4 0.142 mi. 748 ft.	MRS. E. C. FOULE 630 COWPER ST PALO ALTO, CA 94302	HIST UST	U001595856 N/A
Relative: Lower	Click here for full text details HIST UST Facility Id: 00000021575		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
H26 East 1/8-1/4 0.142 mi. 748 ft.	MRS. E. C. FOULE 630 COWPER ST PALO ALTO, CA 94302 Click here for full text details	CA FID UST SWEEPS UST	S101623389 N/A
Relative: Lower	CA FID UST Facility Id: 43012202 SWEEPS UST Status: A		
I27 South 1/8-1/4 0.143 mi. 756 ft.	345 HAMILTON AVE PALO ALTO, CA 94301 Click here for full text details	EDR US Hist Cleaners	1015047040 N/A
Relative: Higher			
I28 South 1/8-1/4 0.143 mi. 756 ft.	PACIFIC BELL/AT&T-SITE P1007 345 HAMILTON AV PALO ALTO, CA 94301 Click here for full text details	CUPA Listings	S112833905 N/A
Relative: Higher			
I29 South 1/8-1/4 0.143 mi. 756 ft.	AT&T CALIFORNIA - P1007 345 HAMILTON AV PALO ALTO, CA Click here for full text details	RCRA-SQG FINDS HIST CORTESE LUST CA FID UST HIST LUST HIST UST SWEEPS UST EMI	1000251153 CAT080019854
Relative: Higher	RCRA-SQG EPA Id: CAT080019854 LUST Date Closed: 12/29/1995 Facility Status: Case Closed CA FID UST Facility Id: 39004234 Facility Id: 43002978 HIST UST		

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

AT&T CALIFORNIA - P1007 (Continued)

1000251153

Facility Id: 00000036908

SWEEPS UST

Status: A

EMI

Facility Id: 10704

I30
South
1/8-1/4
0.143 mi.
756 ft.

AT&T/SBC (P1-007)
345 HAMILTON AVE
PALO ALTO, CA 94301

UST U004186641
N/A

Relative:
Higher

[Click here for full text details](#)

UST

Facility Id: 43-006-000436

I31
South
1/8-1/4
0.143 mi.
756 ft.

PACIFIC BELL
345 HAMILTON AVE
PALO ALTO, CA 94301

LUST S111760456
N/A

Relative:
Higher

[Click here for full text details](#)

LUST

Status: Completed - Case Closed

I32
South
1/8-1/4
0.144 mi.
760 ft.

PACIFIC BELL (P1-007)
345 HAMILTON AVE
PALO ALTO, CA 94303

SWEEPS UST S106930320
N/A

Relative:
Higher

[Click here for full text details](#)

SWEEPS UST

Status: A

G33
SSW
1/8-1/4
0.145 mi.
767 ft.

555 BRYANT ST
PALO ALTO, CA 94301

EDR US Hist Auto Stat 1015551938
N/A

Relative:
Higher

[Click here for full text details](#)

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
I34 South 1/8-1/4 0.162 mi. 857 ft.	595 BRYANT ST PALO ALTO, CA 94301	EDR US Hist Cleaners	1015078326 N/A
Relative: Higher	Click here for full text details		
I35 South 1/8-1/4 0.162 mi. 857 ft.	HOLIDAY CLEANERS 595 BRYANT ST PALO ALTO, CA 94301	CUPA Listings DRYCLEANERS	S102823576 N/A
Relative: Higher	Click here for full text details		
36 ENE 1/8-1/4 0.180 mi. 948 ft.	SHEARER FAMILY TRUST 530 WEBSTER ST PALO ALTO, CA 94301	HIST CORTESE LUST HIST LUST	S103663810 N/A
Relative: Lower	Click here for full text details LUST Date Closed: 10/29/1997 Facility Status: Case Closed Status: Completed - Case Closed		
J37 SSW 1/8-1/4 0.185 mi. 977 ft.	HEWLETT PACKARD UNIVERSITY AVE 250 UNIVERSITY AVE PALO ALTO, CA 94301	RCRA NonGen / NLR FINDS HAZNET	1005441343 CAR000118117
Relative: Higher	Click here for full text details RCRA NonGen / NLR EPA Id: CAR000118117		
J38 SSW 1/8-1/4 0.185 mi. 977 ft.	PREMIER PROPERTIES 250 UNIVERSITY AVE PALO ALTO, CA 94301	HIST CORTESE LUST HIST LUST	S102435459 N/A
Relative: Higher	Click here for full text details LUST Date Closed: 05/21/1993 Facility Status: Case Closed Status: Completed - Case Closed		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

39
 SE
 1/8-1/4
 0.187 mi.
 985 ft.

385 FOREST AVE
 PALO ALTO, CA 94301

EDR US Hist Auto Stat 1015460952
 N/A

[Click here for full text details](#)

Relative:
 Higher

K40
 ESE
 1/8-1/4
 0.210 mi.
 1107 ft.

AZEEM K LAKHA DMD
 720 COWPER ST
 PALO ALTO, CA 94301

CUPA Listings S108198509
 N/A

[Click here for full text details](#)

Relative:
 Lower

L41
 South
 1/8-1/4
 0.210 mi.
 1111 ft.

PALO ALTO CIVIC CENTER
 250 HAMILTON AVE
 PALO ALTO, CA 94301

HIST CORTESE S100849892
 LUST N/A
 HIST LUST

[Click here for full text details](#)

Relative:
 Higher

LUST
 Facility Status: Case Closed
 Status: Completed - Case Closed

L42
 South
 1/8-1/4
 0.210 mi.
 1111 ft.

CITY OF PALO ALTO CIVIC CENTER
 250 HAMILTON AVE
 PALO ALTO, CA 94301

UST U003879448
 N/A

[Click here for full text details](#)

Relative:
 Higher

UST
 Facility Id: 43-006-000427

L43
 South
 1/8-1/4
 0.210 mi.
 1111 ft.

CITY HALL
 250 HAMILTON
 PALO ALTO, CA 94301

LUST S101630466
 CA FID UST N/A
 CUPA Listings
 SWEEPS UST

[Click here for full text details](#)

Relative:
 Higher

LUST
 Date Closed: 01/25/1993

CA FID UST
 Facility Id: 43005856

SWEEPS UST
 Status: A

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J44 SSW 1/8-1/4 0.216 mi. 1139 ft.	RITZ CAMERA CENTERS, INC. NO 1332 222 UNIVERSITY AVE PALO ALTO, CA 94301 Click here for full text details	RCRA-LQG	1007200642 CAR000031294
Relative: Higher	RCRA-LQG EPA Id: CAR000031294		
K45 ESE 1/8-1/4 0.218 mi. 1150 ft.	APT BLDG 725 COWPER ST PALO ALTO, CA 94301 Click here for full text details	HIST UST	U001595834 N/A
Relative: Lower	HIST UST Facility Id: 00000004233		
K46 ESE 1/8-1/4 0.218 mi. 1150 ft.	APT BLDG 725 COWPER ST PALO ALTO, CA 94301 Click here for full text details	CA FID UST SWEEPS UST	S101623373 N/A
Relative: Lower	CA FID UST Facility Id: 43001676 SWEEPS UST Status: A		
M47 SW 1/8-1/4 0.248 mi. 1309 ft.	BNW SERVICE & REPAIR 400 ENERSON ST PALO ALTO, CA 94301 Click here for full text details	CA FID UST SWEEPS UST	S101623374 N/A
Relative: Higher	CA FID UST Facility Id: 43012212 SWEEPS UST Status: A		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
M48 SW 1/8-1/4 0.249 mi. 1313 ft.	BNW SERVICE & REPAIR 400 EMERSON ST PALO ALTO, CA 94301	HIST UST	U001595835 N/A
Relative: Higher	Click here for full text details HIST UST Facility Id: 00000049498		
M49 SW 1/8-1/4 0.249 mi. 1313 ft.	INDEPENDENT BMW 400 EMERSON ST PALO ALTO, CA 94301	HIST CORTESE LUST	S103880914 N/A
Relative: Higher	Click here for full text details LUST Date Closed: 03/06/1995 Status: Completed - Case Closed		
M50 SW 1/8-1/4 0.249 mi. 1313 ft.	INDEPENDENT BMW 400 EMERSON ST PALO ALTO, CA 94301	LUST HIST LUST	S103472952 N/A
Relative: Higher	Click here for full text details LUST Facility Status: Case Closed		
N51 ESE 1/4-1/2 0.281 mi. 1485 ft.	SHICK RESIDENCE 505 HOMER AVE PALO ALTO, CA 94301	LUST HIST LUST	S105688890 N/A
Relative: Lower	Click here for full text details LUST Date Closed: 08/22/2002 Facility Status: Case Closed		
N52 ESE 1/4-1/2 0.283 mi. 1494 ft.	PRIVATE RESIDENCE PRIVATE RESIDENCE PALO ALTO, CA 94301	LUST	S110655477 N/A
Relative: Lower	Click here for full text details LUST Status: Completed - Case Closed		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
53 SSW 1/4-1/2 0.296 mi. 1561 ft.	CITY OF PALO ALTO PARKING LOT 528 HIGH PALO ALTO, CA 94301 Click here for full text details	LUST	S107138395 N/A
Relative: Higher	LUST Date Closed: 11/24/2010 Status: Completed - Case Closed		
O54 South 1/4-1/2 0.300 mi. 1584 ft.	CARDINAL DRIVE IN CLEANERS 203 FOREST PALO ALTO, CA 94301 Click here for full text details	RCRA-SQG SLIC HAZNET	1000332904 CAD981622699
Relative: Higher	RCRA-SQG EPA Id: CAD981622699 SLIC Facility Status: Open - Site Assessment Facility Status: Open - Site Assessment		
O55 South 1/4-1/2 0.304 mi. 1603 ft.	PALO ALTO TRANSMISSION SERVICE 701 EMERSON ST PALO ALTO, CA 94301 Click here for full text details	LUST HIST LUST HIST UST	U001595849 N/A
Relative: Higher	LUST Facility Status: Case Closed HIST UST Facility Id: 00000059851		
O56 South 1/4-1/2 0.304 mi. 1603 ft.	PALO ALTO TRANSMISSION SERVICE 701 EMERSON ST PALO ALTO, CA 94301 Click here for full text details	LUST CA FID UST SWEEPS UST	S101623384 N/A
Relative: Higher	LUST Date Closed: 04/20/2000 Status: Completed - Case Closed CA FID UST Facility Id: 43001096 SWEEPS UST		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PALO ALTO TRANSMISSION SERVICE (Continued)

S101623384

Status: A

O57
South
1/4-1/2
0.315 mi.
1664 ft.

PALO ALTO TRANSMISSION SE
710 EMERSON
PALO ALTO, CA 94301

HIST CORTESE

S104161919
N/A

[Click here for full text details](#)

Relative:
Higher

P58
SSE
1/4-1/2
0.319 mi.
1683 ft.

PRIVATE RESIDENCE
PRIVATE RESIDENCE
PALO ALTO, CA 94301

LUST

S110655414
N/A

[Click here for full text details](#)

Relative:
Lower

LUST

Status: Completed - Case Closed

59
WSW
1/4-1/2
0.319 mi.
1685 ft.

TIDY TOWN CLEANERS
163 EVERETT AVE
PALO ALTO, CA 94301

RCRA-SQG
FINDS
HIST CORTESE
LUST
HIST LUST

1000440844
CAD981962079

[Click here for full text details](#)

Relative:
Higher

RCRA-SQG

EPA Id: CAD981962079

LUST

Date Closed: 02/11/1992
Facility Status: Case Closed
Status: Completed - Case Closed

P60
SSE
1/4-1/2
0.324 mi.
1710 ft.

GRANDONA RESIDENCE
268 HOMER AVE
PALO ALTO, CA 94301

HIST CORTESE
LUST
HIST LUST

S103723203
N/A

[Click here for full text details](#)

Relative:
Lower

LUST

Date Closed: 03/29/1999
Facility Status: Case Closed

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
Q61 SW 1/4-1/2 0.333 mi. 1759 ft.	HEWLETT PACKARD LYTTON AVE 130 LYTTON AVE PALO ALTO, CA 94301	RCRA NonGen / NLR FINDS LUST HAZNET	1005441344 CAR000118125
Relative: Higher	Click here for full text details		
	RCRA NonGen / NLR EPA Id: CAR000118125		
Q62 SW 1/4-1/2 0.333 mi. 1759 ft.	HEWLETT-PACKARD COMPANY 130 LYTTON AVENUE PALO ALTO, CA 94301	SLIC HIST LUST	S100234877 N/A
Relative: Higher	Click here for full text details		
	SLIC Facility Status: Completed - Case Closed Facility Status: Completed - Case Closed		
P63 SSE 1/4-1/2 0.336 mi. 1774 ft.	CITY OF PARIS CLEANERS 248 HOMER AVE PALO ALTO, CA 94301	RCRA-SQG FINDS HIST CORTESE LUST	1000440544 CAD981622756
Relative: Lower	Click here for full text details		
	RCRA-SQG EPA Id: CAD981622756		
	LUST Facility Status: Case Closed Status: Completed - Case Closed Facility Id: 43-1757		
R64 SW 1/4-1/2 0.362 mi. 1909 ft.	COMMUTER SHELL 355 ALMA ST PALO ALTO, CA 94301	HIST CORTESE LUST HIST LUST UST HIST UST SWEEPS UST	U001595839 N/A
Relative: Higher	Click here for full text details		
	LUST Facility Status: Case Closed Status: Open - Assessment & Interim Remedial Action		
	UST Facility Id: 43-006-000018		
	HIST UST Facility Id: 00000006902		
	SWEEPS UST		

MAP FINDINGS

Map ID				EDR ID Number
Direction				EPA ID Number
Distance				
Elevation	Site	Database(s)		

COMMUTER SHELL (Continued)

U001595839

Status: A

65
SSW
1/4-1/2
0.366 mi.
1930 ft.

PALO ALTO MEDICAL FOUNDATION
URBAN LANE
PALO ALTO, CA

SLIC S106234837
N/A

[Click here for full text details](#)

Relative:
Higher

S66
South
1/4-1/2
0.369 mi.
1946 ft.

BILL'S AUTO GLASS
744 HIGH ST
PALO ALTO, CA 94301

HIST CORTESE S101303792
LUST N/A
HIST LUST

[Click here for full text details](#)

Relative:
Higher

LUST
Date Closed: 05/25/1995
Facility Status: Case Closed
Status: Completed - Case Closed

R67
WSW
1/4-1/2
0.374 mi.
1975 ft.

PALO ALTO FIRE STATION
301 ALMA
PALO ALTO, CA 94304

HIST CORTESE S103880916
LUST N/A
HIST LUST
CUPA Listings

[Click here for full text details](#)

Relative:
Higher

LUST
Date Closed: 08/16/1993
Facility Status: Case Closed
Status: Completed - Case Closed

T68
WSW
1/4-1/2
0.379 mi.
2000 ft.

CITY OF PALO ALTO (SIDEWALK)
291 ALMA ST
PALO ALTO, CA 94301

LUST S103474350
HIST LUST N/A

[Click here for full text details](#)

Relative:
Higher

LUST
Facility Status: Case Closed

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
T69 WSW 1/4-1/2 0.379 mi. 2000 ft.	COLDWELL BANKER 291 ALMA ST PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST	S103950344 N/A
Relative: Higher	LUST Date Closed: 10/02/2002 Date Closed: 02/01/1996 Facility Status: Case Closed Status: Completed - Case Closed		
T70 WSW 1/4-1/2 0.384 mi. 2029 ft.	STANFORD B.M.W. 275 ALMA ST PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST	S103880915 N/A
Relative: Higher	LUST Date Closed: 03/26/1996 Facility Status: Case Closed Status: Completed - Case Closed		
S71 South 1/4-1/2 0.387 mi. 2046 ft.	IDEO LLC 780 HIGH ST PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST CUPA Listings	S101303793 N/A
Relative: Higher	LUST Date Closed: 05/21/2003 Facility Status: Case Closed Status: Completed - Case Closed		
S72 South 1/4-1/2 0.401 mi. 2119 ft.	PENINSULA CREAMERY 800 HIGH STREET PALO ALTO, CA 94301 Click here for full text details	LUST	S107142301 N/A
Relative: Higher	LUST Status: Completed - Case Closed		
S73 South 1/4-1/2 0.401 mi. 2119 ft.	PENINSULA CREAMERY 800 HIGH ST PALO ALTO, CA Click here for full text details	LUST	S108217556 N/A
Relative: Higher	LUST Date Closed: 06/29/2005		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
U74 South 1/4-1/2 0.415 mi. 2193 ft.	KEENAN LAND CO 753 ALMA ST PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST	S102432150 N/A
Relative: Higher	LUST Date Closed: 11/02/1995 Facility Status: Case Closed Status: Completed - Case Closed		
U75 South 1/4-1/2 0.432 mi. 2281 ft.	HANSEN PLUMBING 50 HOMER AVE PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST	S101303796 N/A
Relative: Higher	LUST Date Closed: 04/23/2001 Facility Status: Case Closed Status: Completed - Case Closed		
V76 South 1/4-1/2 0.434 mi. 2293 ft.	BILL YOUNG'S AUTOMOTIVE 849 HIGH ST PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST	1000275273 N/A
Relative: Lower	LUST Date Closed: 01/13/2000 Status: Completed - Case Closed		
V77 South 1/4-1/2 0.434 mi. 2293 ft.	BILL YOUNG'S AUTOMOTIVE 849 HIGH ST PALO ALTO, CA 94301 Click here for full text details	LUST HIST LUST	S105512841 N/A
Relative: Lower	LUST Facility Status: Case Closed		
U78 South 1/4-1/2 0.438 mi. 2310 ft.	INDEPENDENT BMW 799 ALMA ST PALO ALTO, CA 94306 Click here for full text details	HIST CORTESE LUST HIST LUST CUPA Listings	S102431639 N/A
Relative: Higher	LUST Date Closed: 08/04/1995 Facility Status: Case Closed Status: Completed - Case Closed		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
V79 SSE 1/4-1/2 0.440 mi. 2323 ft.	D & M AUTO REPAIR 190 CHANNING AVE PALO ALTO, CA 94301 Click here for full text details	LUST	S111760457 N/A
Relative: Lower	LUST Status: Completed - Case Closed		
V80 SSE 1/4-1/2 0.440 mi. 2323 ft.	D & M MOTORS 190 CHANNING AVE PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST SWEEPS UST WIP	S102428571 N/A
Relative: Lower	LUST Date Closed: 06/09/1995 Facility Status: Case Closed WIP Facility Status: Historical		
U81 South 1/4-1/2 0.445 mi. 2349 ft.	STEVE'S FOREIGN AUTO SERVICE 809 ALMA ST PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST	S102438112 N/A
Relative: Higher	LUST Date Closed: 01/08/1992 Facility Status: Case Closed Status: Completed - Case Closed		
W82 South 1/4-1/2 0.462 mi. 2441 ft.	D&B AUTOMOTIVE 841 ALMA ST PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST SWEEPS UST	S101303765 N/A
Relative: Higher	LUST Date Closed: 06/22/1998 Facility Status: Case Closed Status: Completed - Case Closed		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
V83 SSE 1/4-1/2 0.465 mi. 2457 ft.	PENINSULA CREAMERY 900 HIGH ST PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST	S104161920 N/A
Relative: Lower	LUST Date Closed: 01/03/1997 Facility Status: Case Closed Status: Completed - Case Closed		
84 NE 1/4-1/2 0.469 mi. 2477 ft.	PRIVATE RESIDENCE PRIVATE RESIDENCE PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST HIST LUST	S102428487 N/A
Relative: Lower	LUST Date Closed: 08/11/1994 Facility Status: Case Closed Status: Completed - Case Closed		
W85 South 1/4-1/2 0.469 mi. 2478 ft.	LAWSON BROTHERS CLEANERS 853 ALMA ST PALO ALTO, CA 94301 Click here for full text details	HIST CORTESE LUST SLIC HIST LUST SWEEPS UST	S101542318 N/A
Relative: Higher	LUST Date Closed: 12/06/1996 Facility Status: Case Closed Status: Completed - Case Closed SLIC Facility Id: SLT2O198301		
86 South 1/2-1 0.635 mi. 3355 ft.	TOWN & COUNTRY CLEANERS 855 EL CAMINO REAL PALO ALTO, CA Click here for full text details	FINDS VCP EMI ENVIROSTOR	1006012242 N/A
Relative: Higher	VCP Facility Id: 60001443 Status: Active EMI Facility Id: 4652 Facility Id: 16068 ENVIROSTOR		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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TOWN & COUNTRY CLEANERS (Continued)

1006012242

Facility Id: 60001443
Status: Active

87
West
1/2-1
0.782 mi.
4127 ft.

CAMP FREMONT (J09CA0017)
MENLO PARK, CA

RESPONSE S107736072
ENVIROSTOR N/A

[Click here for full text details](#)

Relative:
Higher

RESPONSE
Status: Inactive - Needs Evaluation
Facility Id: 80000016

ENVIROSTOR
Facility Id: 80000016
Status: Inactive - Needs Evaluation

88
SW
1/2-1
0.923 mi.
4874 ft.

PHOTOTIME, INC.
138 STANFORD SHOPPING CTR
PALO ALTO, CA 94304

ENVIROSTOR S110494159
N/A

[Click here for full text details](#)

Relative:
Higher

ENVIROSTOR
Facility Id: 71003258
Status: Inactive - Needs Evaluation

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	08/01/2009	09/10/2009	10/01/2009
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2013	02/28/2014	03/20/2014
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	10/14/2013	10/30/2013	12/03/2013
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	12/30/2013	12/31/2013	02/11/2014
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	03/10/2014	03/11/2014	04/10/2014
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	09/10/2013	09/11/2013	10/16/2013
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2010	06/25/2013	08/22/2013
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	02/25/2014	02/27/2014	03/18/2014
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	03/12/2014	03/13/2014	04/10/2014
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	01/28/2014	01/30/2014	02/11/2014
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	02/14/2014	02/18/2014	03/18/2014
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	02/18/2014	02/20/2014	03/27/2014
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2012	07/16/2013	08/26/2013
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	02/24/2014	02/25/2014	03/18/2014
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	01/13/2014	01/14/2014	02/11/2014
CA	LDS	Land Disposal Sites Listing	State Water Quality Control Board	12/16/2013	12/17/2013	01/04/2014
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	01/17/2014	01/21/2014	02/11/2014
CA	LUST	Geotracker's Leaking Underground Fuel Tank Report	State Water Resources Control Board	12/16/2013	12/17/2013	01/04/2014
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing	State Water Resources Control Board	12/16/2013	12/17/2013	01/04/2014
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	09/20/2013	12/11/2013	01/04/2014
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	10/21/1993	11/01/1993	11/19/1993
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	02/17/2014	02/18/2014	03/27/2014
CA	PROC	Certified Processors Database	Department of Conservation	12/16/2013	12/17/2013	01/07/2014
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	03/12/2014	03/13/2014	04/10/2014
CA	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	03/12/2014	03/13/2014	04/10/2014
CA	SLIC	Statewide SLIC Cases	State Water Resources Control Board	12/16/2013	12/17/2013	01/16/2014
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	02/14/2014	02/18/2014	03/18/2014
CA	SWRCY	Recycler Database	Department of Conservation	12/16/2013	12/17/2013	01/07/2014
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	09/25/2013	12/17/2013	01/07/2014
CA	UST	Active UST Facilities	SWRCB	12/16/2013	12/17/2013	01/07/2014
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	09/23/2009	09/23/2009	10/01/2009
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	03/12/2014	03/13/2014	04/10/2014
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2013	01/24/2014	02/24/2014
US	CORRACTS	Corrective Action Report	EPA	03/11/2014	03/13/2014	04/09/2014
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	10/25/2013	11/11/2013	01/28/2014
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Proprietary Historic Gas Stations - Cole				
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Proprietary Historic Dry Cleaners - Cole				
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	06/30/2013	08/13/2013	09/13/2013
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/30/2013	10/01/2013	12/06/2013
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/31/2013	07/08/2013	12/06/2013
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	11/18/2013	02/27/2014	03/12/2014
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2011	02/26/2013	03/13/2013
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/31/2013	01/03/2014	02/24/2014

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/01/2013	05/01/2013	11/01/2013
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/06/2013	11/07/2013	12/06/2013
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/21/2013	11/26/2013	02/24/2014
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	02/13/2014	02/14/2014	02/24/2014
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	08/27/2013	08/27/2013	11/01/2013
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/01/2013	05/01/2013	01/27/2014
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	02/05/2013	02/06/2013	04/12/2013
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/21/2013	11/26/2013	02/24/2014
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	02/13/2014	02/14/2014	02/24/2014
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	01/29/2014	01/29/2014	03/12/2014
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	07/29/2013	08/01/2013	11/01/2013
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	07/29/2013	07/30/2013	12/06/2013
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/17/2013	10/01/2013	12/06/2013
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/29/2013	02/14/2013	02/27/2013
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/06/2013	04/25/2013	05/10/2013
US	LUCIS	Land Use Control Information System	Department of the Navy	11/20/2013	11/21/2013	02/24/2014
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/22/2013	08/02/2013	11/01/2013
US	NPL	National Priority List	EPA	10/25/2013	11/11/2013	01/28/2014
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	06/01/2013	07/17/2013	11/01/2013
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	04/15/2013	07/03/2013	09/13/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/25/2013	11/11/2013	01/28/2014
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/09/2014	01/10/2014	03/12/2014
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RMP	Risk Management Plans	Environmental Protection Agency	11/01/2013	12/12/2013	02/13/2014
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2011	07/31/2013	09/13/2013
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/23/2013	11/06/2013	12/06/2013
US	US AIRS MINOR	Air Facility System Data	EPA	10/23/2013	11/06/2013	12/06/2013
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/20/2014	03/20/2014	04/09/2014
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/04/2013	12/10/2013	02/13/2014
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/17/2013	01/14/2014	01/28/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	02/25/2014	02/27/2014	04/09/2014
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/17/2013	01/14/2014	01/28/2014
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/01/2013	09/05/2013	10/03/2013
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2013	02/07/2014	03/31/2014
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2012	07/24/2013	08/19/2013
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2012	06/21/2013	08/05/2013
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2012	08/09/2013	09/27/2013
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

STREET AND ADDRESS INFORMATION

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EXHIBIT C-2
GENERAL PUBLIC RECORDS

NOT APPLICABLE FOR THIS REPORT

APPENDIX D

INTERVIEW RECORDS

RECORD OF COMMUNICATION		
Property Name: 425 University Avenue/450 Kipling Street		Location: Palo Alto, CA.
Communication with: Lynn Christiansen Esquer		Of: The Property
Location: Palo Alto, CA.		Phone: (510) 684.8582
Communication via: In Person	Recorded By: Tim Loeb	Of: TMC
At: 10:00 am		On: April 9, 2014
Re: Site Access and history of the Property		
Summary of Communication: Lynn Christiansen provided access to the Property and completed the questionnaire. She also provided historical information regarding development of the Property.		Conclusions/Required Action Follow-up: None

RECORD OF COMMUNICATION		
Property Name: 425 University Avenue/450 Kipling Street		Location: Palo Alto, CA.
Communication with: Staff member		Of: Palo Alto Building & Planning Departments
Location: Palo Alto, CA.		Phone: (650) 329.2317
Communication via: In Person	Recorded By: Tim Loeb	Of: TMC
At: 11:00 am		On: April 14, 2014
Re: Permit records		
Summary of Communication: TMC reviewed building and planning records for the Property on the agency public computer system.		Conclusions/Required Action Follow-up: None

RECORD OF COMMUNICATION		
Property Name: 425 University Avenue/450 Kipling Street		Location: Palo Alto, CA.
Communication with: Staff member		Of: Santa Clara County Environmental Health
Location: San Jose, California		Phone: (408) 918.3400
Communication via: Telephone and Email	Recorded By: Tim Loeb	Of: TMC
At: 2:00 pm		On: April 15, 2014
Re: Records for underground fuel tanks, hazardous materials storage, environmental investigations, and incident responses		
Summary of Communication: The county environmental health department has no such records for the Property.		Conclusions/Required Action Follow-up: None

RECORD OF COMMUNICATION		
Property Name: 425 University Avenue/450 Kipling Street		Location: Palo Alto, CA.
Communication with: Staff		Of: Palo Alto Fire Department
Location: Palo Alto		Phone: (650) 329.2100
Communication via: In Person	Recorded By: Tim Loeb	Of: TMC
At: 11:00 am		On: April 14, 2014
Re: Hazardous materials storage, underground fuel tanks, investigations and responses to incidents at the Property		
Summary of Communication:		Conclusions/Required Action Follow-up:

RECORD OF COMMUNICATION	
TMC was told that the fire department has no files for the Property pertaining to hazardous materials issues.	None

APPENDIX E

CLIENT PROVIDED DOCUMENTATION

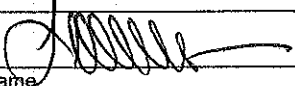
**ASTM E-1527-05 PHASE I ENVIRONMENTAL SITE ASSESSMENT
PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT**

Site Contact: Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject please respond with an "N/A". This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call Transaction Management Corporation (TMC). If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in TMC's report.

1. PROPERTY INFORMATION:

Property Name: 425 University Avenue		
Property Address: 425 University Ave. & 450 Kipling St.		
City Palo Alto	State California	Zip 94301
Assessor's Parcel Number: 120-15-029-00		

2. COMPLETED BY

Signature 	Date April 7, 2014
Printed Name Lynn Christensen Esquer	Title Managing owner

3. ASTM-REQUIRED INQUIRIES

Property Owner: Name: See Addendum A Phone: 510/684-8582 Fax: N/A	
Key Site Manager (Site contact): Name: Lynn Christensen Esquer Phone: 510/684-8582 Fax: N/A	
Total Land Area 2750 sq. ft.	
Total Number of Rental Units 2	
Other Site Facilities (Storage Rooms, Mechanical/Electrical Rooms) 3 Storage, 1 server room	
Current Occupancy (%) 100%	Average Occupancy (%) Last Calendar Year 100%
Property Complies with Jurisdictional <input checked="" type="checkbox"/> Building Code	<input checked="" type="checkbox"/> Fire Code <input checked="" type="checkbox"/> Zoning
As-built Property Construction Plans Available?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
UTILITIES AND SUPPLIERS	
Electricity (Provider) City of Palo Alto	Refuse Disposal (Provider) Greenwest of Palo Alto
Natural Gas (Provider) Palo Alto Municipal Utilities	Telephone (Provider) AT&T
Water (Provider)	Sewer (Provider) City of Palo Alto
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law. If so, please documents along with completed questionnaire to TMC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are you aware of any Activity Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Please return completed form and any attachments via fax to:
Transaction Management Corporation, 2415 San Ramon Boulevard #4-306, San Ramon, CA 94582
Telephone: 925-353-3824 Fax: 925-905-1926

federal, tribal, state or local law? If so, please send documents along with completed questionnaire to TMC	
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: Do you know the past use of the property? Do you know specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please attach explanation of all affirmative answers.	
8) Please state reason for procuring this Phase 1 ESA: <input checked="" type="checkbox"/> Qualify for Innocent Landowner defense to CERCLA Liability. <input type="checkbox"/> Other: (state below)	

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send to TMC if "yes")	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>See attached Addendum B</i>	
Total Property Size	<i>2750 sq. ft.</i>
Total number of buildings	<i>1 (one)</i>
Square footage of buildings	<i>2900 sq. ft.</i>
Date of construction	<i>1937</i>
Dates of significant renovation	<i>Approx 1984</i>
Waste water discharge	<input checked="" type="checkbox"/> Municipal Sanitary Sewer <input type="checkbox"/> On-site septic system <input type="checkbox"/> Other
Potable water source	<input checked="" type="checkbox"/> Community Water Supplier <input type="checkbox"/> On-site well <input type="checkbox"/> Other
Please describe prior use of property, if known: <i>None</i>	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

INVESTIGATION TYPE	
If yes, please describe conclusions, and attach copy of report(s)	
<input type="checkbox"/>	Phase 1 ESA
<input type="checkbox"/>	Phase 2 ESA
<input type="checkbox"/>	Tank Tightness Testing
<input type="checkbox"/>	Asbestos Survey/ O&M
<input type="checkbox"/>	Radon
<input type="checkbox"/>	Lead-based Paint
<input type="checkbox"/>	Lead in Water
<input type="checkbox"/>	Operations & Maintenance Plan(s)
<input type="checkbox"/>	Other

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
1. Stored Chemicals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Underground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Aboveground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. Spills or Releases	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. Dump Areas/ Landfills	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. Waste Treatment Systems	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7. Clarifiers/ Separators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. Air stacks/ Vents/ Odors	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. Floor Drains/Sumps	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
10. Stained Soil/ Impacted Vegetation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
11. On-site OWNED Electrical Transformers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
12. Hydraulic lifts/ Elevators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13. Dry Cleaning Operations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Wetlands/ Flooding	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15. Oil/ Gas/ Water/ Monitoring Wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
16. Environmental Cleanups	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17. Environmental Permits	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b) POTW (NPDES)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
c) Hazardous Waste Generator	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
d) Air Quality	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
e) Flammable Materials	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
f) AST/UST	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g) Waste Manifest(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
h) Other	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Y/N	Issue	Y/N	Issue
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Above Ground Storage Tank(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Underground Storage Tank(s)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Clarifiers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fill or Evacuation Ports

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Vent Pipes	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fuel Islands
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Drums	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Containers
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Surface Staining	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Solid Waste Disposal
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sumps	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pits
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Ponds	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Lagoons
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Stockpiled Soils	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Distressed Vegetation
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Oil or Gas Wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Monitoring Wells
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Domestic Water Wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Dry Wells
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Underground Pipelines	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Chemical Processes
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Waste Treatment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Hazardous Waste Storage
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Septic Systems	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Waste Water Discharge
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Dry Cleaners	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Repair or Servicing Facilities
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Photo Processing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Manufacturing
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Distribution Warehouse	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Asbestos Containing Materials
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	High Radon Levels	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Suspect Lead Containing Paint
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Lead in Water	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Others
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is/was heating fuel provided by on-site storage fuel oil?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	On-site use, disposal, treatment, storage, or emission, of significant quantities of hazardous materials or wastes.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Evidence of any <u>on-site</u> release of hazardous materials which could impact the subject site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Evidence of any <u>off-site</u> release of hazardous materials which could impact the subject site.

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	Response	If yes, please describe
Gasoline Stations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Dry Cleaners	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Industrial Uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**ASTM E-1527-05 Phase I Environmental Site Assessment
Pre-Survey Questionnaire and Disclosure Statement**

Addendum A

Property owners:

Roderick A. McDougall

Richard Christiansen

Janet A. Christiansen

Lynn D. Christiansen Esquer

Kerry L. Axelsson

Christian Christiansen

(as Tenants-In-Common)

**ASTM E-1527-05 Phase I Environmental Site Assessment
Pre-Survey Questionnaire and Disclosure Statement**

Addendum B

Legal description of property:

425 University Avenue, Palo Alto, California

Beginning at a point on the Northwestern line of University Avenue 125 feet Northeasterly from the point of intersection of the Northwestern line of University Avenue with the Northeasterly line of Waverly Street, running thence Northeasterly along the Northwestern line of University Avenue 25 feet; thence Northwesternly and parallel with the Northeasterly line of Waverly Street 110 feet to the Southeasterly line of an alley; thence Southwesterly along said alley and parallel with the Northwesternly line of University Avenue 25 feet; thence Southeasterly and parallel with the Northeasterly line of Waverly Street 110 feet to the point of beginning, and being the Southeasterly 110 feet of Lot 6 as shown upon a Map of Wade's Subdivision of Block 30, Palo Alto, (formerly University Park) and which said Map is of record in the office of the County Recorder of Santa Clara County, California, in Book "G" of Maps, at page 65, records of said County.

A.P.N.: 120-15-029

APPENDIX F

OTHER SUPPORTING DOCUMENTATION

QA/QC – 1

Specific Issues - Indicate whether your investigation identified **CURRENT OR PAST** environmental concerns relating to any of the following specific environmental issues.

Y/N	Issue	Y/N	Issue
N	Above Ground Storage Tank(s)	N	Underground Storage Tank(s)
N	Clarifiers	N	Fill or Evacuation Ports
N	Vent Pipes	N	Fuel Islands
N	Drums	N	Other Containers
N	Surface Staining	N	Solid Waste Disposal
N	Sumps	N	Pits
N	Ponds	N	Lagoons
N	Stockpiled Soils	N	Distressed Vegetation
N	Oil or Gas Wells	N	Monitoring Wells
N	Domestic Water Wells	N	Dry Wells
N	Underground Pipelines	N	Chemical Processes
N	Waste Treatment	N	Hazardous Waste Storage
N	Septic Systems	N	Waste Water Discharge
N	Dry Cleaners	N	Repair or Servicing Facilities
N	Photo Processing	N	Manufacturing
N	Distribution Warehouse	N	Asbestos Containing Materials
N	High Radon Levels	N	Suspect Lead Containing Paint
N	Lead in Water	N	Others
N	Is/was heating fuel provided by on-site storage fuel oil?	N	On-site use, disposal, treatment, storage, or emission, of significant quantities of hazardous materials or wastes.
N	Evidence of any <u>on-site</u> release of hazardous materials which could impact the subject site?	N	Evidence of any <u>off-site</u> release of hazardous materials which could impact the subject site.

QA/QC – 2 Historical Research

Use this form to document the historical sources you consulted.

Source	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1980
50 Year Chain of Title												
Aerial Photos	X	X	X	X	X	X	X	X				
Building Department Permits	X	X	X	X	X							
Building Department Plans												
Planning Department Records	X	X										
Fire Insurance Maps				X	X	X	X		X		X	X
Oil, Gas and Mining Maps	X											
Fire Department Records	X	X										
UST Permits and Registrations	X											
Street Directories	X	X	X	X	X	X	X					
Observation	X											
Personal knowledge												
Interviews	X											
Other (Topo Map)		X										

The following items should be evaluated to assist in determining the potential for fungi and bacteria contamination. Check YES, NO, NA (Not Applicable), or NI (Not Inspected.) Include a description of answers which result in recommendation for correction or additional evaluation under Mrs. Wong's guidelines.

Interview – Is the owner/operator aware of:				YES	NO		
1. Current or past flood damage?					X		
2. Current or past water leaks?					X		
3. Past abatement or correction of conditions involving mold?					X		
4. Complaints of symptoms common to mold response?					X		
5. Current or past allegations of mold-related ailments, sick building syndrome or similar condition?					X		
Inspection				YES	NO	NA	NI
6.0 Roof							
6.1 Is there any visible mold present?							X
6.2 Is the roof in good condition?							X
6.3 Are roof vents blocked?							X
7.0 Heating Ventilation and Air Conditioning - Air intake vents							
7.1 Is there any evidence of mold on or around the air intake?							X
7.2 Is there evidence of standing water near the air intake?							X
7.3 Is there any accumulation of organic materials near the air intake?							X
7.4 Is the air intake screened?							X
7.5 Is the air intake blocked?							X
7.6 Is there a cooling tower located within 25 feet of the air intake?							X
8.0 Heating Ventilation and Air Conditioning - Air Handling							
8.1 Is there evidence of mold in, on or around an air handling unit?							X
8.2 Are return air filters moldy, dirty or blocked?							X
8.3 Is there standing water in or around the air handling units?							X
9.0 Ductwork and Plenums							
9.1 Are return air ducts and plenum clean?							X
9.2 Are supply ducts clean?							X
9.3 Was mold observed in supply or return air ducts or plenum?							X
10.0 Building Exterior							
10.0 Did you observe staining or discoloration of the building exterior which is not an intended finish and did not appear to result from rust?					X		
10.2 Is there a musty smell or strong odor present?					X		
10.3 If the building has an underground sprinkler system, do sprinklers direct water away from the building?							X
10.4 Does the exterior slope away from the building?				X			
10.5 Are crawlspace vents blocked?						X	
11.0 Building Interior							
11.1 Is there any visible mold present?					X		
11.2 Is there a musty smell or strong odor present?					X		
11.3 Did you observe staining or discoloration of the floor, walls, ceiling, fixtures or finish materials?					X		
11.4 Did you observe evidence of current or past water leaks?					X		
11.5 Did you observe crumbling or degrading of walls or ceilings?					X		
11.6 Did you observe bubbling or swelling of painted surfaces?					X		
11.7 Are sewer injectors located in the building?					X		
a) Do they appear to be working properly?							

Mrs. Wong specifically recognizes that, though the individual completing this inspection is a trained observer of real estate, recognizing, detecting, and measuring the presence of mold may be beyond the scope of her/his expertise. Neither the individual completing this inspection, nor the firm engaged in completion of this assignment has any liability for the identification of mold-related concerns except as defined in applicable industry standards.

Consultant Internal Audit Documentation Form

Reviewer's Certification

**425 University Avenue (first floor) & 450 Kipling Street (second floor)
Palo Alto, Santa Clara County, California 94301**

The subject report has been reviewed by the undersigned and, except as detailed in the attached explanation, is considered to be in full compliance with the specific items included in this following checklist and with all other requirements of the agreed scope of investigations. The reviewer concurs with the conclusions and recommendations of the report and understands that the report may be returned for correction of any deficiencies.

Signature



Name: Dariush Dastmalchi

April 21, 2014

Quality Control Audit

- Y Was the site investigation completed by Environmental Professional with at least five years of experience in completing similar investigations?
- Y Is the work performed under this investigation covered under the consultant's General Liability and Professional Liability (Errors & Omissions) insurance policies with limits of not less than \$1,000,000?
- Y Are the location of RECs, significant environmental features, and adjoining property addresses/regulatory designations indicated on the site plan per Section 7?
- Y Is the property boundary shown on all historic sources (i.e., aerial photos, Sanborn maps, topographic maps, etc.)?
- Y Are all of the supporting documents described in Section 9 of the Scope of Work included in the appendix of the Report?
- Y Were all areas of the property inspected as required by Section 5 of the Scope of Work (i.e., 100% of all common areas/mechanical areas (all properties), 100% of down/vacant units (multi-family & hotel/motel), 10% of occupied units (multi-family), 5% of units/minimum of 10 units (hotel/motel), common area parcel (condominiums), etc.)?
- Y If the report recommends the completion of additional investigation at the property, is the description of the additional investigation required adequate to facilitate future investigation by someone not familiar with the current condition of the site?

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Timothy G. Loeb
2415 San Ramon Valley Boulevard
San Ramon, CA 94583

QUALIFICATIONS

Twenty years experience in hazardous materials consulting; focused on due diligence projects, compliance, and subsurface environmental investigations. Also experienced in Phase II investigations and compliance programs.

PROFESSIONAL EXPERIENCE

1997-Present: Independent Consultant

- Managed and prepared Phase I ESA reports at commercial properties throughout California and Nevada. Conducted site visits, interviews, historical research and regulatory agency case file reviews; sampling for ACM & LBP.
- Inspected commercial, retail and multi-family residential buildings for deferred maintenance, construction quality and regulatory compliance. Prepared cost estimates for repair/replacement of damaged materials and items requiring immediate attention. Prepared final PCRs, which include construction maintenance cost estimates, site plans seismic checklists, mold checklists and digital photographs.

1993-1997: PIERS Environmental Services, Inc., Project Manager

- Managed and prepared due diligence reports. Coordinated proposal preparation and Phase II work resulting from then ESA discoveries. Conducted and coordinated research and regulatory agency case file reviews. Consulted with the clients, including major lending institutions, attorneys, and real estate companies, to help determine relative risk of property acquisition.

1986-1992: Exceltech/RESNA Industries, Inc., Project Manager

- Project manager for the installation of vadose zone wells and monitoring systems at UST sites for Quik Stop Markets in No. California; supervised site remediation at contaminated locations. Prepared formal closure plans for large industrial facilities in No. California. Prepared site investigation documents for a hazardous waste transfer facility in Dalton, Georgia. Managed and prepared comprehensive PSAs for Santa Clara Valley Water District. Provided written opinions and recommendations to the District for subsurface investigations; prepared final reports for submittal to agency.

EDUCATION AND REGISTRATIONS

- 1988 - Present California Registered Environmental Assessor No. 00519
- 1980 M.S. Biological Sciences, Central Washington University

Master

429 U Kipling

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

For the


**COMMERCIAL BUILDING
RETECHS FILE # LA99-15043
429, 435, 441, AND 447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA 94301**

Prepared by

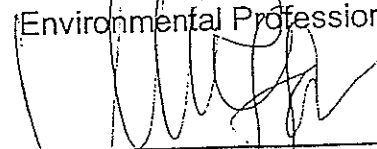
**Professional Service Industries, Inc.
1320 West Winton Avenue
Hayward, California 94545
Telephone (510) 785-1111**

PSI PROJECT NO. 575-9E165

August 31, 1999



Morica Wong
Environmental Professional



Frank Poss, REA 05522
Senior Technical Professional

CERTIFICATION, LIMITATIONS, AND STATEMENT OF INDEPENDENCE

Property Name: Commercial Building
Property Address: 429, 435, 441, and 447 University Avenue
Palo Alto, CA 95409
Prepared By: Professional Service Industries, Inc.
1320 West Winton Avenue
Hayward, CA 94545
PSI Project Number: 575-9E165
RETECHS File Number LA99-15043
Report
Submittal Date: August 31, 1999

This report has been prepared by the staff of Professional Service Industries, Inc. (PSI) for Wells Fargo Bank under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither PSI, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either express or implied.

The investigation was prepared in accordance with Wells Fargo's Phase I Environmental Site Assessment scope of work for the use and benefit of Wells Fargo Bank, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Wells Fargo Bank. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Wells Fargo Bank.

Reviewed by: Frank Poss, REA 05522
Senior Technical Professional

EXECUTIVE SUMMARY

I. Property Use

The subject site is identified as the Commercial Building and is comprised of four units located at 429, 435, 441, and 447 University Avenue, Palo Alto, Santa Clara County, California, 95409. An additional storage unit is located behind 441 University Avenue. Each of the four units are occupied by retail stores: 429 University Avenue is occupied by Body Time (skin products); 435 University Avenue is occupied by Cassis (women's clothing); 441 University Avenue is occupied by Shady Lane (collectibles); and 447 University Avenue is occupied by the Reprint Mint (poster sales and services). The subject site is identified by the Santa Clara County Assessor's Parcel Number (APN) 120-15-028. According to the City of Palo Alto Community Development Department, the site is zoned CDC GFPO, Community Downtown Commercial-Ground Floor Pedestrian Overlay.

The subject site is currently utilized as retail stores and no hazardous materials are treated, stored, or disposed of onsite. The subject site lot area totals approximately one acre (3,700 square feet) in size, and is developed with one single-story building (6,688 square feet) and one storage unit (276 square feet) totaling approximately 6,964 square feet. The building is constructed of concrete block with wood framing. The building features four retail units each with sales areas, storage rooms, restrooms, and offices and rear asphalt paved parking.

According to Sanborn Fire Maps (SFM), the subject site was previously undeveloped until at least 1897. According to SFM, from at least 1901 until 1924, the subject site was developed with a residence. According to subject site representatives, the current building was constructed in 1927. According to Palo Alto City Directories, the subject site was occupied by vacant units (429, 441, and 447 University Avenue) and a dry goods store (435 University Avenue) in 1935. In 1955, the subject site was occupied by Little Cafeteria (429 University Avenue); Peninsula Vacuum Cleaner and Sewing Machine Exchange (435 University Avenue); a vacant unit (441 University Avenue); and Morwear Paint Distributors (447 University Avenue). From at least 1965 until 1975, the subject site was occupied by Krogh and Pohlman Tailors (429 University Avenue), Israel Delmer Business Machine Center (435 University Avenue); a vacant unit (441 University Avenue); and Craig Morwear Paint Distributors (447 University Avenue).

According to the City of Palo Alto Community Development Department, building permit applications and/or certificates of completions are on record and include activities for commercial alterations (January 28, 1963); remodeling of store fronts (February 8, 1963); electrical work (September 24, 1969); gas fitting installation (September 26, 1969); heating installation April 11, 1978); electrical work (May 28, 1987, January 3, 1991, and October 9, 1991); building, plumbing, and electrical work (July 27, 1995); building work (December 6, 1995); and roofing work (September 2, 1997).

Commercial and retail properties bound the property to the north, south, east and west. Zibbibo's Restaurant and commercial businesses are located to the north; University Avenue, Border's Books and Music, India Palace, Palermo's Restaurant, Swensen's Ice Cream, and Megabooks are located to the south; Kipling Avenue, Homechef, Wicker and Wood, and commercial businesses are located to the east; and Cambridge Soundworks, Thai Restaurant, Fratelli Deli, and commercial businesses are located to the west. San Francisquito Creek is approximately one-half (0.5) mile to the northeast. The intersection for Interstate 101 and University Avenue is approximately one (1.0) mile northeast.

II. Scope of Investigations

On August 25, 1999 a representative of PSI conducted a site inspection to identify, to the extent feasible, recognized environmental conditions in connection with the site. The site assessment included four components: Records Review, Site Reconnaissance, Interviews and Report Preparation. The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the site. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the site. The objective of the interviews is to obtain additional information indicating the likelihood of identifying recognized environmental conditions in connection with the site. The report includes documentation to support the analysis, opinions and conclusions as presented.

III. Environmental Issues

The following summarizes the independent conclusions representing PSI's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The following environmental issues were identified during the investigation:

- As requested by the client, PSI's site reconnaissance included visual inspection and limited sampling to investigate for the presence of asbestos-containing materials (ACM). Based on the age of the onsite structures (1927) ACMs may be present in select interior finishes. Materials observed at the site that may contain asbestos included drywall systems, vinyl floor tile, and vinyl floor tile mastic. Except for the vinyl floor tiles, building materials at the site were observed to be in good condition. As specified in the project task order, four (4) bulk samples were collected, two each from Body Time and Shady Lane. Each of the samples did contain detectable levels of asbestos ranging from 5% to 10%. The materials sampled were selected in order to provide a general indication of prevalent building

materials observed at the site which have the potential to contain asbestos in the samples. It should be noted that the limited number of samples permitted in the scope of work was insufficient to fully characterize the sampled materials.

- As requested by the client, PSI's site reconnaissance included visual inspection and limited sampling to investigate for the presence of lead-based paint. Based on the age of the onsite structures (1927), lead may be present in select exterior and interior finishes. In general, painted surfaces observed at the subject site were in good condition. As specified in the project task order, 1 bulk sample was collected. The sample did contain a detectable level (0.55%) of lead. It should be noted that the limited number of samples permitted in the scope of work was insufficient to fully characterize the painted surfaces at the site.

V. Recommendations/Additional Investigations

- Based on the age of the structures, a number of interior finishes at the subject site could be considered Presumed Asbestos Containing Material (PACM) under the California Occupational Safety and Health Administration's (Cal-OSHA) regulation 1529. Therefore, PSI recommends the development and implementation of an Operations and Maintenance (O&M) Plan for the management of the PACM, in place. In addition, prior to any demolition or renovation activities, full asbestos and lead-based inspections that meet the requirements of current United States Environmental Protection Agency (EPA) and OSHA regulations are recommended. Sampling should include additional samples from materials sampled by PSI, as well as other suspect interior finishes. Any interior surface that is planned to be impacted by renovations activities must be sampled, unless it has been previously characterized.

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1.0 SUBJECT SITE

The property was inspected on August 25, 1999 by Ms. Monica Wong of PSI and observed for conditions and events that may be indicative of current or historically environmental concerns relating to the site.

1.1 Site Description

1.1.1 Site Location/Identification

The subject site is identified as the Commercial Building and is comprised of four units located at 429, 435, 441, and 447 University Avenue, Palo Alto, Santa Clara County, California, 95409. An additional storage unit is located behind 441 University Avenue. Each of the four units are occupied by retail stores: 429 University Avenue is occupied by Body Time (skin products); 435 University Avenue is occupied by Cassis (women's clothing); 441 University Avenue is occupied by Shady Lane (collectibles); and 447 University Avenue is occupied by the Reprint Mint (poster sales and services). The subject site is identified by the Santa Clara County Assessor's Parcel Number (APN) 120-15-028. According to the City of Palo Alto Community Development Department, the site is zoned CDC GFPO, Community Downtown Commercial-Ground Floor Pedestrian Overlay.

1.1.2 Gross Site Area

The subject site lot area totals approximately one acre (3,700 square feet) in size, and is developed with one single-story building (6,688 square feet) and one storage unit (276 square feet) totaling approximately 6,964 square feet

1.1.3 Site Development

The subject site is developed with one single-story building and one storage unit.

1.1.4 Building Description

The subject site building and storage units are constructed of concrete block and wood framing.

1.1.5 Source of Potable Water

Potable water is supplied to the subject site via the City of Palo Alto.

1.1.6 Sewage Disposal System

Sewage disposal for the subject site is provided by the City of Palo Alto.

1.1.7 Solid Waste Disposal

Solid waste disposal for the subject site is provided by Palo Alto Sanitation Company.

1.1.8 Source of Fuel for Heating and Cooling

The source of fuel for heating and cooling for the subject site is provided by Pacific Gas & Electric (PG&E).

1.1.9 Other Improvements and Features

Other improvements of the building include the four retail units each with sales areas, storage rooms, restrooms, and offices and rear asphalt paved parking.

1.2 Property Use

1.2.1 Former Property Use

According to Sanborn Fire Maps (SFM), the subject site was previously undeveloped until at least 1897. According to SFM, from at least 1901 until 1924, the subject site was developed with a residence. According to subject site representatives, the current building was constructed in 1927. According to Palo Alto City Directories, the subject site was occupied by vacant units (429, 441, and 447 University Avenue) and a dry goods store (435 University Avenue) in 1935. In 1955, the subject site was occupied by Little Cafeteria (429 University Avenue); Peninsula Vacuum Cleaner and Sewing Machine Exchange (435 University Avenue); a vacant unit (441 University Avenue); and Morwear Paint Distributors (447 University Avenue). From at least 1965 until 1975, the subject site was occupied by Krogh and Pohlman Tailors (429 University Avenue), Israel Delmer Business Machine Center (435 University Avenue); a vacant unit (441 University Avenue); and Craig Morwear Paint Distributors (447 University Avenue).

1.2.1.1 Chronology

The chronology for the subject property is as follows:

Until 1897 - The subject site was developed with a residence.

1901- 1924 – The subject appeared to be undeveloped land.

1927 – Construction of the current building commenced.

1935 – Vacant units and a dry goods store occupied the subject site.

1955 – Little Cafeteria, Peninsula Vacuum Cleaner and Sewing Machine Exchange, a vacant unit, and Morwear Paint Distributors occupied the subject site.

1965- 1975 – Krogh and Pohlman Tailors, Israel Delmer Business Machine center, a vacant unit, and Craig Morwear Paint Distributors occupied the subject site.

1999 – Body Time, Cassis, Shady Lane, and the Reprint Mint occupied the subject site.

1.2.1.2 Rationale

Historical information sources researched in this assessment allowed uses of the property to be traced from the present back to the 1895. This predates the property's obvious first developed use and meets the 1940-minimum research limit per the ASTM Standard E 1527-97 § 7.3.2.

1.2.1.3 Sources

Site representative, Mr. Sam Arsan was knowledgeable in previous and current information regarding the subject site.

The United States Geological Survey (USGS) topographical map of the Palo Alto, California quadrangle for 1961 (photorevised 1968 and 1973) was reviewed. The topographical map indicated that the subject site was in a developed area in all versions. The topographical map also indicated the slope, elevations, and surrounding properties.

Sanborn Fire Maps for 1895, 1987, 1901, 1904, 1908, 1924, 1947, 1948, 1949, 1956, 1969, and 1978 were obtained from VISTA Environmental Solutions.

Zoning and building permit information were obtained from the City of Palo Alto Community Development Department.

Information from standard federal and state environmental record sources is provided through Vista Environmental Information, Inc.

Aerial photographs for 1955, 1961, 1969, 1979, 1989, and 1999 were obtained from Pacific Aerial Surveys, Inc. of Oakland, California.

Local street directories for 1895 - 1975 published by Polk City Directories obtained at the Palo Alto Main Library.

1.2.2 Current Property Use

The subject site is identified as the Commercial Building and is comprised of four units located at 429, 435, 441, and 447 University Avenue, Palo Alto, Santa Clara County, California, 95409. An additional storage unit is located behind 441 University Avenue. Each of the four units are occupied by retail stores: 429 University Avenue is occupied by Body Time (skin products); 435 University Avenue is occupied by Cassis (women's clothing); 441 University Avenue is occupied by Shady Lane (collectibles); and 447 University Avenue is occupied by the Reprint Mint (poster sales and services). The subject site is identified by the Santa Clara County Assessor's Parcel Number (APN) 120-15-028. According to the City of Palo Alto Community Development Department, the site is zoned CDC GFPO, Community Downtown Commercial-Ground Floor Pedestrian Overlay.

No hazardous materials are treated, stored, or disposed of onsite.

1.2.3 Current and Historical Regulatory Review for the Subject Site

- a). Regulatory Lists: The subject site is not listed on a LUST federal and state regulatory lists.
- b). Permits, licenses, registrations, etc.: The subject site operations do not require possession of hazardous materials and/or waste.
- c). Compliance: No issues of non-compliance were indicated during the site reconnaissance, or indicated during interviews with local governmental agencies.
- d). Other Regulatory Issues: No other regulatory issues were observed to exist as part of the site assessment activities.

1.2.4 Review of Title Documents

A Preliminary Insurance Title Report was not provided for this investigation.

1.3 Geology

According to a PSI Phase I ESA of a site approximately 1,000 feet southeast, regional geology of the area consists of brown silt and clay (0 to 20 feet) below ground surface (bgs), brown sandy silt grading into silty sands and gravels (20 to 50 feet bgs). Sediments are generally uniform with some lenses of sand or silt. Gravels are up to cobble in size.

According to the USGS Palo Alto, California Quadrangle topographic map, the subject site is located on a slope at an elevation of approximately 35 feet above mean sea level (msl). In general, the area slopes towards the southeast.

1.4 Hydrology

According to a PSI Phase I ESA of a site approximately 1,000 feet southeast, groundwater depth is approximately 35 feet below ground surface (bgs). Groundwater flow is expected to be northeast, towards the San Francisco Bay.

Surface water bodies depicted on the topographic map within a one-mile radius include San Francisquito Creek approximately one-half (0.5) mile to the northeast.

1.5 Non-CERCLA Issues

1.5.1 Asbestos

Based on the age of onsite structures (1927), ACM may be present. Materials observed at the site that may contain asbestos included drywall systems, vinyl floor tile, and vinyl floor tile mastic. Except for the vinyl floor tiles, building materials at the site were observed to be in good condition.

tiles, building materials at the site were observed to be in good condition. As specified in the project task order, four (4) bulk samples were collected, two each from Body Time and Shady Lane.

All the materials sampled contained detectable levels of asbestos. The two samples from Body Time had results of 5% and 10%. The two samples from Shady Lane had results of 7% and 10%.

1.5.2 Lead Based Paint

Based on the age of the onsite structures (1927), lead may be present in select exterior and interior finishes. Except for the door jam, painted surfaces observed at the subject site were in good condition. As specified in the project task order, 1 bulk sample was collected from the Reprint Mint door paint.

The sample did contain a detectable level (0.55%) of lead.

1.5.3 Lead in Water

According to City of Palo Alto Utilities Department, drinking water meets or exceeds all State and Federal Standards.

1.5.4 Radon

A survey of residential indoor radon concentrations in the California Final Report prepared for the California Air Resources Board, dated March 1990, concluded that annual mean radon concentrations for the State of California is approximately 0.9 picoCuries/Liter (pCi/L). The report also concluded that the percent of California residents exposed to radon concentrations greater than 4 pCi/L and 8 pCi/L is 0.8% and 0.03% respectively. The radon levels found in Santa Clara County are considered low. The VISTA report indicates that Santa Clara County is located in Zone 2, an area predicted to have an average indoor radon screening potential between 2 pCi/L and 4pCiL.

1.5.5 PCB's

No transformers were observed onsite or on the property periphery.

1.6 Other

- No other issues were identified in the course of the investigation

1.7 Environmental Issues

- As requested by the client, PSI's site reconnaissance included visual inspection and limited sampling to investigate for the presence of asbestos-containing materials (ACM). Based on the age of the onsite structures (1927) ACMs may be present in select interior finishes. Materials observed at the site that may contain asbestos included drywall systems, vinyl floor tile, and vinyl floor tile mastic. Except for the vinyl floor tiles, building materials at the site were observed to be in good condition. As specified in the project task order, four (4) bulk samples were collected, two each from Body Time and Shady Lane. Each of the samples did contain detectable levels of asbestos ranging from 5% to 10%. The materials sampled were selected in order to provide a general indication of prevalent building materials observed at the site which have the potential to contain asbestos in the samples. It should be noted that the limited number of samples permitted in the scope of work was insufficient to fully characterize the sampled materials.
- As requested by the client, PSI's site reconnaissance included visual inspection and limited sampling to investigate for the presence of lead-based paint. Based on the age of the onsite structures (1927), lead may be present in select exterior and interior finishes. In general, painted surfaces observed at the subject site were in good condition. As specified in the project task order, 1 bulk sample was collected. The sample did contain a detectable level (0.55%) of lead. It should be noted that the limited number of samples permitted in the scope of work was insufficient to fully characterize the painted surfaces at the site.

2.0 SURROUNDING PROPERTIES

2.1 Description

2.1.1 Historical Use

Based on PSI's review of historical resources of the vicinity of the subject site, it appears the development of the vicinity for residential and commercial purposes began in the 1900's.

2.1.2 Current Use

Commercial and retail properties bound the property to the north, south, east and west. Zibbibo's Restaurant and commercial businesses are located to the north; University Avenue, Border's Books and Music, India Palace, Palermo's Restaurant, Swensen's Ice Cream, and Megabooks are located to the south; Kipling Avenue, Homechef, Wicker and Wood, and commercial businesses are located to the east; and Cambridge Soundworks, Thai Restaurant, Fratelli Deli, and commercial businesses are located to the west. San Francisquito Creek is approximately one-half (0.5) mile to the northeast. The intersection for Interstate 101 and University Avenue is approximately one (1.0) mile northeast.

2.2 Regulatory Review

Information from standard federal and state environmental record sources is provided through Vista Environmental Information, Inc. Data from governmental agency lists are updated and integrated into one database which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/- 300 feet.

Regulatory information from the following sources regarding possible recognized environmental conditions within the noted distance from the subject site was reviewed. Refer to the Appendix for a complete listing.

Federal List	Approximate Search Distance, Miles
Federal NPL List	1.0
Federal CERCLIS List	1.0
Federal RCRA TSD Facilities List	1.0
Federal RCRA Generators List	Property and adjoining properties
Federal ERNS List	Site only

State List	Approximate Search Distance, Miles
State SPL	1.0
State SWIS List	0.5
State LUST List	0.5
State Cortese List	0.5
State UST List	Property and adjoining properties
State SCL List	Property and adjoining properties

2.2.1 Federal Lists

2.2.1.1 Federal NPL Lists

The National Priorities (Superfund) List is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

No NPL sites are located within one (1) mile of the subject site.

2.2.1.2 Federal CERCLIS Listing

This list is a compilation of sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

No CERCLIS sites are located within one-half (1/2) mile of the subject site.

2.2.1.3 Federal RCRA TSD Facilities Listing

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA TSD database is a compilation by the EPA of reporting facilities that transport, treat, store or dispose of hazardous waste.

No RCRA TSD sites are located within one (1) mile of the subject site.

2.2.1.4 Federal RCRA Generators Listing

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

No Generator sites are located adjacent to the subject site.

2.2.1.5 Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

The subject site was not listed as an ERNS site.

2.2.2 State Lists

2.2.2.1 State Priority List (SPL)

The California Environmental Protection Agency, Department of Toxic Substance Control maintains an Inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances to the environment. Annual Work Plan (AWP) sites and sites in which a Preliminary Endangerment Assessment is required with a high priority are included on this list. This list is also referred to as the State Superfund list.

No listed SPL sites are located within one mile of the subject site.

2.2.2.2 Leaking Underground Storage Tanks (LUST)

32 LUST sites are listed within one-half (1/2) mile of the subject site. However, only six (6) sites are listed within one-eighth mile. According to the Lawrence Livermore National Laboratory's (LLNL) Historical Case Analysis prepared for the Regional Water Quality Control Board (RWQCB), petroleum groundwater plumes rarely extend beyond 250 feet. All six sites are listed as case closed. Based on the case closed status, the facilities are not expected to represent a recognized environmental condition in connection with the subject site. Based on distance and the LLNL study, the 26 remaining facilities are not expected to represent a recognized environmental condition in connection with the subject site.

2.2.2.3 Hazardous Waste and Substance Site List (AB3750)

The Hazardous Waste and Substance Site List, also known as the Cortese List, is published by the California Governor's Office of Planning and Research (OPR). This list identifies various hazardous waste and substance sites within the State of California. AB 3750 requires each applicant for a development project to consult this list and submit a signed statement indicating whether a project is located on a listed site.

Seven (7) listed Cortese sites are within one-half (1/2) mile of the subject site. All seven sites are listed to their LUST status. The nearest facility is discussed below. The six (6) remaining facilities are located greater than 250 feet.

- The Varsity Theatre located at 456 University Avenue, is listed due to its LUST. The facility is located 1,000 feet west of the subject site. However, the LUST is listed as a case closed status (July 9, 1998). Based on the case closed status, the facility is not expected to represent a recognized environmental site condition in connection with the subject site.

2.2.2.5 Underground Storage Tanks (USTs)

- No USTs are located on or adjacent to the subject site.

2.2.2.6. State Equivalent Cerclis List (SCL)

The CalSites database contains information on properties in California where hazardous substances have been released, or where the potential for such a release exists. This database is used primarily by the Department of Toxic Substances Control to evaluate and track activities at sites that may have been affected by the release of hazardous substances.

No SCL sites are listed within one-half (0.5) mile of the subject site.

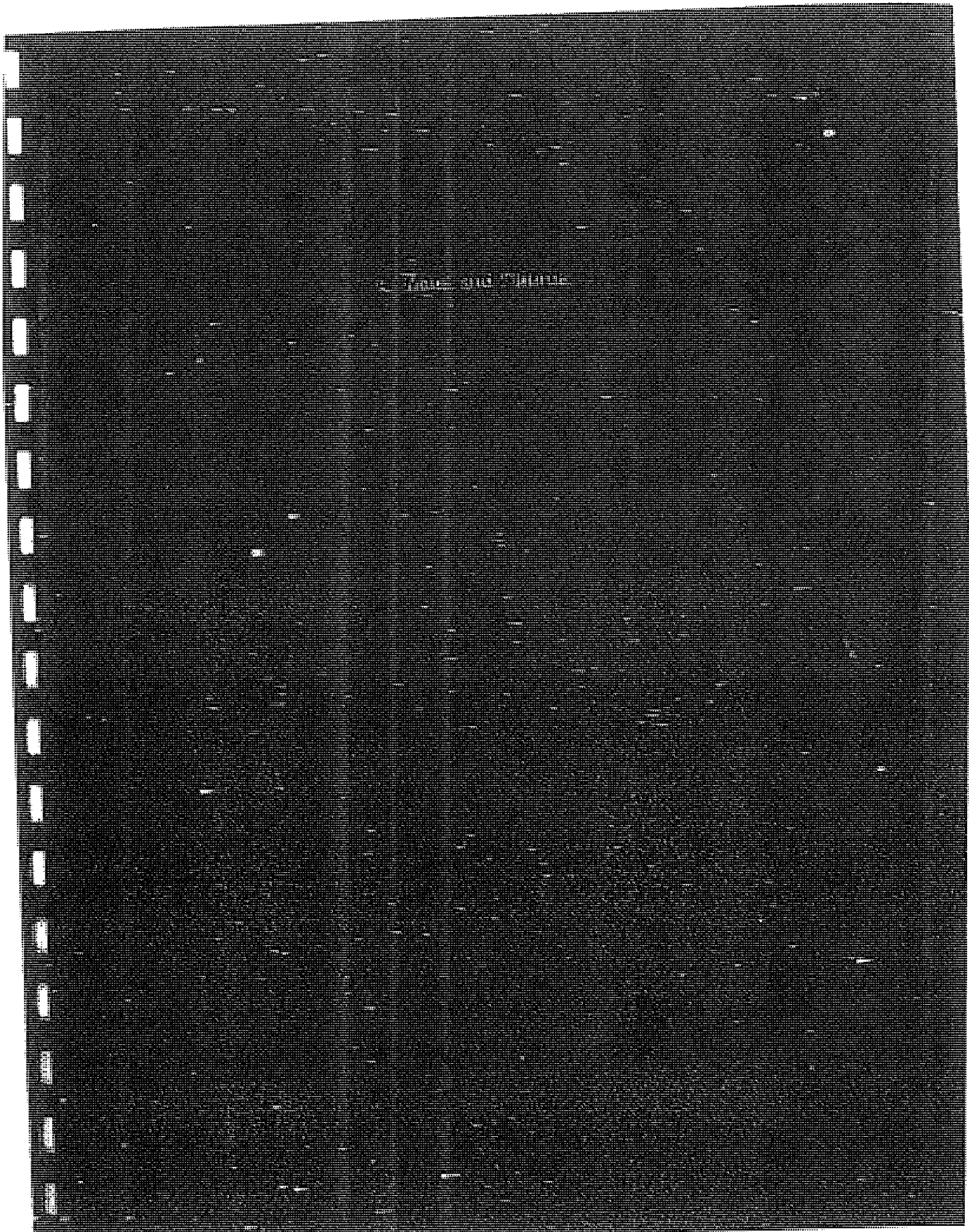
3.0 ANALYSIS AND CONCLUSIONS

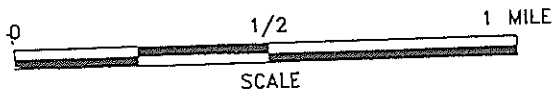
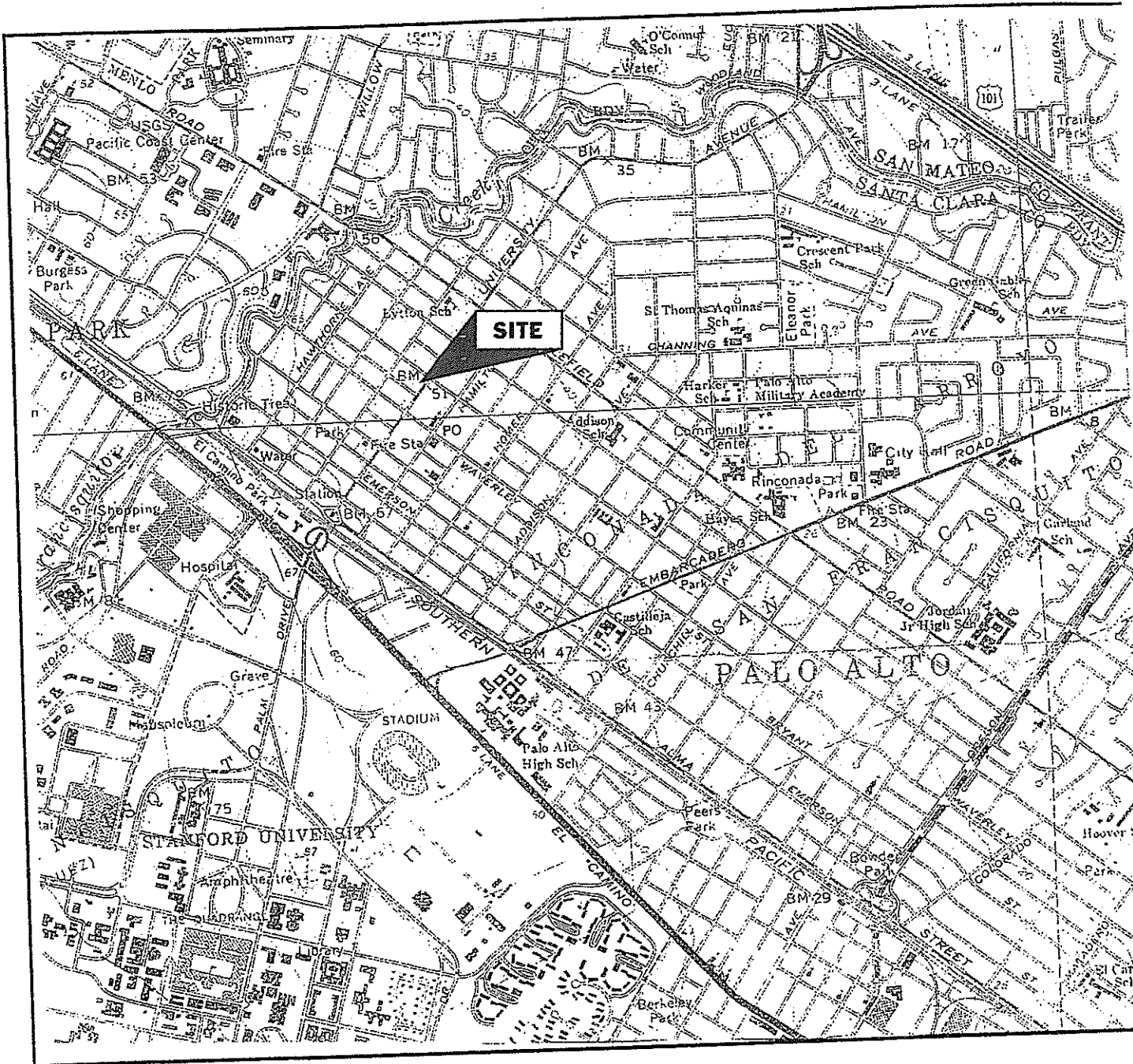
3.1 Subject Site

- No evidence of recognized environmental conditions was identified in connection with the subject site.

3.2 Off-site

- No evidence of recognized environmental conditions was identified in connection with the off-site facilities.



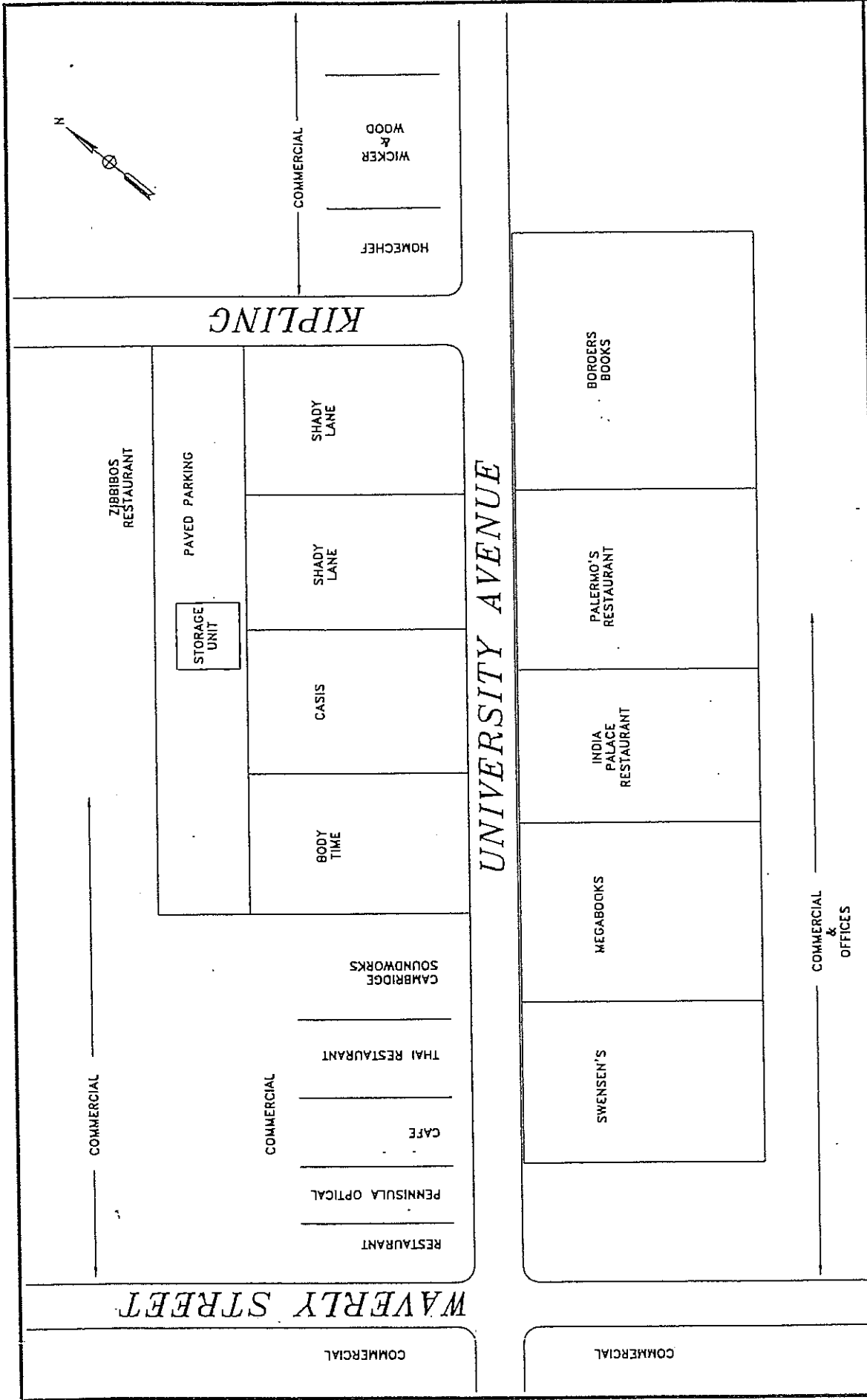


REFERENCE:
 U.S.G.S. PALO ALTO, CALIFORNIA, 1961
 PHOTOREVISED 1968 & 1973

PSI ENVIRONMENTAL
 GEOTECHNICAL
 CONSTRUCTION
 CONSULTING • ENGINEERING • TESTING

SITE LOCATION
 COMMERCIAL BUILDING
 429-447 UNIVERSITY AVENUE
 PALO ALTO, CALIFORNIA
 PROJECT NUMBER: 575-9E165

DATE: 08/24/99	CKD'D BY:	FIGURE NO.: 1
FILE NO.: 9E165-1		DRAWN BY: R. ASTWC



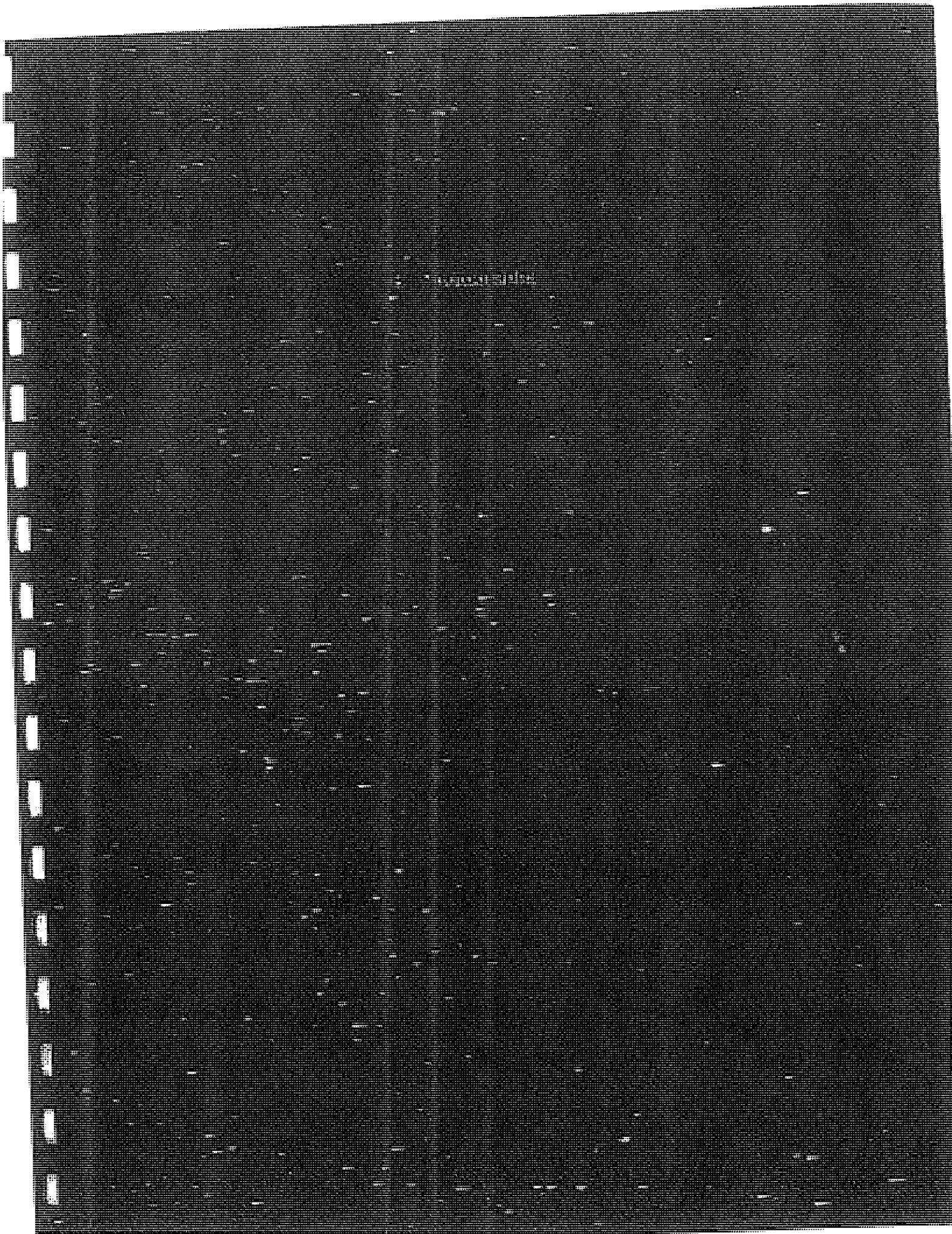
ENVIRONMENTAL GEOTECHNICAL CONSTRUCTION
PSI
 CONSULTING • ENGINEERING • TESTING

SITE PLAN
 COMMERCIAL BUILDING
 429 - 447 UNIVERSITY AVENUE
 PALO ALTO, CALIFORNIA
 PROJECT NUMBER: 575-9E165

DATE: 8/26/99 CKD BY: FIGURE NO.: 2
 FILE NO: 9E165-2 DRAWN BY: S.BOWERS

NOT TO SCALE

COMMERCIAL & OFFICES



PHOTOGRAPH LOG
Commercial Building
429, 435, 441, and 447 University Avenue
Palo Alto, California

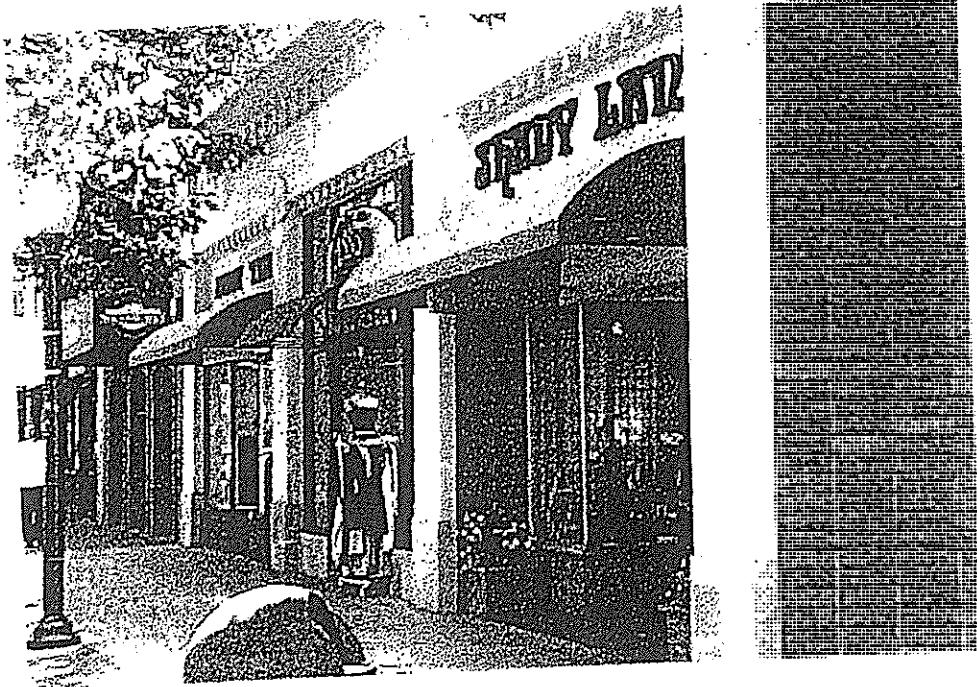


PHOTO 1: View of the front exteriors of three of the four subject site units. From left to right, Body Time (429 University Avenue), Cassis (435 University Avenue), and Shady Lane (441 University Avenue).



PHOTO 2: View of the interior of Body Time (429 University Avenue).

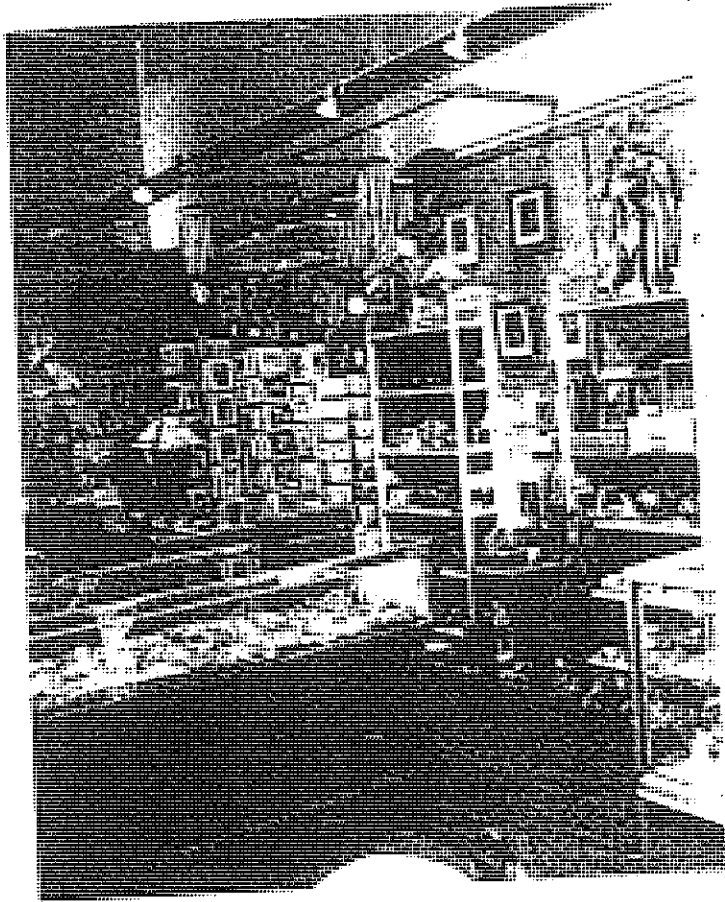


PHOTO 5: View of the interior of Shady Lane (441 University Avenue).

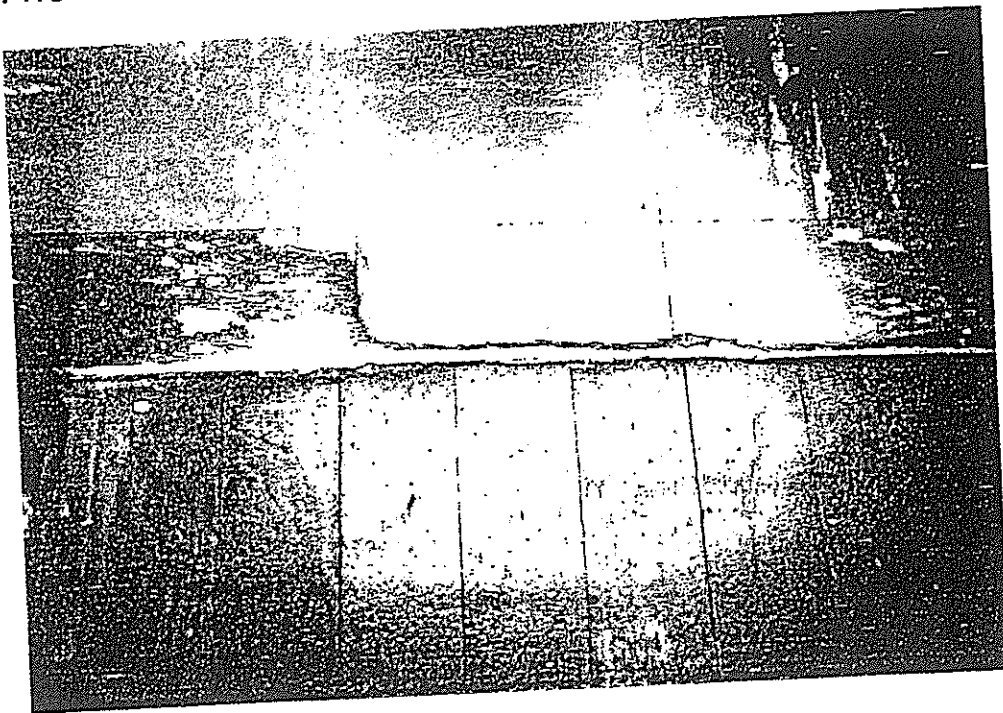


PHOTO 6: View of the damaged vinyl floor tile where two asbestos sample results were positive (7% and 10%).



PHOTO 7: View of the interior of the Reprint Mint (447 University Avenue).

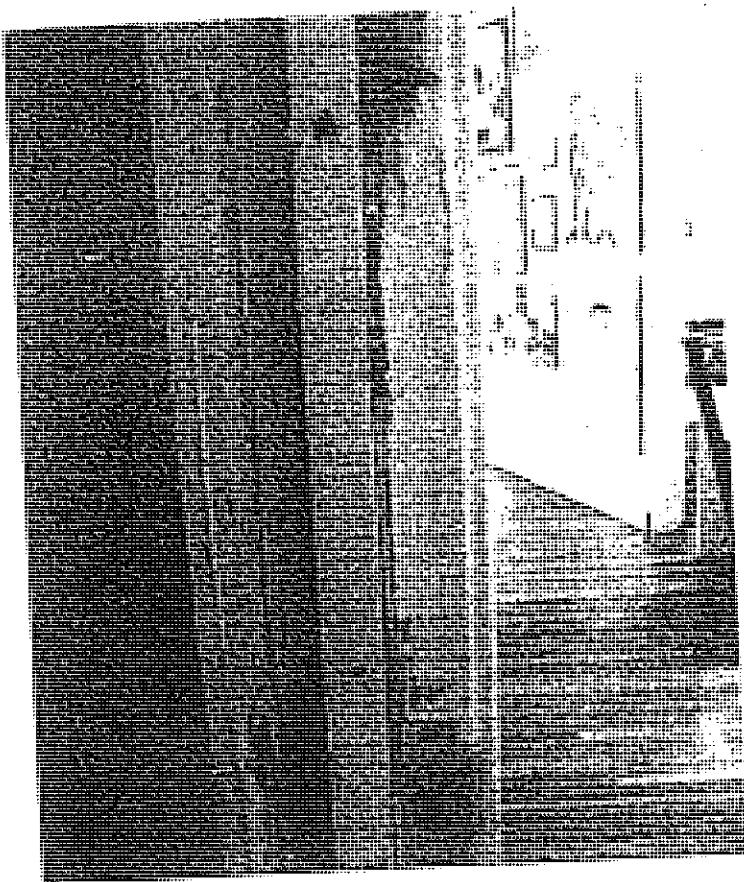


PHOTO 8: View of the damaged paint of a doorframe where one lead based paint sample was collected. The sample result was

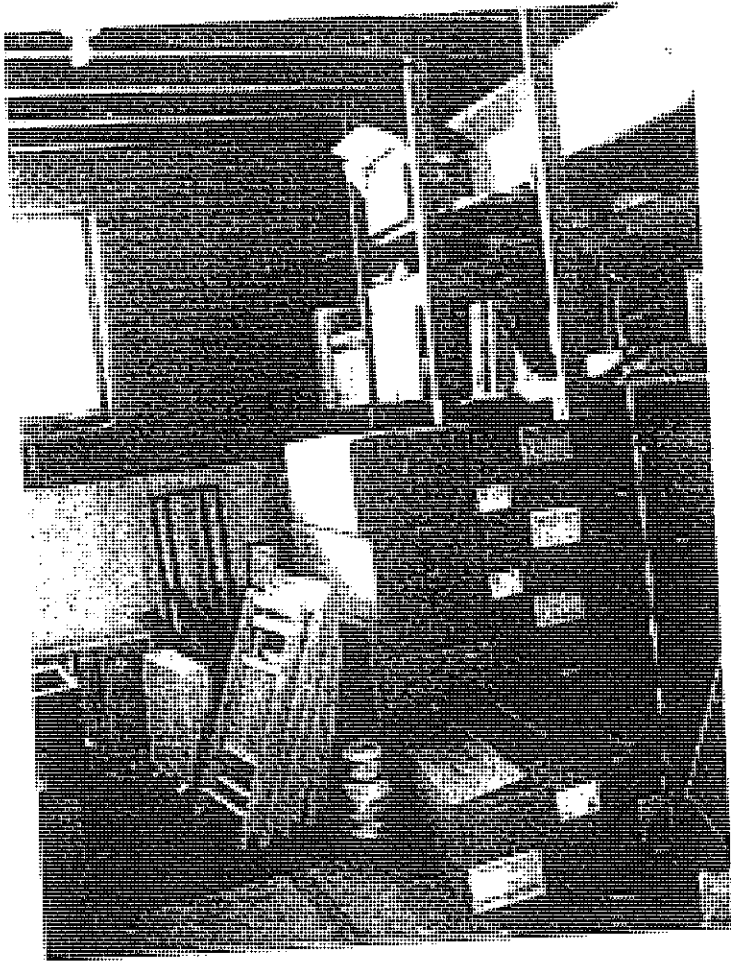


PHOTO 9: View of the interior of the storage unit utilized for the storage of merchandise.

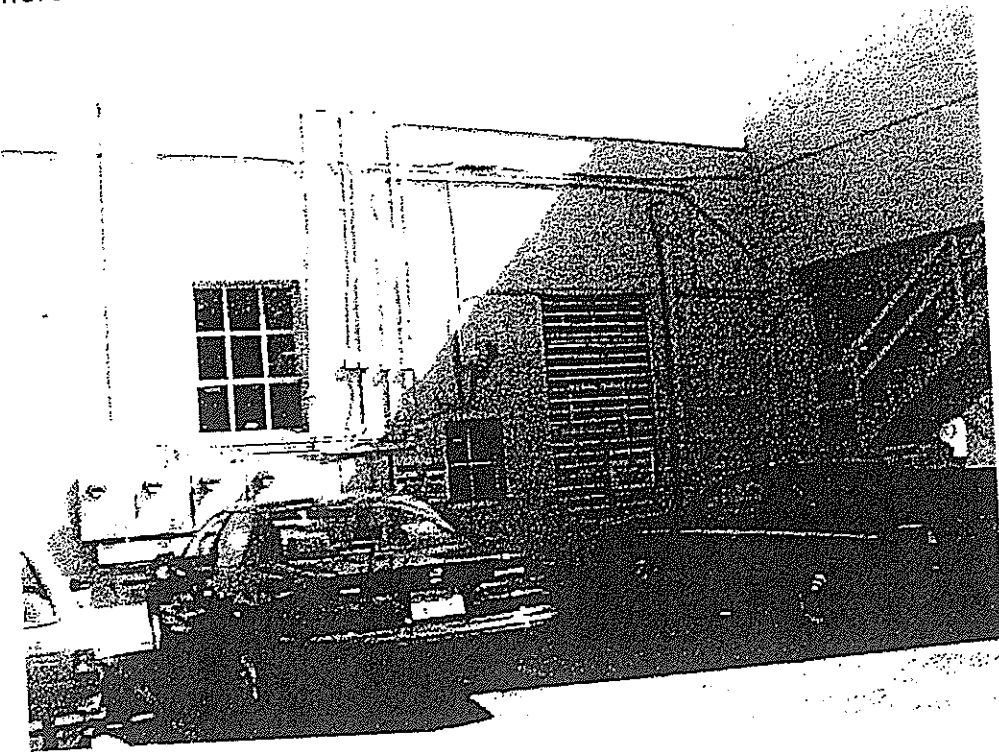


PHOTO 10: View of the rear of the subject site building.



PHOTO 11: View of adjacent property to the north of the subject site; commercial businesses.

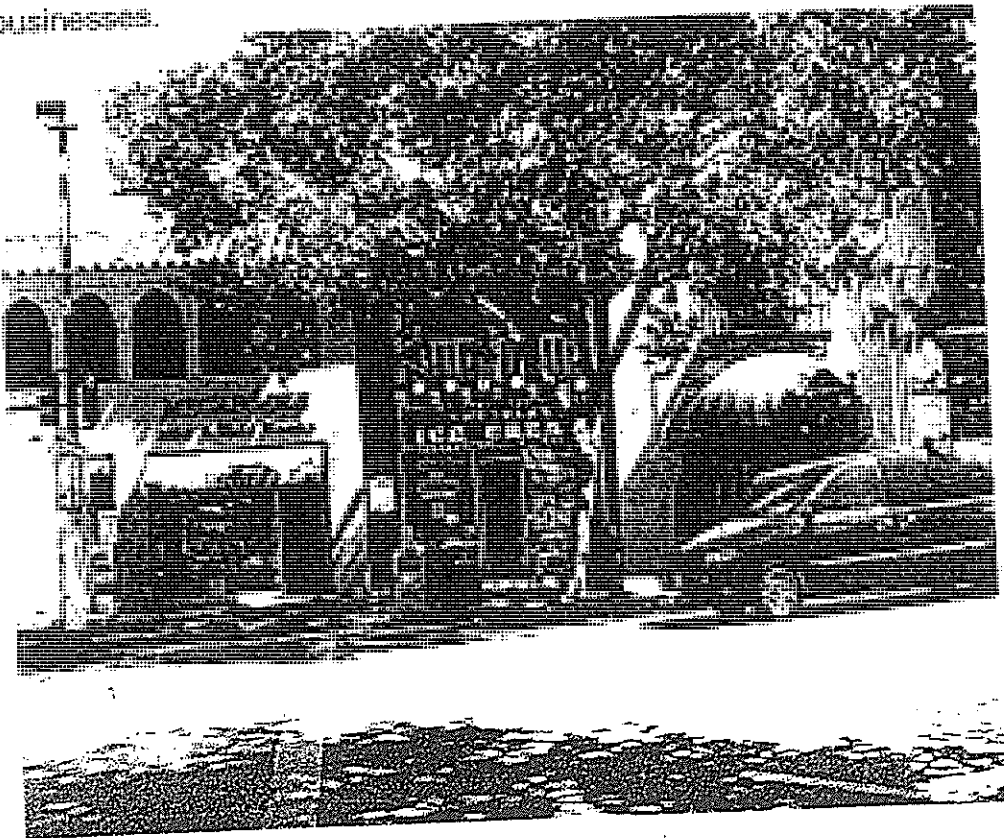


PHOTO 12: View of the adjacent property to the south; University Avenue, Megabooks, Swensen's Ice Cream, and Site for Sore Eyes.

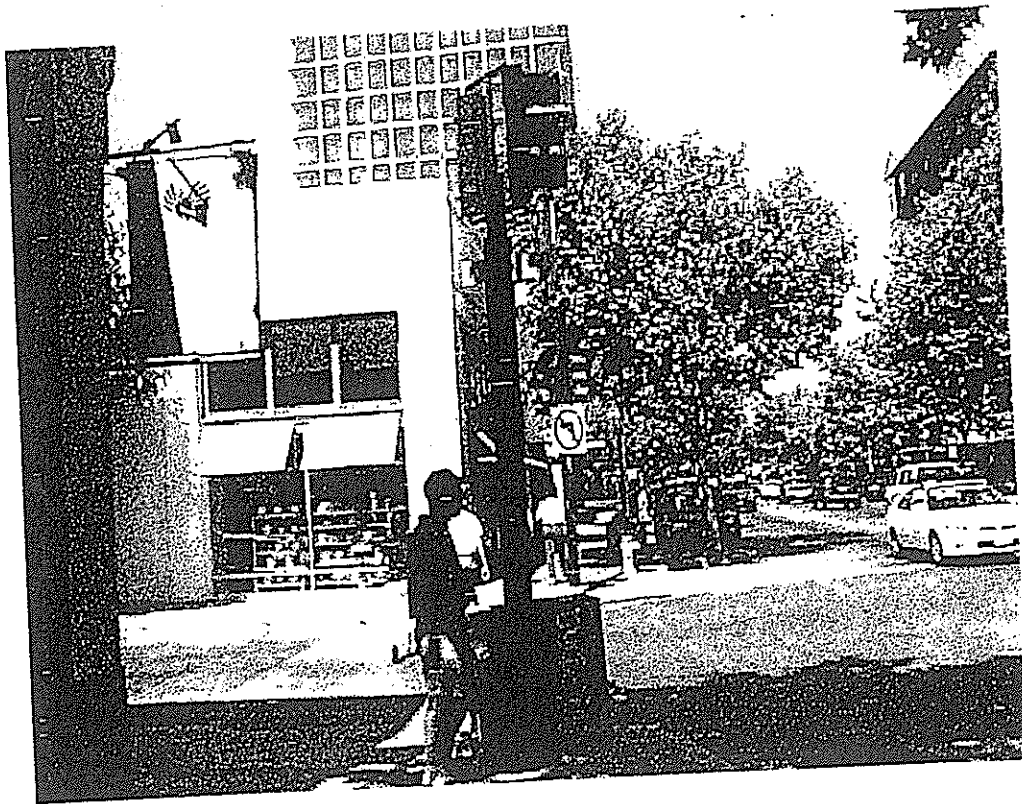


PHOTO 13: View of the adjacent property to the east; Kipling Avenue, Home Chef, Wicker and Wood, and commercial businesses.

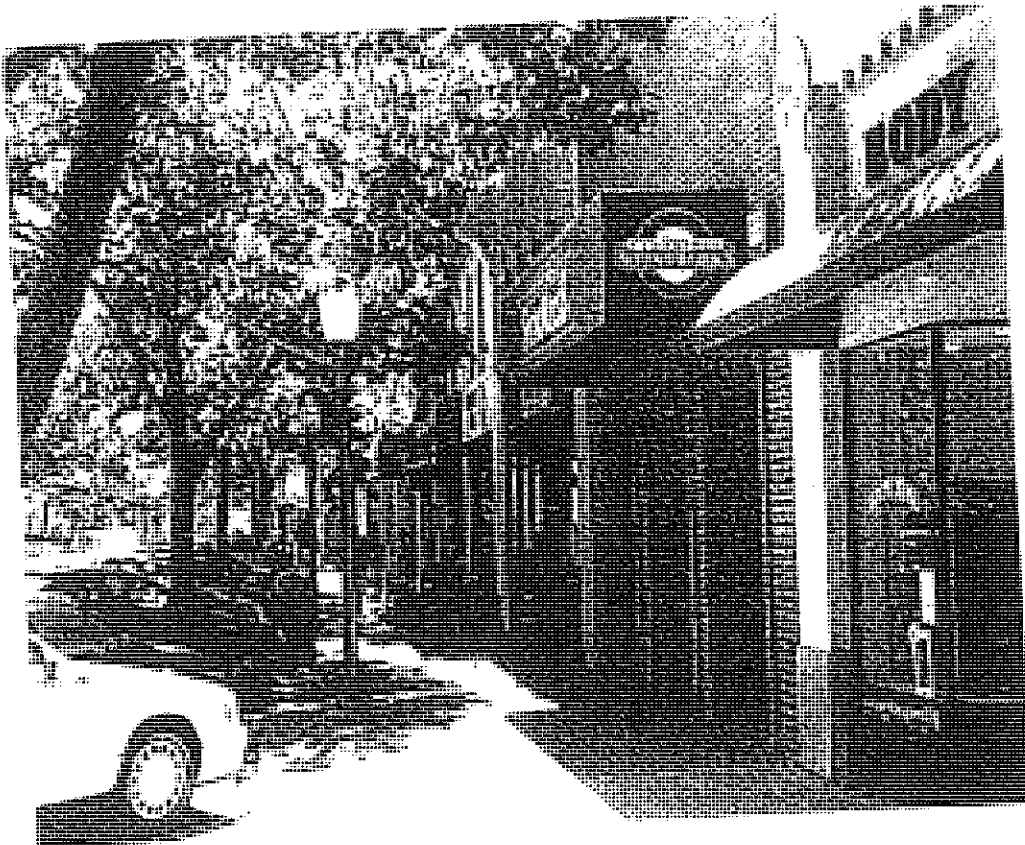
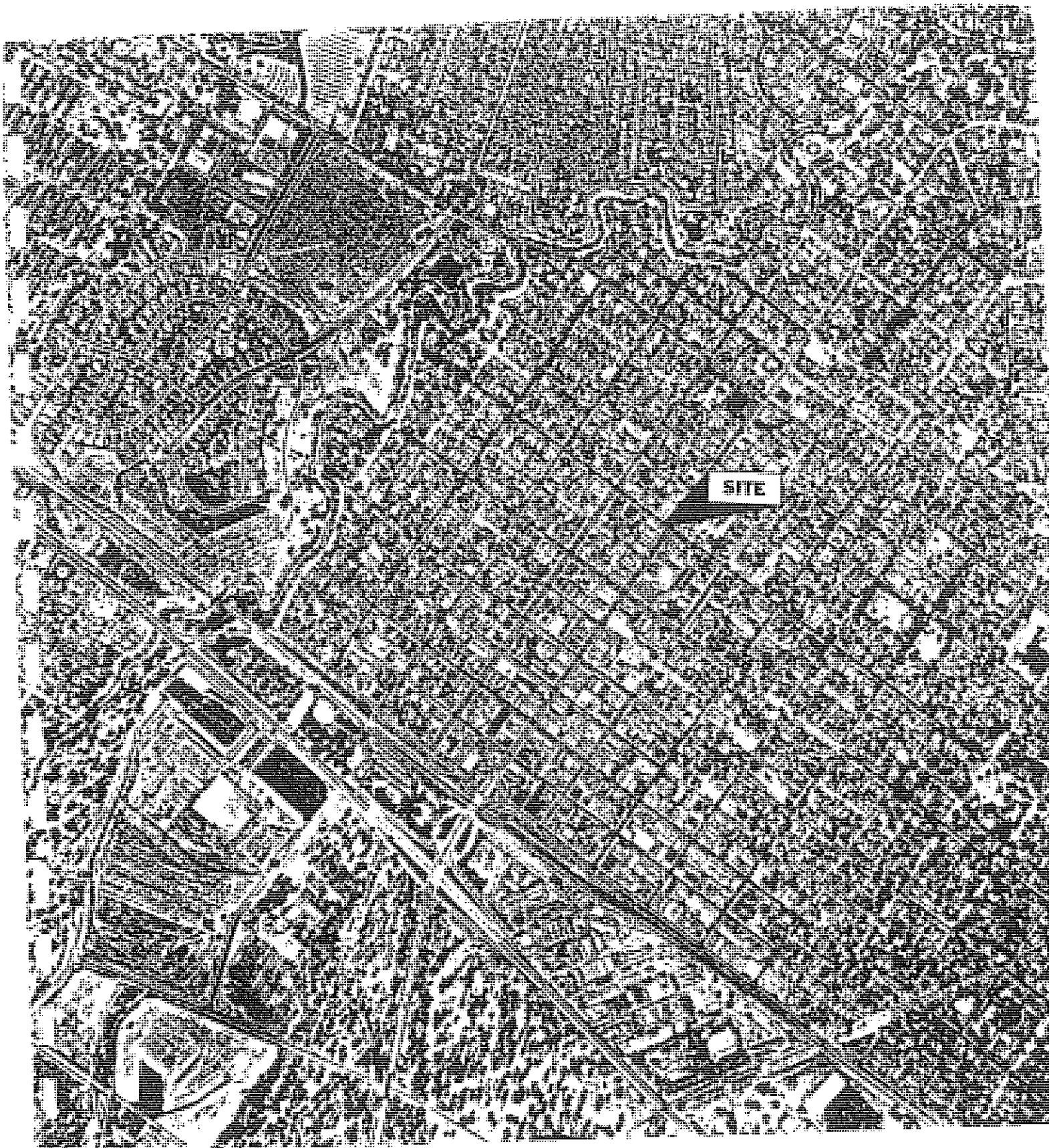



PHOTO 14: View of the adjacent property to the west; Cambridge Soundworks, Thai Palace, Fratelli Deli, Peninsula Optical, and commercial businesses.



AV 170-20-8
(6/8/55)

775-9E165

PACIFIC

AERIAL SURVEYS
8407 Edgewater Drive
Oakland, CA 94621 • (510) 632-2020

1955



4V432-18-8
= 18/61)

575-9E/65




8407 Edgewater Drive
Oakland, CA 94621 • (510) 632-2020

1961

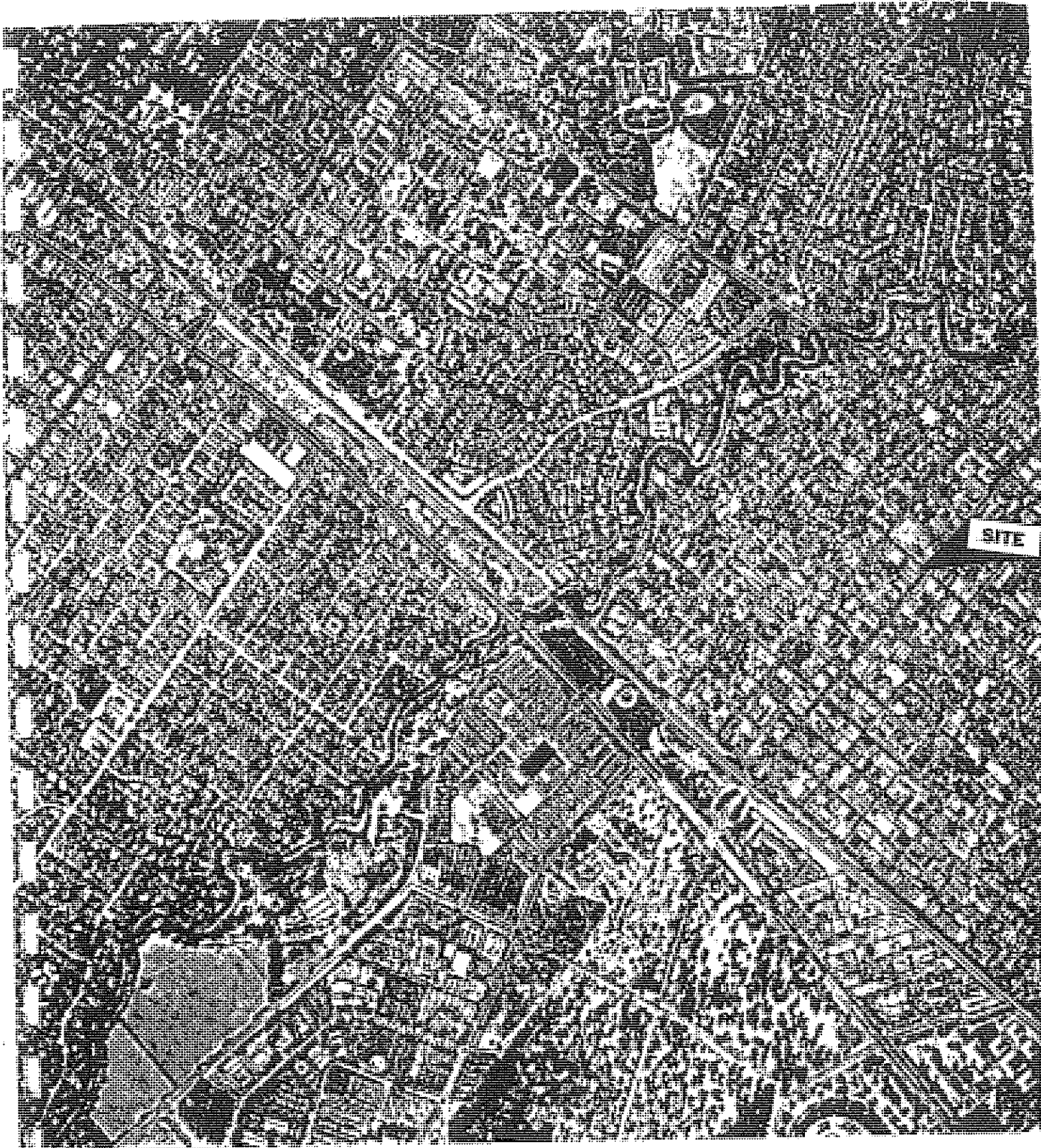


41933-19-7
(10/28/69)

575-95165

PACIFIC

AERIAL SURVEYS
8407 Edgewater Drive
Oakland, CA 94621 • (510) 632-2020

1969



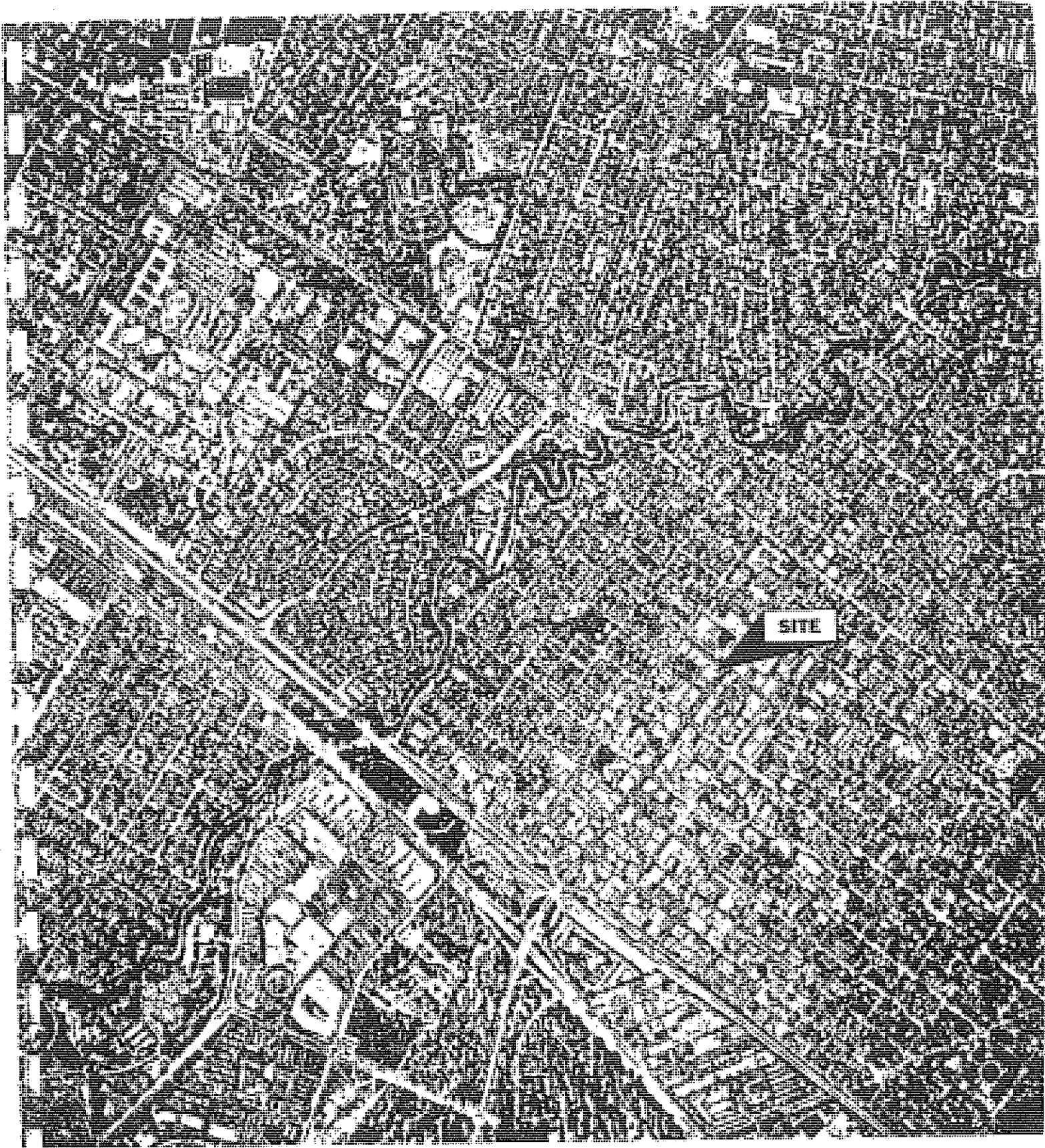
W1705-17-8
(5/30/79)

5775-9E165




PACIFIC
AERIAL SURVEYS
8407 Edgewater Drive
Oakland, CA 94621 • (510) 632-2020

1979



AV 3556-17-7
(5/4/89)

575-9E165

PACIFIC

AERIAL SURVEYS
8407 Edgewater Drive
Oakland, CA 94621 • (510) 632-2020

1989



AVG 100-215-6
(4/15/99)

375-9E165

PACIFIC

AERIAL SURVEYS
8407 Edgewater Drive
Oakland, CA 94621 • (510) 632-2020

1999

1954

C-1 Site Inspection Check List

Y/N	Issue	Y/N	Issue
N	Above Ground Storage Tank(s)	N	Underground Storage Tank(s)
N	Clarifiers	N	Fill or Evacuation Ports
N	Vent Pipes	N	Fuel Islands
N	Drums	N	Other Containers
N	Surface Staining	N	Solid Waste Disposal
N	Sumps	N	Pits
N	Ponds	N	Lagoons
N	Stockpiled Soils	N	Distressed Vegetation
N	Oil or Gas Wells	N	Monitoring Wells
N	Domestic Water Wells	N	Dry Wells
N	Underground Pipelines	N	Chemical Processes
N	Waste Treatment	N	Hazardous Waste Storage
N	Septic Systems	N	Waste Water Discharge
N	Dry Cleaners	N	Repair or Servicing Facilities
N	Photo Processing	N	Manufacturing
N	Distribution Warehouse	N	Asbestos-containing Materials
N	High Radon Levels	N	Suspect Lead Containing Paint
N	Lead in Water	N	Others
N	Is/was heating fuel provided by on-site storage fuel oil?		
N	On-site use, disposal, treatment, storage, or emission, of significant quantities of hazardous materials or wastes.		
N	Evidence of any on-site release of hazardous materials which could impact the subject site?		
N	Evidence of off-site release of hazardous materials which could impact the subject site?		

C-2 Summary of Historical Research

Source/Year
Pacific Aerial Survey Photographs: 1955, 1961, 1969, 1979, 1989, and 1999
USGS Topographic Map: Palo Alto, California, 1954, revised 1980.
Interview with site contact familiar with site use and history.
Sanborn Fire Maps for 1895, 1901, 1904, 1908, 1924, 1947, 1948, 1949, 1956, 1969, and 1978 were obtained from VISTA Environmental Solutions.
Water quality information from the City of Palo Alto Utilities Department.
Information from standard federal and state environmental record sources is provided through Vista Environmental Information, Inc.
Local street directories for 1955 - 1975 published by Polk City Directories obtained at the Palo Alto Main Library.
City of Palo Alto Community Development for zoning and building permit information.

C-3 Regulatory Records

Checked Yes/No	Found/ Subject	Found/ Off-site	Source	Research Distance (Miles)
Y	N	N	NPL	1.0
Y	N	N	CERCLIS	0.5
Y	N	N	Federal ERNS	Subject site only.
Y	N	N	RCRA TSD	1.0
Y	N	N	RCRA Generators	Subject & adjoining sites only.
Y	N	N	State & Local lists of hazardous waste sites	1.0
N	N	N	State & Local Landfill and/or waste disposal sites	0.5
Y	N	Y	State & Local Leaking UST List.	0.5
Y	N	N	State & Local Registered Leaking UST List	Subject & adjoining sites only.
Y	N	N	Dept. of Environmental Health	Subject site only.
Y	N	N	Fire Department	Subject site only.
Y	N	N	State & Local Pollution Control Agency	Subject site only.
Y	N	N	Regional Water Quality Agency	Subject site only.
Y	N	N	Others	Subject site

C-4 Aerial Photograph Review

Source Pacific Aerial Surveys

Year 1955

Scale 1" = 24000

Type Unknown

Concern	On-Site	Off-Site
Improvements	Y	Y
Use	Commercial	Commercial
Note evidence of:		
Above Ground Storage Tanks	N	N
Fuel Islands	N	N
Drums	N	N
Other Containers	N	N
Surface Staining	N	N
Solid Waste Disposal/Land Fill	N	N
Pits, Ponds, Lagoons	N	N
Stockpiled Soils	N	N
Distressed Vegetation	N	N
Wells	N	N
Repair or Servicing Facilities	N	N
Industrial/Manufacturing	N	N
Warehouse	N	N
Gas Station	N	N
Others	N	N

C-4 Aerial Photograph Review

Source Pacific Aerial Surveys

Scale 1" = 36000

Year 1961

Type Unknown

Concern	On-Site	Off-Site
Improvements	Y	Y
Use Note evidence of:	Commercial	Commercial
Above Ground Storage Tanks	N	N
Fuel-Islands	N	N
Drums	N	N
Other Containers	N	N
Surface Staining	N	N
Solid Waste Disposal/Land Fill	N	N
Pits, Ponds, Lagoons	N	N
Stockpiled Soils	N	N
Distressed Vegetation	N	N
Wells	N	N
Repair or Servicing Facilities	N	N
Industrial/Manufacturing	n	N
Warehouse	N	N
Gas Station	N	N
Others	Commercial	Commercial

C-4 Aerial Photograph Review

Source Pacific Aerial Surveys

Year 1979

Scale 1" = 12000

Type Unknown

Concern	On-Site	Off-Site
Improvements	Y	Y
Use Note evidence of:	Commercial	Commercial
Above Ground Storage Tanks	N	N
Fuel Islands	N	N
Drums	N	N
Other Containers	N	N
Surface Staining	N	N
Solid Waste Disposal/Land Fill	N	N
Pits, Ponds, Lagoons	N	N
Stockpiled Soils	N	N
Distressed Vegetation	N	N
Wells	N	N
Repair or Servicing Facilities	N	N
Industrial/Manufacturing	N	N
Warehouse	N	N
Gas Station	N	N
Others	Commercial	Commercial

C-4 Aerial Photograph Review

Source Pacific Aerial Surveys

Year 1989

Scale 1" = 7200'

Type Unknown

Concern	On-Site	Off-Site
Improvements	Y	Y
Use Note evidence of:	Commercial	Commercial
Above Ground Storage Tanks	N	N
Fuel Islands	N	N
Drums	N	N
Other Containers	N	N
Surface Staining	N	N
Solid Waste Disposal/Land Fill	N	N
Pits, Ponds, Lagoons	N	N
Stockpiled Soils	N	N
Distressed Vegetation	N	N
Wells	N	N
Repair or Servicing Facilities	N	N
Industrial/Manufacturing	N	N
Warehouse	N	N
Gas Station	N	N
Others	Commercial	Commercial

C-4 Aerial Photograph Review

Source Pacific Aerial Surveys

Year 1999

Scale 1" = 7200'

Type Unknown

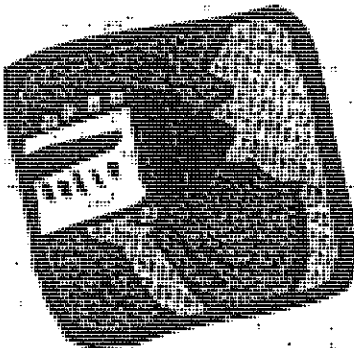
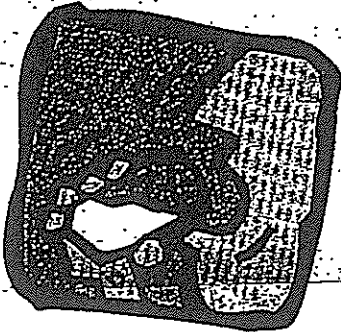
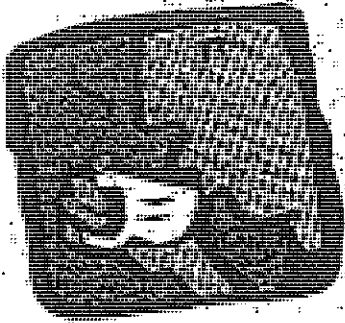
Concern	On-Site	Off-Site
Improvements	Y	Y
Use Note evidence of:	Commercial	Commercial
Above Ground Storage Tanks	N	N
Fuel-Islands	N	N
Drums	N	N
Other Containers	N	N
Surface Staining	N	N
Solid Waste Disposal/Land Fill	N	N
Pits, Ponds, Lagoons	N	N
Stockpiled Soils	N	N
Distressed Vegetation	N	N
Wells	N	N
Repair or Servicing Facilities	N	N
Industrial/Manufacturing	N	N
Warehouse	N	N
Gas Station	N	N
Others	Commercial	Commercial

C-5 Exception Items

- None

1941

ANNUAL WATER QUALITY REPORT 1998



The City of Palo Alto Utilities provides an annual report to the community about the quality of the water we deliver to your homes and businesses. Our policy is to inform our customers about the physical, chemical, and biological constituent standards for water and identify the typical concentrations found in your water. Palo Alto drinking water continues to be in complete compliance with all existing state and federal standards for water quality.

SOURCE OF WATER

Nearly 85% of the water delivered to Palo Alto by the San Francisco Public Utilities Commission (SFPUC) originates from high Sierra snowmelt in 459 square miles of protected Yosemite National Park watershed land. This pure water is stored in the Hetch Hetchy Reservoir near the Yosemite Valley, about 120 miles away. It is delivered to the Bay Area through a series of tunnels and pipelines. About 15% of Palo Alto's water comes from the Calaveras and San Antonio Reservoirs located in Alameda and Santa Clara counties.

WATERSHED PROTECTION

Modern water treatment practices prevent pathogens from reaching the consumer at every step of the water distribution process. Source protection prevents contaminants from getting into the water at its source. Careful watershed management protects our source water by limiting activities to those compatible with maximum

protection of water quality. The Hetch Hetchy reservoirs so well protected that its water supply is one of six in the country that is exempt from filtration.

QUALITY ASSURANCE

Water treatment, such as disinfection or filtration, is another method of quality assurance. The SFPUC uses a variety of treatment techniques depending on the water source. For example, local sources that are near populated areas are filtered to meet standards for clarity. All of our water is disinfected with chlorine to meet state and federal water quality standards.

In addition to testing by SFPUC, the City of Palo Alto Utilities monitors to assure that only the highest quality of water is delivered to you. On an annual basis, pipelines are flushed to reduce sediment buildup. We conduct monthly general physical measurements of the water in our distribution system for the pH, temperature, chlorine residual, conductivity, color units, and turbidity in the water, as required by the state. Fluoride and bacteriological levels are tested weekly. Bacteriological and turbidity testing are conducted in excess of state standards in order to further protect water quality in Palo Alto.

Through careful monitoring and safe operation, we will deliver the highest quality of water possible to the Palo Alto community for another hundred years!

Frequently asked questions about your drinking water

Palo Alto 1998 Water Quality Report⁽¹⁾

This chart is based on information provided in March 1999 by the San Francisco Public Utilities Commission to the City of Palo Alto Utilities. It lists the concentrations of various chemical and biological parameters in Palo Alto's water supply. In general, these findings show that the water that Palo Alto supplies to the community is of very high quality, safe to drink, contains few minerals and is very soft. The following definitions were used for each parameter that was analyzed.

Inorganic Contaminants such as salts, metals, which can occur naturally or result from urban stormwater runoff, industrial or domestic wastewater discharge, oil and gas production, mining, or farming.

Microbial Contaminants such as viruses and bacteria, which may come from soil, sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Organic Chemical Contaminants including the decay of naturally occurring organic materials, synthetic and volatile organics that may be by-products of industrial processes or petroleum production, or from gas stations, urban stormwater runoff, and septic systems.

Pesticides and Herbicides which may originate from a variety of sources such as agricultural, urban stormwater runoff, and residential uses.

Radioactive Contaminants which can be naturally occurring or be the result of oil and gas production and mining activities.

Maximum Contaminant Level (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the PHGs and MCLGs as is economically or technically feasible.

Action Level (AL) is the concentration of contaminant, which, if exceeded, triggers treatment, or other requirements which a water system must follow.

Primary Drinking Water Standard requires primary MCLs, specific techniques adopted in lieu of primary MCLs, and the monitoring and reporting requirements for MCLs that are specified in regulations.

Secondary Maximum Contaminant Level (SMCL) is the highest level of a contaminant that is suggested in drinking water. Secondary contaminants primarily affect water quality aesthetics.

Public Health Goal (PHG) is the level of contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Department of Health Services.

Maximum Contaminant Level Goal (MCLG) is the level of contaminant in drinking water below which there is no known or expected risk to health. The U.S. Environmental Protection Agency sets MCLGs.

Variations and Exemptions is permission not to meet an MCL, treatment technique or reduce sampling frequency under certain conditions authorized by California Department of Health Services or U.S. Environmental Protection Agency.

Treatment Techniques are the required processes intended to reduce the level of a contaminant in drinking water.

For more information on the above topics, check the following resources:

- City of Palo Alto Utilities Operations at 650-496-6967
- Safe Drinking Water Hotline at 1-800-426-4791
- SFPUC Internet Homepage at <http://www.ci.sfpuc.ca.us/sfpuc/>
- U.S. EPA Drinking Water Internet Homepage at <http://www.epa.gov/safewater/>

SAN FRANCISCO PUC TREATED WATER QUALITY REPORT							
PRIMARY MAXIMUM CONTAMINANT LEVELS - CONSUMER ACCEPTANCE LIMITS							
Parameter	Unit	California PHG ⁽²⁾	Federal MCLG ⁽³⁾	California MCL ⁽⁴⁾	Range	Average	Major Sources in Drinking Water
MICROBIOLOGICAL CONTAMINANTS							
Turbidity	NTU	NS	NS	0.5 - 5.0 ⁽⁴⁾	0.008-0.4	0.2	Soil runoff
ORGANIC CHEMICALS							
Synthetic Organic Chemical (SOCs) ⁽⁵⁾	ppb	NS	0-700	1-700	ND	ND	Various sources such as runoff from herbicide or insecticide
RADIONUCLIDES⁽⁶⁾							
	pCi/L	NS	0	5-15	ND	ND	Decay of natural and man-made deposits; Erosion of natural deposits
INORGANIC CHEMICAL							
Aluminum	ppm	NS	NS	1	0.072-0.078	0.076	Erosion of natural deposits; Decay of asbestos cement water main
Asbestos ⁽⁶⁾	MFL	NS	7	7	<0.2	<0.2	Erosion of natural deposits
Cyanide ⁽⁴⁾	ppm	0.15	NS	0.2	<0.1	<0.1	Discharge from steel/metal factories; Discharge from plastic and fertilizers
SECONDARY MAXIMUM CONTAMINANT LEVELS - CONSUMER ACCEPTANCE LIMITS							
Chloride	ppm	NS	NS	250	4-16	10	
Color	unit	NS	NS	15	<1.0-7.0	4	
Iron	ppm	NS	NS	0.3	<0.005-0.007	0.021	
Manganese	ppm	NS	NS	0.05	<0.003-0.007	0.005	
Odor Threshold	TDN	NS	NS	3	1.0-1.4	1.2	
Specific Conductance	uS/cm	NS	NS	900	35-220	128	
Sulfate	ppm	NS	NS	250	1.0-13	7	
Total Dissolved Solids (TDS)	ppm	NS	NS	500	34-110	72	
ADDITIONAL CONSTITUENTS ANALYZED							
Alkalinity (as CaCO ₃)	ppm	NS	NS	NS	12-66	38	
Calcium	ppm	NS	NS	NS	4-14	9	
Hardness (as CaCO ₃)	ppm	NS	NS	NS	12-68	40	
Magnesium	ppm	NS	NS	NS	<0.5-68	34	
pH	unit	NS	NS	NS	8.9-8.6	9.2	
Phosphate	ppm	NS	NS	NS	<0.05	<0.05	
Potassium	ppm	NS	NS	NS	<0.5-0.9	0.7	
Silica	ppm	NS	NS	NS	3.8-5.6	4.7	
Sodium	ppm	NS	NS	NS	<3-17	10	
CITY OF PALO ALTO UTILITIES DISTRIBUTION SYSTEM WATER QUALITY REPORT							
Parameter	Unit	California PHG ⁽²⁾	Federal MCLG ⁽³⁾	California MCL ⁽⁴⁾	Range	Average	Major Sources in Drinking Water
MICROBIOLOGICAL CONTAMINANTS							
Total Coliform Bacteria	% in	NS	0	5	0-1	0	Environment
Turbidity	NTU	NS	NS	0.5 - 5.0 ⁽⁴⁾	0.1-1.0	0.3	Soil runoff
ORGANIC CHEMICALS							
Disinfection By Products	ppb	NS	0	NS	2.2-6.7	4.8	By-product of drinking water chlorination
Bromodichloromethane	ppb	NS	0	NS	ND	ND	By-product of drinking water chlorination
Bromoform	ppb	NS	0	NS	31.6-98.7	69.5	By-product of drinking water chlorination
Chloroform	ppb	NS	0	NS	0-0.5	0.1	By-product of drinking water chlorination
Dibromochloromethane	ppb	NS	NS	100	89-83	74	By-product of drinking water chlorination
Total Trihalomethane (TTHMs)	ppb	NS	NS	NS			
INORGANIC CHEMICALS							
Copper	ppm	0.17	1.3	1.3 ⁽⁴⁾	0.015-151	0.0645	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum facilities
Fluoride (added by City) ⁽¹⁾	ppm	0.8-1.4	NS	1.4	0-1.2	1.0	Completion of household plumbing systems; Erosion of natural deposits
Lead	ppm	0.002	NS	0.015 ⁽⁴⁾	0-0.186	0.0023	Completion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives

< = less than the stated detection limit
 MFL = Million Fibers per Liter
 ND = Lower than Detection Limit
 NS = No Standard
 NTU = Nephelometric Turbidity Unit
 pCi/L = picoCuries per Liter
 ppb = parts per billion (ug/L)
 ppm = parts per million (mg/L)
 uS/cm = micro Siemens per centimeter

(1) Water Quality Annual Report set forth in 40 CFR Parts 141 and 142 National Primary Drinking Water Regulation; Consumer Confidence Reports Rule. (8/19/98)
 (2) Public Health Goal adopted by the State Office of Environmental Health Hazard Assessment (OE-HHA) of the California EPA. (12/30/97)
 (3) Maximum Contaminant Level Goal set by U.S. EPA.
 (4) Maximum Contaminant Level set by California Department of Health Services.
 (5) Results are published as percent "present/absent". No Coliform was detected in Palo Alto's sampling during 1998.
 (6) Filtered water 0.5 NTU, unfiltered water 5.0 NTU.
 (7) SFPUC has analyzed 14 SOCs in 1997; all of which results were below the detection levels; DHS is requesting a waiver of additional 37 SOCs.

H 3079

CITY OF PALO ALTO HEATING PERMIT

OWNER: **L. Craig**
 OWNFR ADDRESS: **27665 Vogue Ct., LAH**
 Plumbing Contractor
 Heating Contractor

INSTALLER: **Redwood Plbg.**
 INSTALLER ADDRESS: **1590 Tacoma, RC**

DATE: **4/11/78**
 PHONE: **369-1793**

LOCATION: **UNIVERSITY**
~~XXXXXXXXXXXX~~
 STREET: **429**

Gas Appliance Dealer
 Owner - Builder

New
 Alteration

DO NOT COVER ANY WORK UNTIL IT HAS BEEN INSPECTED AND APPROVED.

HEATING INSTALLATION

FURNACE 100M BTU	FURNACE 100M BTU	FLUID	REP HEATING/GAS SYSTEM	BASE FEE \$5.00
BOILER/COMP TO 3HP	BOILER/REFR. COMP 1 15HP	BOILER 100M-500M BTU	BOILER 300M-1000M BTU	HEATING \$ 10.00
BOILER/REFR. COMP 30/50 HP	BOILER/REFR. COMP 150 UP 11750M BTU	AIR HANDLING 10M CIL. FT.	AIR HANDLING COVER 10M CO. FT.	
EVAPORATOR COOLER#	VENT SYSTEM HOORN	EX HOOD	DOMESTIC REFRIGERATOR	
COMBING. INCINERATOR	APPL/EQUIP. NOT LISTED	REMARKS	TOTAL FEE \$ 15.00	

REMARKS: **Rect #0219**

BY BUILDING INSPECTOR

Sig. _____

This permit is granted upon the express conditions that the person to whom it is granted, and his agents, employees and subcontractors in all the work done in, around and upon said building, or any part thereof, shall conform in all respects to the ordinances of the City of Palo Alto, and all pertinent State Laws and lawful orders of the Building Inspector, regarding the construction, alterations, maintenance, repair and removal of buildings within the city limits, that the proposed work shall be done in accordance with the description set forth on this permit, that the Permittee shall hold the City of Palo Alto, its officers and employees harmless from all costs and damages which may accrue from the use or occupancy of the side walk, street or sub-sidewalk space, and that this permit may be revoked at any time for violation of said conditions.

I affirm that the facts stated by me hereon are true.
 I agree to be bound by the above conditions.

This permit is valid for 60 days for work described above.
 Separate permits are required for Building, Electrical, Sanitary, Sewer, Pools, Curb, Sidewalks, Driveway, Appliances, Gas, Appliances and Electrical Installations. If in doubt Phone 179-2400, before starting work.



CITY OF PALO ALTO
 BUILDING INSPECTION

FILE COPY

2.5M-REV. 5-73

CITY OF PALO ALTO PLUMBING AND HEATING PERMIT *Ch Ross N.A.* **0024427**

OWNER Ames-Brophy-Cranston OWNER ADDRESS 467 University Ave. DATE 9/26/69
 INSTALLER Roman Heating & A/C INSTALLER ADDRESS 247 High Street PHONE 322-3576

Plumbing Contractor Gas Appliance Dealer New
 Heating Contractor Owner - Builder Alteration

DO NOT COVER UP ANY WORK
 UNTIL IT HAS BEEN INSPECTED
 AND APPROVED.

LOCATION UNIVERSITY AVENUE STREET NO. 429

PLUMBING INSTALLATION

WATER CLOSETS	BATH TUBS	SINKS	WASH TRAYS	SHOWERS	URINALS	FLOOR DRAINS	SEWER	WATER HEATER	GAS OUTLETS	WATER SYSTEM	RAD. H. BOILER	GARBE DISPL.	DISH- WASHER	WATER SOFT.	AUTO. WASH.	PLUMBING FEE
																\$

GAS FITTING INSTALLATION

GAS RANGES	GAS CENT. FURNACE	GAS FLOOR FURNACE	GAS WALL HEATER	GAS HEATER	GAS (NAT. GAS) HEATER	GAS MIT. VALVES	PAT. CHIMNEYS	BASE FEE	GAS FEE	TOTAL FEES
								\$ 3.00	\$ 9.00	\$ 12.00

REMARKS: 1-14-71 233
each fixture have own gas to 3
100.00 BTU
db

This permit is granted upon the express conditions that the person to whom it is granted, and his agents, employees and subcontractors in all the work done in and around and upon said building, or any part thereof, shall conform in all respects to the ordinances of the City of Palo Alto, and all pertinent State Laws and lawful orders of the Building Inspector, regarding the construction, alterations, maintenance, repair and removal of buildings within the city limits, that the proposed work shall be done in accordance with the description set forth on this permit, that the Permittee shall hold the City of Palo Alto, its officers and employees harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space, and that this permit may be revoked at any time for violation of said conditions.

Subject to above conditions permission is hereby granted to do the above work to _____ By BUILDING INSPECTOR _____

I affirm that the facts stated by me hereon are true.
 I agree to be bound by the above conditions.

QUADRUPPLICATE FILE COPY

CITY OF PALO ALTO
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF BUILDING INSPECTION

Form B & D 2.5M - 2/67



CITY OF PALO ALTO
 DIVISION OF BUILDING INSPECTION
 250 HAMILTON AVENUE
 PALO ALTO, CA 94301 (650) 329-2496

LICENSED CONTRACTORS DECLARATION
 I am under penalty of perjury that I am licensed under provisions of Chapter 9 of the Municipal Code, Section 2009, Section 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER/BUILDER DECLARATION
 I am under penalty of perjury that I am licensed under provisions of Chapter 9 of the Municipal Code, Section 2009, Section 3 of the Business and Professions Code, and my license is in full force and effect. I have read the applicable provisions of the Building Code and the Electrical Code and I understand that I am responsible for obtaining all necessary permits for this project. I understand that I am responsible for providing all necessary information to the contractor and for obtaining all necessary permits for this project. I understand that I am responsible for providing all necessary information to the contractor and for obtaining all necessary permits for this project.

WORKERS' COMPENSATION DECLARATION
 I have and will maintain a certificate of workers' compensation insurance for the project for which this permit is issued. I have and will maintain workers' compensation insurance for the project for which this permit is issued. I have and will maintain workers' compensation insurance for the project for which this permit is issued.

CONSTRUCTION LENDING AGENCY
 I am under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. I am under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued.

PLUMBING PERMIT
 I am under penalty of perjury that I am licensed under provisions of Chapter 9 of the Municipal Code, Section 2009, Section 3 of the Business and Professions Code, and my license is in full force and effect. I have read the applicable provisions of the Building Code and the Electrical Code and I understand that I am responsible for obtaining all necessary permits for this project. I understand that I am responsible for providing all necessary information to the contractor and for obtaining all necessary permits for this project.

ELECTRIC PERMIT
 I am under penalty of perjury that I am licensed under provisions of Chapter 9 of the Municipal Code, Section 2009, Section 3 of the Business and Professions Code, and my license is in full force and effect. I have read the applicable provisions of the Building Code and the Electrical Code and I understand that I am responsible for obtaining all necessary permits for this project. I understand that I am responsible for providing all necessary information to the contractor and for obtaining all necessary permits for this project.

Mechanical Permit
 I am under penalty of perjury that I am licensed under provisions of Chapter 9 of the Municipal Code, Section 2009, Section 3 of the Business and Professions Code, and my license is in full force and effect. I have read the applicable provisions of the Building Code and the Electrical Code and I understand that I am responsible for obtaining all necessary permits for this project. I understand that I am responsible for providing all necessary information to the contractor and for obtaining all necessary permits for this project.

MECHANICAL PERMIT
 I am under penalty of perjury that I am licensed under provisions of Chapter 9 of the Municipal Code, Section 2009, Section 3 of the Business and Professions Code, and my license is in full force and effect. I have read the applicable provisions of the Building Code and the Electrical Code and I understand that I am responsible for obtaining all necessary permits for this project. I understand that I am responsible for providing all necessary information to the contractor and for obtaining all necessary permits for this project.

ELECTRIC PERMIT

ELECTRICAL CONTRACTOR: GIACALONE ELECTRICAL SER 408 298-2360
 MAILING ADDRESS: 1280 EMORY ST. SAN JOSE
 WORK, COMP. # STATE LICENSE: AMERICAN S 144995
 RANGE, DRYER, WH. RANGE TOP, OVEN HEATING DEVICE: 0
 FAN DISHWASHER, DWP, HOOD SIGNS: 0
 TEMP. 3AM: 0
 WELDERS: 0
 FIRE DAMAGE: 0
 MOVING IN HOUSE: 0
 SPEC. CIRCUIT: 0
 MESS. POWER DUCT, P.L. DUCT: NO
 MOTORS: 1.0
 TRANSFORMER: 0
 SERV. EQUIP.: 2.00
 ADD'L. METER: 0
 PANEL, SWITCHBD.: 0
 OTHER: 0
 SALE FEE: 25.00

BUILDING PERMIT

APPLICANT: GIACALONE ELECTRIC
 CITY: LOS ALTOS
 GENERAL CONTRACTOR: GIACALONE-ELECTRICAL-SER
 Mailing Address: 429 UNIVERSITY AV, PALO ALTO, CA 94301
 Telephone: 870.01376
 Issued: 5/28/87
 State: CA
 City: LOS ALTOS
 Zip: 94024
 Mailing Address: 27664 VOGUE CT, LOS ALTOS, CA 94024
 Telephone: 415 948-5084
 State: CA
 City: LOS ALTOS
 Zip: 94024
 Mailing Address: 1280 EMORY ST, SAN JOSE, CA 95126
 Telephone: 982-360-AMER

Mechanical Permit

MECHANICAL CONTRACTOR: GIACALONE ELECTRICAL SER
 MAILING ADDRESS: 1280 EMORY ST, SAN JOSE, CA 95126
 TELEPHONE: 982-360-AMER
 WORK, COMP. # STATE LICENSE #
 A/C - HTG INT PUMPS: 0
 DUCT: 0
 SOLAR PANEL: 0
 BOILER: 0
 POOL HEATER: 0
 EXHAUST HOOD: 0
 VERT FAN: 0
 R/VAP. COOLER: 0
 FIRE DAMPER: 0
 OTHER: 0
 BASE FEE: 30.00

Mechanical Permit

MECHANICAL CONTRACTOR: GIACALONE ELECTRICAL SER
 MAILING ADDRESS: 1280 EMORY ST, SAN JOSE, CA 95126
 TELEPHONE: 982-360-AMER
 WORK, COMP. # STATE LICENSE #
 A/C - HTG INT PUMPS: 0
 DUCT: 0
 SOLAR PANEL: 0
 BOILER: 0
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 EXHAUST HOOD: 0
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 R/VAP. COOLER: 0
 FIRE DAMPER: 0
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 R/VAP. COOLER: 0
 FIRE DAMPER: 0
 OTHER: 0
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 DUCT: 0
 SOLAR PANEL: 0
 BOILER: 0
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 VERT FAN: 0
 R/VAP. COOLER: 0
 FIRE DAMPER: 0
 OTHER: 0
 BASE FEE: 30.00

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 R/VAP. COOLER: 0
 FIRE DAMPER: 0
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 DUCT: 0
 SOLAR PANEL: 0
 BOILER: 0
 POOL HEATER: 0
 EXHAUST HOOD: 0
 VERT FAN: 0
 R/VAP. COOLER: 0
 FIRE DAMPER: 0
 OTHER: 0
 BASE FEE: 30.00

Checked 5/28/87

Permit Expiration: This permit shall expire if the work authorized by this permit is not commenced within 180 days from permit issuance date, or if the authorized work is suspended or abandoned for a period of 180 days.

MICRO FILM	NEW	
ADDITIONAL		
PLUMBING	ELECTRICAL	30.00
MECHANICAL		
ROOF		
OTHER		
TOTAL FEE		30.00

PLUMBING PERMIT

PLUMBING CONTRACTOR: GIACALONE ELECTRICAL SER
 MAILING ADDRESS: 1280 EMORY ST, SAN JOSE, CA 95126
 TELEPHONE: 982-360-AMER
 WORK, COMP. # STATE LICENSE #
 STORM DRAIN: 0
 RADIANT HEAT: 0
 INDUSTRIAL WASTE SYSTEM: 0
 GAS OUTLET: 0
 WATER PIPING: 0
 SWIMMING POOL: 0
 VAC. BRKRS.: 0
 OTHER: 0
 BASE FEE: 30.00

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 WATER PIPING: 0
 SWIMMING POOL: 0
 VAC. BRKRS.: 0
 OTHER: 0
 BASE FEE: 30.00



CITY OF PALO ALTO
 DIVISION OF BUILDING INSPECTION
 250 HAMILTON AVENUE
 PALO ALTO, CA 94301 (650) 329-2496

LICENSED CONTRACTORS DECLARATION
 I affirm under penalty of perjury that I am licensed under provisions of Chapter 8 (commencing with Section 7000) of the Business and Professions Code, and my license is in full force and effect.

Class License Number Contract

OWNER-BUILDER DECLARATION

I affirm under penalty of perjury that I am exempt from the provisions of the Business and Professions Code for the following reason(s) (See Sections 7000, 7001, 7002, 7003, 7004, 7005, 7006, 7007, 7008, 7009, 7010, 7011, 7012, 7013, 7014, 7015, 7016, 7017, 7018, 7019, 7020, 7021, 7022, 7023, 7024, 7025, 7026, 7027, 7028, 7029, 7030, 7031, 7032, 7033, 7034, 7035, 7036, 7037, 7038, 7039, 7040, 7041, 7042, 7043, 7044, 7045, 7046, 7047, 7048, 7049, 7050, 7051, 7052, 7053, 7054, 7055, 7056, 7057, 7058, 7059, 7060, 7061, 7062, 7063, 7064, 7065, 7066, 7067, 7068, 7069, 7070, 7071, 7072, 7073, 7074, 7075, 7076, 7077, 7078, 7079, 7080, 7081, 7082, 7083, 7084, 7085, 7086, 7087, 7088, 7089, 7090, 7091, 7092, 7093, 7094, 7095, 7096, 7097, 7098, 7099, 7100, 7101, 7102, 7103, 7104, 7105, 7106, 7107, 7108, 7109, 7110, 7111, 7112, 7113, 7114, 7115, 7116, 7117, 7118, 7119, 7120, 7121, 7122, 7123, 7124, 7125, 7126, 7127, 7128, 7129, 7130, 7131, 7132, 7133, 7134, 7135, 7136, 7137, 7138, 7139, 7140, 7141, 7142, 7143, 7144, 7145, 7146, 7147, 7148, 7149, 7150, 7151, 7152, 7153, 7154, 7155, 7156, 7157, 7158, 7159, 7160, 7161, 7162, 7163, 7164, 7165, 7166, 7167, 7168, 7169, 7170, 7171, 7172, 7173, 7174, 7175, 7176, 7177, 7178, 7179, 7180, 7181, 7182, 7183, 7184, 7185, 7186, 7187, 7188, 7189, 7190, 7191, 7192, 7193, 7194, 7195, 7196, 7197, 7198, 7199, 7200, 7201, 7202, 7203, 7204, 7205, 7206, 7207, 7208, 7209, 7210, 7211, 7212, 7213, 7214, 7215, 7216, 7217, 7218, 7219, 7220, 7221, 7222, 7223, 7224, 7225, 7226, 7227, 7228, 7229, 7230, 7231, 7232, 7233, 7234, 7235, 7236, 7237, 7238, 7239, 7240, 7241, 7242, 7243, 7244, 7245, 7246, 7247, 7248, 7249, 7250, 7251, 7252, 7253, 7254, 7255, 7256, 7257, 7258, 7259, 7260, 7261, 7262, 7263, 7264, 7265, 7266, 7267, 7268, 7269, 7270, 7271, 7272, 7273, 7274, 7275, 7276, 7277, 7278, 7279, 7280, 7281, 7282, 7283, 7284, 7285, 7286, 7287, 7288, 7289, 7290, 7291, 7292, 7293, 7294, 7295, 7296, 7297, 7298, 7299, 7300, 7301, 7302, 7303, 7304, 7305, 7306, 7307, 7308, 7309, 7310, 7311, 7312, 7313, 7314, 7315, 7316, 7317, 7318, 7319, 7320, 7321, 7322, 7323, 7324, 7325, 7326, 7327, 7328, 7329, 7330, 7331, 7332, 7333, 7334, 7335, 7336, 7337, 7338, 7339, 7340, 7341, 7342, 7343, 7344, 7345, 7346, 7347, 7348, 7349, 7350, 7351, 7352, 7353, 7354, 7355, 7356, 7357, 7358, 7359, 7360, 7361, 7362, 7363, 7364, 7365, 7366, 7367, 7368, 7369, 7370, 7371, 7372, 7373, 7374, 7375, 7376, 7377, 7378, 7379, 7380, 7381, 7382, 7383, 7384, 7385, 7386, 7387, 7388, 7389, 7390, 7391, 7392, 7393, 7394, 7395, 7396, 7397, 7398, 7399, 7400, 7401, 7402, 7403, 7404, 7405, 7406, 7407, 7408, 7409, 7410, 7411, 7412, 7413, 7414, 7415, 7416, 7417, 7418, 7419, 7420, 7421, 7422, 7423, 7424, 7425, 7426, 7427, 7428, 7429, 7430, 7431, 7432, 7433, 7434, 7435, 7436, 7437, 7438, 7439, 7440, 7441, 7442, 7443, 7444, 7445, 7446, 7447, 7448, 7449, 7450, 7451, 7452, 7453, 7454, 7455, 7456, 7457, 7458, 7459, 7460, 7461, 7462, 7463, 7464, 7465, 7466, 7467, 7468, 7469, 7470, 7471, 7472, 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7639, 7640, 7641, 7642, 7643, 7644, 7645, 7646, 7647, 7648, 7649, 7650, 7651, 7652, 7653, 7654, 7655, 7656, 7657, 7658, 7659, 7660, 7661, 7662, 7663, 7664, 7665, 7666, 7667, 7668, 7669, 7670, 7671, 7672, 7673, 7674, 7675, 7676, 7677, 7678, 7679, 7680, 7681, 7682, 7683, 7684, 7685, 7686, 7687, 7688, 7689, 7690, 7691, 7692, 7693, 7694, 7695, 7696, 7697, 7698, 7699, 7700, 7701, 7702, 7703, 7704, 7705, 7706, 7707, 7708, 7709, 7710, 7711, 7712, 7713, 7714, 7715, 7716, 7717, 7718, 7719, 7720, 7721, 7722, 7723, 7724, 7725, 7726, 7727, 7728, 7729, 7730, 7731, 7732, 7733, 7734, 7735, 7736, 7737, 7738, 7739, 7740, 7741, 7742, 7743, 7744, 7745, 7746, 7747, 7748, 7749, 7750, 7751, 7752, 7753, 7754, 7755, 7756, 7757, 7758, 7759, 7760, 7761, 7762, 7763, 7764, 7765, 7766, 7767, 7768, 7769, 7770, 7771, 7772, 7773, 7774, 7775, 7776, 7777, 7778, 7779, 7780, 7781, 7782, 7783, 7784, 7785, 7786, 7787, 7788, 7789, 7790, 7791, 7792, 7793, 7794, 7795, 7796, 7797, 7798, 7799, 7800, 7801, 7802, 7803, 7804, 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I am exempt under Sec. _____ of B.P.C. for the reason(s):

Owner _____

Contract _____

Address _____

City _____ State _____ Zip _____

Telephone _____

Historical zone (if any) _____

Flood zone (if any) _____

Use zone _____

Occupancy group _____

Description of work _____

Alterations _____

Valuation _____

Repairs _____

Living units _____

Lot area _____

Height _____

Number of stories _____

Number of bedrooms _____

Number of bathrooms _____

Number of parking spaces _____

Number of garages _____

Number of swimming pools _____

Number of spas _____

Number of other structures _____

Number of other structures _____

Number of other structures _____

Number of other structures _____

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Number of other structures _____

Permit expires _____

Permit fee _____

Base fee _____

Other fees _____

Total fee _____

Signature of Applicant or Agent _____

Date _____

Signature of Agent _____

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Signature of Applicant or Agent _____

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Signature of Agent _____

Date _____

Signature of Applicant or Agent _____

Date _____

Signature of Agent _____

Date _____

Permit expires _____

Permit fee _____

Base fee _____

Other fees _____

Total fee _____

Signature of Applicant or Agent _____

Date _____

Signature of Agent _____

Date _____

Signature of Applicant or Agent _____

RADON Report

Date: August 24, 1999

The following indoor radon data are the results of the EPA/State Residential Radon Survey conducted during 1989-90. Data represent 2 - 7 day charcoal measurements from the lowest level of each home tested in the following county and state:

SANTA CLARA

CA

No. of Meas.	Mean	GeoMean	Median	Std. Dev.	Max.	%>4pCi/L	%>20pCi/L
77	1.40	0.70	1.00	1.90	9.20	9	0

Zone
2

EPA describes the three potential RADON zones as follows:

- Zone One areas have an average predicted indoor radon screening potential greater than 4 pCi/L.
- Zone Two areas are predicted to have an average indoor radon screening potential between 2 pCi/L and 4 pCi/L.
- Zone Three areas are predicted to have an average indoor radon screening potential less than 2 pCi/L.

Important Note:

The EPA has stated that although the above information may appear to be quite specific, it cannot be applied to determine the radon levels of a neighborhood, housing tract or individual house. The only way to determine if a house or other building has elevated indoor radon is to test.

www.vistainfo.com
VISTA Information Solutions, Inc.
San Diego, CA 92122
800/767-0403 Customer Service
619/450-6195 Fax

For more information call VISTA at 1 - 800 - 767 - 0403.

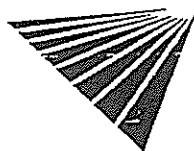
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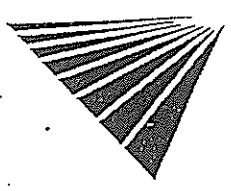


SITE ASSESSMENT PLUS REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 575-9E165 OFFICE BUILDING 429-447 UNIVERSITY AVE PALO ALTO, CA 94301 Cross Street: WAVELY Latitude/Longitude: (37.447333, 122.159083)	FRANK POSS PSI 1320 WEST WINTON HAYWARD, CA 94545

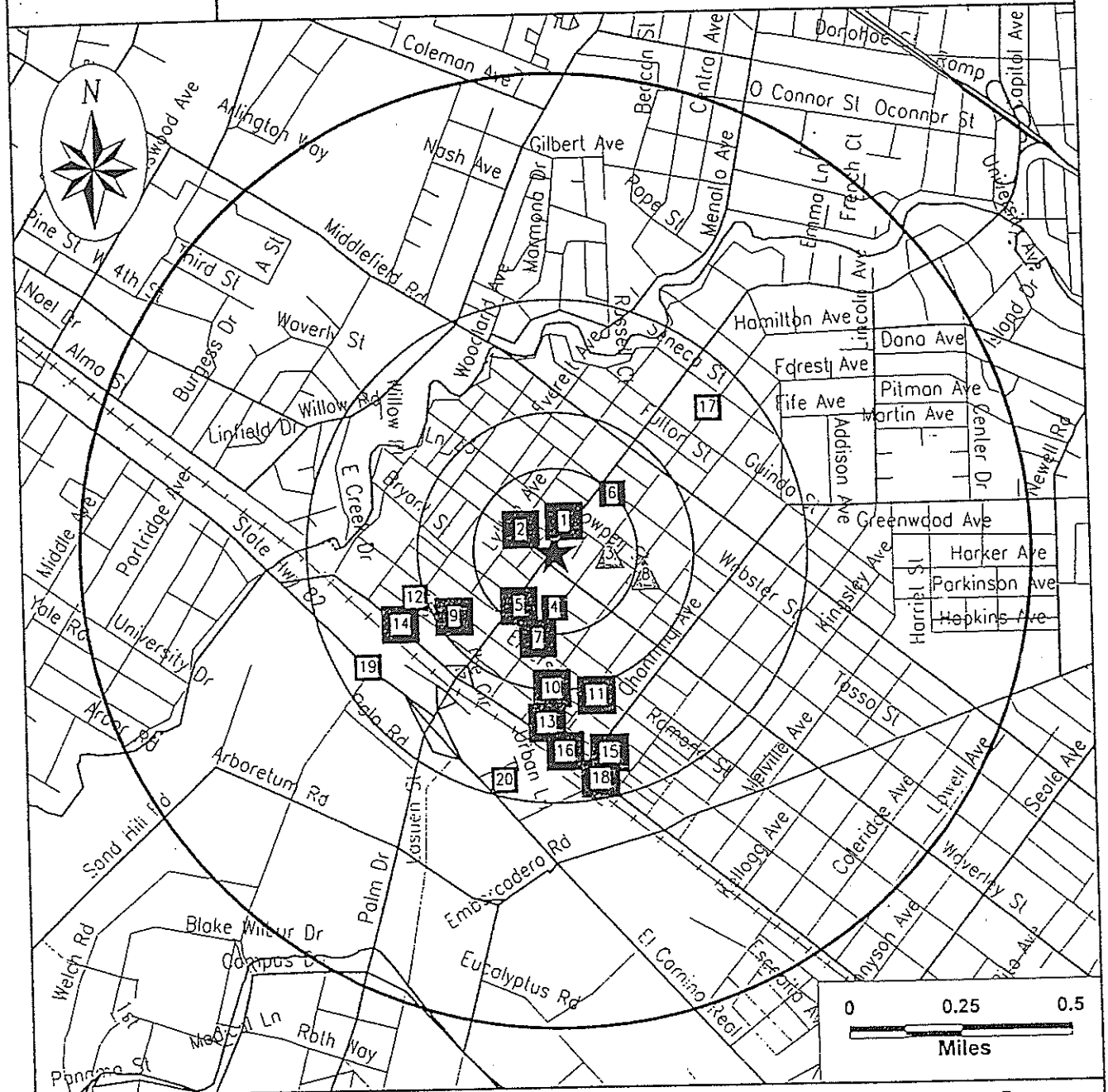
Site Distribution Summary			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records						
A) Databases searched to 1 mile:						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	CORRACTS	RCRA Corrective Actions	0	0	0	0
STATE	SPL	State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:						
STATE	SCL	State equivalent CERCLIS list	0	0	0	-
US EPA	CERCLIS / NFRAP	Sites currently or formerly under review by US EPA	0	0	0	-
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE REG	LUST	Leaking Underground Storage Tanks	6	4	22	-
STATE/REG/CO	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
STATE	DEED RSTR	Sites with deed restrictions	0	0	0	-
REGIONAL	NORTH BAY	Sites on North Bay Toxic List	0	0	0	-
REGIONAL	SOUTH BAY	Sites on South Bay Toxic List	0	0	0	-
STATE	CORTESE	State index of properties with hazardous waste	1	1	5	-
STATE	TOXIC PITS	Toxic Pits cleanup facilities	0	0	0	-
USGS/STATE	WATER WELLS	Federal and State Drinking Water Sources	0	0	0	-
C) Databases searched to 1/4 mile:						
US EPA	RCRA Viol	RCRA violations/enforcement actions	0	0	-	-
US EPA	TRIS	Toxic Release Inventory database	0	0	-	-
STATE	UST/AST	Registered underground or aboveground storage tanks	3	4	-	-





SITE ASSESSMENT PLUS REPORT

Map of Sites within One Mile

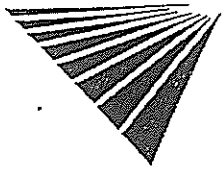


Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	▲	○
	Multiple Sites	◆	■	▲	○
	Highways and Major Roads	NPL, SPL, CORRACTS (TSD)	CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS
	Roads				
	Railroads				
	Rivers or Water Bodies				
	Utilities				

If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

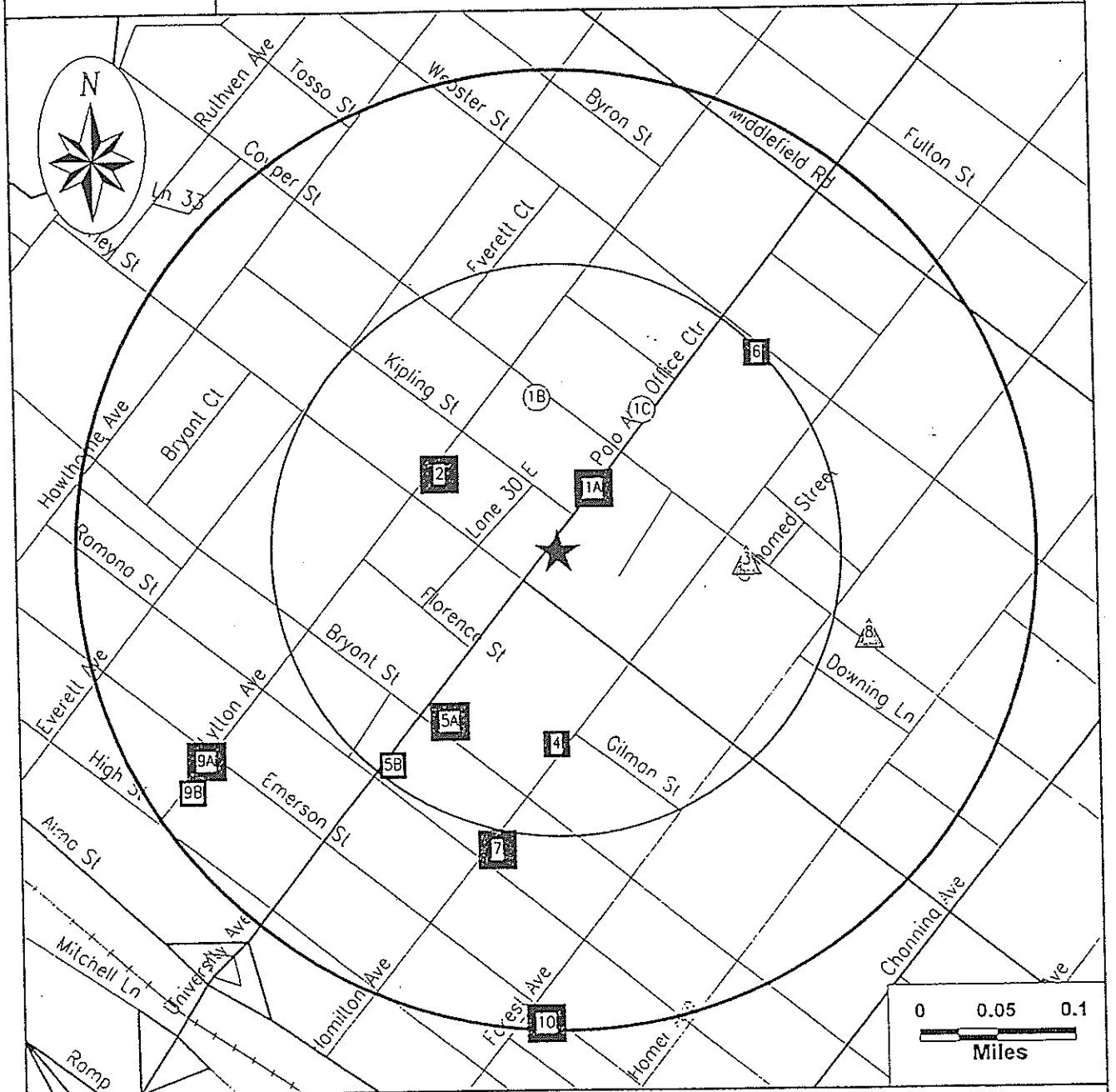
For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403
 Report ID: 008575165

Date of Report: August 24, 1999
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SITE ASSESSMENT PLUS REPORT

Map of Sites within Quarter Mile

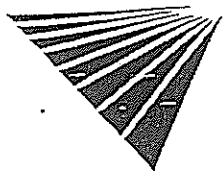


Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	▲	○
	Multiple Sites	◆	■	▲	○
	Highways and Major Roads	NPL, SPL, CORRACTS (TSD)			
	Roads	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL			
	Railroads	RCRA VIOL, TRIS, UST			
	Rivers or Water Bodies	ERNS, GENERATORS			
	Utilities	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.			

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

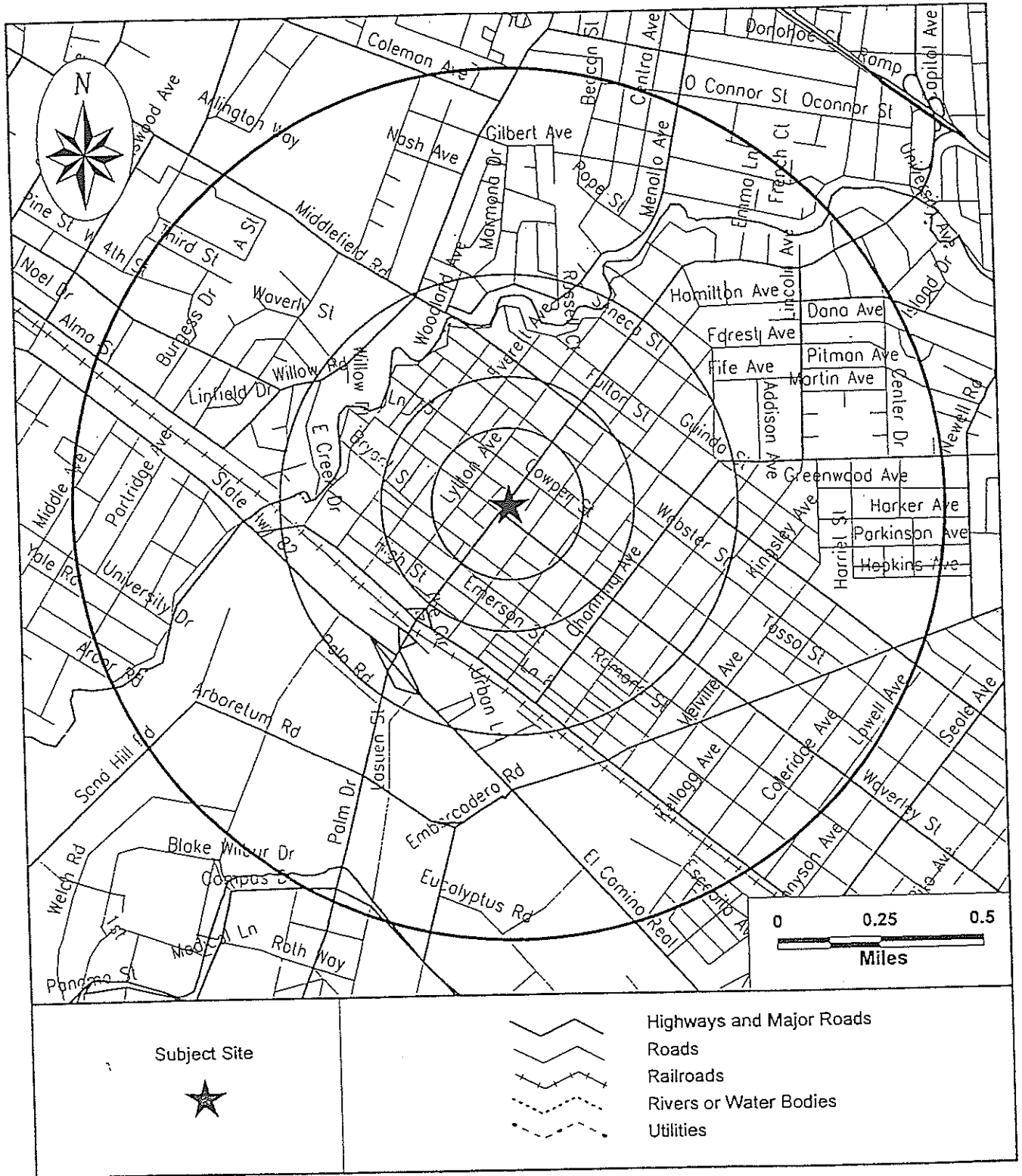
Report ID: 008575165

Date of Report: August 24, 1999



SITE ASSESSMENT PLUS REPORT

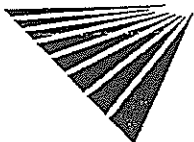
Street Map



SITE ASSESSMENT PLUS REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A			B							C			D				
			NPL	CORRFACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS
1A	PHOTO EXPRESS 479 UNIVERSITY AVE PALO ALTO, CA 94301	3204130 0.00 MI NA																		X
1A	VARSITY THEATRE 456 UNIVERSITY PALO ALTO, CA 94301	6605439 0.00 MI NA						X					X							
1B	PACIFIC BELL 420 COWPER AVE PALO ALTO, CA 94301	315336 0.04 MI N																		X
1C	PALO ALTO OFFICE CTR 525 UNIVERSITY AVE PALO ALTO, CA 94301	318417 0.05 MI NE																		X
2	CUSA- 390 LYTTON PALO ALTO, CA 94301	4032701 0.03 MI NW																X		
2	LEONARD ELY PROPERTY 390 LYTTON AVE PALO ALTO, CA 94301	3982486 0.03 MI NW							X											
3	MRS. E. C. FOULE 630 COWPER PALO ALTO, CA 94301	1220724 0.06 MI E																X		
4	PACIFIC BELL (P1-007) 345 HAMILTON PALO ALTO, CA 94301	315270 0.07 MI S							X									X		X
5A	WALGREENS 781 300 UNIVERSITY AVE PALO ALTO, CA 94301	11504107 0.07 MI SW																		X
5A	PACIFIC BELL 529 BRYANT ST PALO ALTO, CA 94301	315420 0.08 MI SW							X											X
5B	PREMIER PROPERTIES 250 UNIVERSITY AVE PALO ALTO, CA 94301	1589213 0.12 MI SW							X											
6	SHEARER FAMILY TRUST 530 WEBSTER ST PALO ALTO, CA 94301	7240829 0.12 MI NE							X											



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

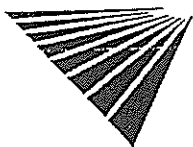
Report ID: 008575165

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A				B							C			D				
			NPL	CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
13	KURT'S AUTO CARE 780 HIGH PALO ALTO, CA 94301	1176438 0.32 MI S							X					X							
13	KEENAN LAND COMPANY 753 ALMA ST PALO ALTO, CA 94301	6479917 0.34 MI S							X												
14	COMMUTER SHELL 355 ALMA PALO ALTO, CA 94301	936681 0.31 MI SW							X				X								.
14	FIRE DEPT. STA #1 301 ALMA PALO ALTO, CA 94301	1145044 0.32 MI W							X												.
14	COLDWELL BANKER 291 ALMA ST PALO ALTO, CA 94301	936680 0.33 MI W							X												
14	STANFORD BMW 275 ALMA ST PALO ALTO, CA 94301	396699 0.34 MI W							X												.
15	D M AUTO REPAIR 190 CHANNING ST PALO ALTO, CA 94301	5520327 0.37 MI S							X												
15	PENINSULA CREAMERY DAIRY STORE 900 HIGH PALO ALTO, CA 94301	8152 0.40 MI S							X												.
15	KEENAN LAND COMPANY 975 HIGH ST PALO ALTO, CA 94301	1593814 0.44 MI S							X												
16	STEVE'S FOREIGN AUTO SERVICE 809 ALMA ST PALO ALTO, CA 94301	936682 0.37 MI S							X												
16	D B AUTOMOTIVE 841 ALMA PALO ALTO, CA 94301	1582390 0.39 MI S							X				X								
16	LAWSON BROTHERS CLEANERS 853 ALMA ST PALO ALTO, CA 94301	1238221 0.39 MI S							X												
17	CRIST PROPERTY 865 HAMILTON AVE PALO ALTO, CA 94301	5355039 0.41 MI NE							X												
18	901 ALMA STREET PROPERTY 901 ALMA ST PALO ALTO, CA 94301	7291082 0.43 MI S							X												
18	WINSTON TIRE CO #115 955 ALMA ST PALO ALTO, CA 94301	472583 0.46 MI S							X												



X = search criteria; . = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 008575165

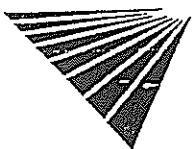
Date of Report: August 24, 1999

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A			B							C			D							
			NPL	CORRACTS	SPL	SCL	GERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR		
18	MORRIS AUTO PARTS 999 ALMA PALO ALTO, CA 94301	1582391 0.48 MI S												X									
19	EMPORIUM CAPWELL 180 EL CAMINO REAL PALO ALTO, CA 943040000	1584232 0.44 MI SW												X									
20	HANSEN PLUMBING 50 HOMER PALO ALTO, CA 94301	1593871 0.46 MI S												X									

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B							C			D					
			NPL	CORRACTS	SPL	SCL	GERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
No Records Found																					



X = search criteria; • = tag-along (beyond search criteria).

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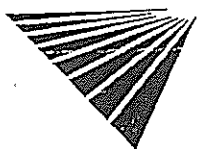
Report ID: 008575165

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UNMAPPED SITES	VISTA ID	A							B					C			D			
		NPL	CORRACTS	SPL	SCL	CERCLIS/INFRAP	TSD	LUST	SWLF	DEED RSTR.	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
CARDINAL COGEN PLANT CAMPUS DR PALO ALTO, CA 94305	7431820												X							
STANFORD UNIVERSITY 613A1 QUARRY RD W CAMPUS DR PALO ALTO, CA 94305	7291243							X												
STANFORD CENTRAL ENERGY FAC BLDG 14105 JORDAN WY PALO ALTO, CA 94305	5706379							X												
STANFORD UNIVERSITY PALO ALTO, CA 94305	7290931							X												
1X ST. PATRICKS CEMINARY 320 MIDDLEFIELD RD MENLO PARK, CA 94025	4500848							X												
STANFORD UNIVERSITY 525 OAK RD PALO ALTO, CA 94305	7291752							X												
STANFORD CENTRAL ENERGY FAC BLDG 14105 JORDAN WAY PALO ALTO, CA 94305	6848004							X												
GAUSS CONTROL 981 COMERCIAL ST PALO ALTO, CA 94304	7291248							X												
HILLVIEW-PORTER (PLUME AREA) STANFORD INDUSTRIAL PARK PALO ALTO, CA 94304	3596131											X								
MATADERO CREEK BETWEEN LAMBER AVE PARK BLVD PALO ALTO, CA 94304	7291817							X												
SHOREBIRD PARK 11 ISLAND REDWOOD CITY, CA	7429023											X								
DOCK TOWN MARINA UNKNOWN MAPLE ST REDWOOD CITY, CA	11499405							X												
REDWOOD SHORES LANDFILL NW OF MARINE WORLD PARKWAY, SE OF BELMO REDWOOD CITY, CA	7309441								X											
ZACCOR CORP 5TH MIDDLEFIELD ST REDWOOD CITY, CA	7291625							X												
KEENAN LAND COMPANY FOOTHILL BLVD. AND HILLVIEW AVE PALO ALTO, CA 94304	7291459							X												



X = search criteria; • = tag-along (beyond search criteria).

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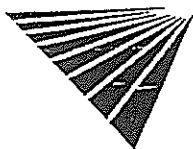
Report ID: 008575165

Date of Report: August 24, 1999

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UNMAPPED SITES	VISTA ID	A			B							C			D					
		NPL	CORRACTS	SPL	SCL	CERCLIS/NFRAIP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
ARCO STATION # 589 1326 PALO ALTO, CA 94304	7290885						X													
WDR-MARSH ROAD LANDFILL FT OF MARSH RD MENLO PARK, CA 94025	4827099							X												
MENLO IND PARK LIFT STAION 1990 HAMILTON AVE MENLO PARK, CA 94025	3982280						X													
PARKWOOD 101 LTD. NORTHWEST OF MARINE WORLD PARKWAY, S REDWOOD CITY, CA	6830412							X												
OLD QUARRY DISPOSAL SITE, STANDFORD APPROX 215 YARDS NW OF OLD PAGE MILL RD PALO ALTO, CA 94304	7429806					X														
REDWOOD PLAZA FEDERAL MOGUL REDWOOD CITY, CA	6531753						X													
REDWOOD CITY DISPOSAL SITE CITY OF REDWOOD CITY REDWOOD CITY, CA	6832079							X												
STANFORD OLD STEAM PLANT PALO ALTO, CA	1587190											X								
REDWOOD PLAZA SHOPPING CE BAY RD MENLO PARK, CA	7431641											X								
THYSEN MANAGEMENT COMPANY 36705 HAVEN MENLO PARK, CA	7429806											X								
STANFORD ATHLETIC DEPARTM GOLF COURSE PALO ALTO, CA	1585014											X								
STANFORD UNIVERSITY PALOU ST PALO ALTO, CA	936722							X				X								
STANFORD KNOLL PALO ALTO, CA	7428389											X								
LINCOLN WILLOW BUSINESS PARK HAMILTON CT MENLO PARK, CA	6532023							X												
SUN MICROSYSTEMS WILLOW RD MENLO PARK, CA	7292208							X												



X = search criteria; . = tag-along (beyond search criteria).

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Report ID: 008575165

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SITE ASSESSMENT PLUS REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	PHOTO EXPRESS 479 UNIVERSITY AVE PALO ALTO, CA 94301	VISTA ID#:	3204130
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 5596		EPA ID:	CAD983625591
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

Map ID

1A

VISTA Address*:	VARSITY THEATRE 456 UNIVERSITY PALO ALTO, CA 94301	VISTA ID#:	6605439
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point
CORTESE / SRC# 4840		Agency ID:	43-2143.

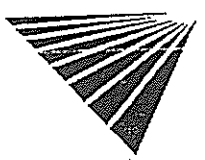
Map ID

1A

Agency Address:	VARSITY THEATRE 456 UNIVERSITY PALO ALTO, CA		
List Name:	LEAKING TANK		
Site ID:	43-2143		

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
Agency Address:	VARSITY THEATRE 456 UNIVERSITY AVE PALO ALTO, CA 94301	
Facility ID:	43-2143	
Leak Date:	09/22/1995	
Leak Report Date:	10/13/1995	
Leak Detection Method:	TANK CLOSURE	
Leak Cause:	UNKNOWN	
Leak Source:	UNKNOWN	
Substance:	MINERAL SPIRITS	
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 09/22/1995	
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF	
Media Affected:	SOIL ONLY	

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
Agency Address:	VARSITY THEATRE 456 UNIVERSITY AVE PALO ALTO, CA 94301	
Facility ID:	43-2143	
Leak Report Date:	10/13/95	
Case Closed Date:	07/09/98	
Substance:	MINERAL SPIRITS	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: SANTA CLARA	



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

REVIEW DATE: 07/09/98

Description / Comment:

Map ID
1B

VISTA Address*:	PACIFIC BELL 420 COWPER AVE PALO ALTO, CA 94301	VISTA ID#:	315336
RCRA-SmGen - RCRA-Small Generator / SRC# 5596		Distance/Direction:	0.04 MI / N
Agency Address:		Plotted as:	Point
Generator Class:		EPA ID:	CAD042342964

PACIFIC BELL
420 COWPER AVENUE
PALO ALTO, CA 94025
Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

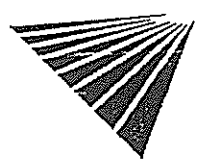
Map ID
1C

VISTA Address*:	PALO ALTO OFFICE CTR 525 UNIVERSITY AVE PALO ALTO, CA 94301	VISTA ID#:	318417
RCRA-SmGen - RCRA-Small Generator / SRC# 5596		Distance/Direction:	0.05 MI / NE
Agency Address:		Plotted as:	Point
Generator Class:		EPA ID:	CAD981375850

PALO ALTO OFFICE CENTER
525 UNIVERSITY AVE
PALO ALTO, CA 94301
Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

Map ID
2

VISTA Address*:	CUSA- 390 LYTTON PALO ALTO, CA 94301	VISTA ID#:	4032701
STATE UST - State Underground Storage Tank / SRC# 1612		Distance/Direction:	0.03 MI / NW
Agency Address:		Plotted as:	Point
Underground Tanks:		EPA/Agency ID:	N/A
Aboveground Tanks:		SAME AS ABOVE	
Tanks Removed:		4	
Tanks Removed:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	1U	Tank Status:	CLOSED REMOVED
Tank Contents:	OIL (NOT SPECIFIED)	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	1000 (GALLONS)	Tank Material:	OTHER DESCRIPTIONS
Tank ID:	1U	Tank Status:	CLOSED REMOVED
Tank Contents:	LEADED GAS	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	OTHER DESCRIPTIONS
Tank ID:	1U	Tank Status:	CLOSED REMOVED
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	10000 (GALLONS)	Tank Material:	FIBERGLASS
Tank ID:	1U	Tank Status:	CLOSED REMOVED
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	10000 (GALLONS)	Tank Material:	FIBERGLASS



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address*:	LEONARD ELY PROPERTY 390 LYTTON AVE PALO ALTO, CA 94301.	VISTA ID#:	3982486
		Distance/Direction:	0.03 MI / NW
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 4579		EPA/Agency ID:	N/A
Agency Address:		LEONARD ELY PROPERTY 390 LYTTON AVE PALO ALTO, CA 94034	
Facility ID:		43S0508	
Leak Report Date:		19960715	
Wells Impacted:		0	
Remediation Status:		CLOSED	
Lead Agency:		JRW	
Contact:		JRW	

Map ID
2

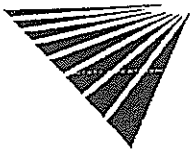
VISTA Address*:	MRS. E. C. FOULE 630 COWPER PALO ALTO, CA 94301	VISTA ID#:	1220724
		Distance/Direction:	0.06 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:		MRS. E. C. FOULE 630 COWPER PALO ALTO, CA 94302	
Underground Tanks:		1	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	OIL (NOT SPECIFIED)	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	NOT REPORTED (GALLONS)	Tank Material:	UNKNOWN

Map ID
3

VISTA Address*:	PACIFIC BELL (P1-007) 345 HAMILTON PALO ALTO, CA 94301	VISTA ID#:	315270
		Distance/Direction:	0.07 MI / S
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:		SAME AS ABOVE	
Underground Tanks:		2	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	43	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	43	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	BARE STEEL

Map ID
4

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A
Agency Address:		PACIFIC BELL 345 HAMILTON AVE PALO ALTO, CA 94301	
Facility ID:		43-1879	
Leak Date:		01/01/1901	



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Leak Report Date:	03/31/1994
Case Closed Date:	12/28/1995
Leak Detection Method:	TANK CLOSURE
Leak Cause:	UNKNOWN
Leak Source:	UNKNOWN
Substance:	DIESEL
Remediation Event:	NO ACTION TAKEN
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 01/01/1901
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Funding:	FEDERAL
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-071
Description / Comment:	SRC 0904721

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497 EPA/Agency ID: N/A

Agency Address:	PACIFIC BELL 345 HAMILTON AVE PALO ALTO, CA 94301
Facility ID:	43-1879
Leak Report Date:	03/31/94
Case Closed Date:	12/28/95
Substance:	DIESEL
Remediation Event:	NO ACTION TAKEN
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: SANTA CLARA
Description / Comment:	REVIEW DATE:01/05/96

RCRA-SmGen - RCRA-Small Generator / SRC# 5596 EPA ID: CAT080019854

Agency Address:	PACIFIC BELL 345 HAMILTON AVENUE PALO ALTO, CA 94301
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

STATE UST - State Underground Storage Tank / SRC# 5721 Agency ID: 000436

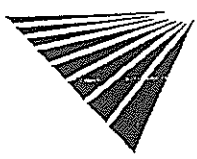
Agency Address:	PACIFIC BELL (P1007) 345 HAMILTON PALO ALTO, CA		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	43	Tank Status:	NOT AVAILABLE
Tank Contents:	PETROLEUM	Leak Monitoring:	NOT AVAILABLE
Tank Age:	NOT REPORTED	Tank Piping:	NOT AVAILABLE
Tank Size (Units):	1000 (GALLONS)	Tank Material:	STEEL,DOUBLE WALLED

VISTA Address*:	WALGREENS 781 300 UNIVERSITY AVE PALO ALTO, CA 94301	VISTA ID#:	11504107
		Distance/Direction:	0.07 MI / SW
		Plotted as:	Point

RCRA-SmGen - RCRA-Small Generator / SRC# 5596 EPA ID: CAR000043109

Agency Address:	SAME AS ABOVE
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

Map ID
5A



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT:

Map ID
5A

VISTA Address*:	PACIFIC BELL 529 BRYANT ST PALO ALTO, CA 94301	VISTA ID#:	315420
		Distance/Direction:	0.08 MI / SW
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC#	5032	EPA/Agency ID:	N/A

Agency Address:	OFFICE BUILDING 529 BRYANT ST PALO ALTO, CA 94301
Facility ID:	43-2012
Leak Date:	01/01/1901
Leak Report Date:	10/03/1994
Case Closed Date:	03/14/1996
Leak Detection Method:	TANK CLOSURE
Leak Cause:	UNKNOWN
Leak Source:	UNKNOWN
Substance:	DIESEL
Remediation Event:	NO ACTION TAKEN
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 01/01/1901
Remediation Status:	CASE CLOSED
Media Affected:	OTHER GROUND WATER
Funding:	FEDERAL
Description / Comment:	CASE PER SCVWD 10/3/94. CASE CLOSED PER SCVWD 3/14/96.

STATE LUST - State Leaking Underground Storage Tank / SRC#	5497	EPA/Agency ID:	N/A
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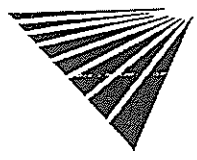
Agency Address:	OFFICE BUILDING 529 BRYANT ST PALO ALTO, CA 94301
Facility ID:	43-2012
Leak Report Date:	10/03/94
Contamination Confirmed Date:	11/08/94
Case Closed Date:	03/14/96
Substance:	DIESEL
Remediation Event:	NO ACTION TAKEN
Remediation Status:	CASE CLOSED
Media Affected:	OTHER GROUND WATER
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: SANTA CLARA
Description / Comment:	REVIEW DATE: 03/26/96

RCRA-SmGen - RCRA-Small Generator / SRC#	5596	EPA ID:	CAT080019847
Agency Address:	PACIFIC BELL 529 BRYANT STREET PALO ALTO, CA 94301		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

Map ID
5B

VISTA Address*:	PREMIER PROPERTIES 250 UNIVERSITY AVE PALO ALTO, CA 94301	VISTA ID#:	1589213
		Distance/Direction:	0.12 MI / SW
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC#	5032	EPA/Agency ID:	N/A

Agency Address:	SAME AS ABOVE
Facility ID:	43-1076
Leak Date:	09/29/1989



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

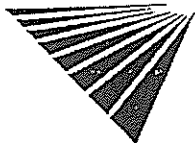
Leak Report Date:	09/29/1989
Site Assessment Began:	08/26/1989
Case Closed Date:	05/18/1993
Leak Detection Method:	TANK CLOSURE
Leak Cause:	STRUCTURE FAILURE
Leak Source:	TANK
Substance:	WASTE OIL MISC MOTOR VEHICLE FUELS
Remediation Event:	EXCAVATE AND DISPOSE
Remediation Event:	HOW STOPPED: CLOSE TANK STOP DATE: 09/29/1989
Remediation Status:	CASE CLOSED
Media Affected:	OTHER GROUND WATER
Funding:	FEDERAL
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-060
Description / Comment:	SRC 0904710

STATE LUST - State Leaking Underground Storage Tank / SRC#	EPA/Agency ID:	N/A
5497		
Agency Address:	SAME AS ABOVE	
Facility ID:	43-1076	
Leak Report Date:	09/29/89	
Site Assessment Began:	08/26/89	
Case Closed Date:	05/18/93	
Substance:	WASTE OIL	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Status:	CASE CLOSED	
Media Affected:	OTHER GROUND WATER	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: SANTA CLARA	
Description / Comment:	REVIEW DATE: 05/18/93	

VISTA Address*:	SHEARER FAMILY TRUST 530 WEBSTER ST PALO ALTO, CA 94301	VISTA ID#:	7240829
		Distance/Direction:	0.12 MI / NE
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC#	EPA/Agency ID:	N/A	
5032			

Agency Address:	SHEARER FAMILY TRUST 530 WEBSTER ST PALO ALTO, CA 94303
Facility ID:	43-2171
Case Closed Date:	10/29/1997
Leak Cause:	UNKNOWN
Leak Source:	UNKNOWN
Substance:	DIESELXYLENE
Remediation Event:	NO ACTION TAKEN
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Funding:	FEDERAL
Description / Comment:	1 1.5K HEATING OIL TK CLOSED IN PLACE, SOIL BACKFILLED INTO EXCAVATION.
Description / Comment:	CLOSED 10/97 PER SCVWD.

Map ID
6



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	SHEARER FAMILY TRUST 530 WEBSTER ST PALO ALTO, CA 94303		
Facility ID:	43-2171		
Contamination Confirmed Date:	08/22/97		
Case Closed Date:	10/29/97		
Substance:	DIESEL		
Remediation Event:	NO ACTION TAKEN		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE: 11/07/97		

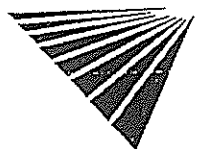
SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

VISTA Address*:	1X CITY OF PALO ALTO 250 HAMILTON AVE PALO ALTO, CA 94301	VISTA ID#:	936706
		Distance/Direction:	0.14 MI / S
		Plotted as:	Point

Map ID
7

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A
Agency Address:	PALO ALTO CIVIC CENTER 250 HAMILTON AVE PALO ALTO, CA 94303		
Facility ID:	43-1028		
Leak Date:	02/04/1986		
Leak Report Date:	02/04/1986		
Site Assessment Began:	01/28/1992		
Case Closed Date:	01/25/1993		
Leak Detection Method:	TANK CLOSURE		
Leak Cause:	STRUCTURE FAILURE		
Leak Source:	TANK		
Substance:	DIESEL		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 02/04/1986		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Funding:	FEDERAL		
Description / Comment:	ARCHIVED 9/12/96 CONTROL NO 120-097		
Description / Comment:	SRC 0904747		

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	PALO ALTO CIVIC CENTER 250 HAMILTON AVE PALO ALTO, CA 94303		
Facility ID:	43-1028		
Leak Report Date:	02/04/86		
Site Assessment Began:	01/28/92		
Case Closed Date:	01/25/93		



9-22-005

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Substance:	DIESEL
Remediation Event:	EXCAVATE AND DISPOSE
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: SANTA CLARA
Description / Comment:	REVIEW DATE:02/23/93

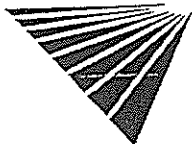
VISTA Address*:	CITY HALL 250 HAMILTON PALO ALTO, CA 94301	VISTA ID#:	1249771
		Distance/Direction:	0.14 MI / S
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:		SAME AS ABOVE	
Underground Tanks:		1	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	43	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	8000 (GALLONS)	Tank Material:	BARE STEEL

Map ID
7

STATE UST - State Underground Storage Tank / SRC# 5721		Agency ID:	000427
Agency Address:		CITY HALL 250 HAMILTON PALO ALTO, CA	
Underground Tanks:		1	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	43	Tank Status:	NOT AVAILABLE
Tank Contents:	PETROLEUM	Leak Monitoring:	NOT AVAILABLE
Tank Age:	NOT REPORTED	Tank Piping:	NOT AVAILABLE
Tank Size (Units):	8000 (GALLONS)	Tank Material:	DOUBLE WALLED, FIBERGLASS

VISTA Address*:	APT BLDG 725 COWPER PALO ALTO, CA 94301	VISTA ID#:	3194475
		Distance/Direction:	0.15 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:		SAME AS ABOVE	
Underground Tanks:		1	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	1000 (GALLONS)	Tank Material:	BARE STEEL

Map ID
8



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

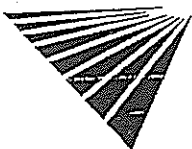
VISTA Address*:	BNW SERVICE REPAIR 400 EMERSON PALO ALTO, CA 94301	VISTA ID#:	1244744
		Distance/Direction:	0.20 MI / SW
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	T001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	OIL(NOT SPECIFIED)	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	NOT REPORTED (GALLONS)	Tank Material:	UNKNOWN

Map ID
9A

VISTA Address*:	BMW REPAIR SVC 400 EMERSON ST PALO ALTO, CA 94301	VISTA ID#:	1176572
		Distance/Direction:	0.20 MI / SW
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A
Agency Address:	BMW INDEPENDENT 400 EMERSON ST PALO ALTO, CA 94301 43-0716		
Facility ID:			
Leak Date:	12/30/1986		
Leak Report Date:	12/30/1986		
Case Closed Date:	03/10/1995		
Leak Detection Method:	TANK CLOSURE		
Leak Cause:	STRUCTURE FAILURE		
Leak Source:	TANK		
Substance:	MINERAL SPIRITSMISC MOTOR VEHICLE FUELS		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 12/30/1986		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Funding:	FEDERAL		
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-056		
Description / Comment:	SRC 0904706		

Map ID
9A

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	BMW INDEPENDENT 400 EMERSON ST PALO ALTO, CA 94301 43-0716		
Facility ID:			
Leak Report Date:	12/30/86		
Case Closed Date:	03/10/95		
Substance:	MINERAL SPIRITS		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE:03/10/95		



*VISTA address includes enhanced city and ZIP.

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Report ID: 008575165 Date of Report: August 24, 1999
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SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

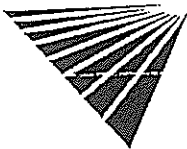
VISTA Address*:	DIGITAL EQUIPMENT CORPORATION 130 LYTTON AVE PALO ALTO, CA 94301	VISTA ID#:	7291600
		Distance/Direction:	0.22 MI / SW
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 4579		EPA/Agency ID:	N/A
Agency Address:	DIGITAL EQUIPMENT CORPORATION 130 LYTTON AVE PALO ALTO, CA 94034		
Facility ID:	43S0524		
Leak Report Date:	19970110		
Wells Impacted:	0		
Remediation Status:	INACTIVE		
Description / Comment:	OFFICE BLDG-NO TANKS		
Description / Comment:	MOST LIKELY OFFSITE FUEL POLL-O/T FR. SCVWD		

Map ID
9B

VISTA Address*:	PALO ALTO TRANSMISSION SERVICE 701 EMERSON PALO ALTO, CA 94301	VISTA ID#:	1254140
		Distance/Direction:	0.24 MI / S
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Underground Tanks:	3		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	T001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	OTHER	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	NOT REPORTED (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	T001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNKNOWN	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	NOT REPORTED (GALLONS)	Tank Material:	UNKNOWN
Tank ID:	T001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	OIL(NOT SPECIFIED)	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	NOT REPORTED (GALLONS)	Tank Material:	UNKNOWN

Map ID
10

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A
Agency Address:	PALO ALTO TRANSMISSION SERVICE 710 EMERSON ST PALO ALTO, CA 94301		
Facility ID:	43-1033		
Leak Date:	07/26/1991		
Leak Report Date:	07/26/1991		
Leak Detection Method:	TANK CLOSURE		
Leak Cause:	STRUCTURE FAILURE		
Leak Source:	TANK		
Substance:	WASTE OIL		
Remediation Event:	NO ACTION TAKEN		
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 07/26/1991		
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF		
Media Affected:	SOIL ONLY		



SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Funding:	FEDERAL
Description / Comment:	CHLOROBENZENE FOUND IN SOIL
STATE LUST - State Leaking Underground Storage Tank / SRC#	5497
EPA/Agency ID:	N/A
Agency Address:	PALO ALTO TRANSMISSION SERVICE 710 EMERSON ST PALO ALTO, CA 94301
Facility ID:	43-1033
Leak Report Date:	07/26/91
Substance:	WASTE OIL
Remediation Event:	NO ACTION TAKEN
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF
Media Affected:	SOIL ONLY
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: SANTA CLARA
Description / Comment:	REVIEW DATE: 10/25/91

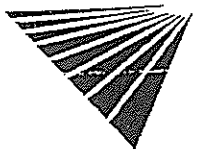
VISTA Address*:	PALO ALTO TRANSMISSION SE 710 EMERSON PALO ALTO, CA 94301	VISTA ID#:	7432252
CORTESE / SRC# 4840		Distance/Direction:	0.25 MI / S
Agency Address:	SAME AS ABOVE	Plotted as:	Point
List Name:	LEAKING TANK	Agency ID:	43-1033
Site ID:	43-1033		

Map ID
10

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	CITY OF PARIS CLEANERS 248 HOMER AVE PALO ALTO, CA 94301	VISTA ID#:	111258
STATE LUST - State Leaking Underground Storage Tank / SRC#	5032	Distance/Direction:	0.27 MI / S
EPA/Agency ID:	N/A	Plotted as:	Point
Agency Address:	SAME AS ABOVE		
Facility ID:	43-1757		
Leak Date:	12/07/1987		
Leak Report Date:	06/29/1987		
Case Closed Date:	01/23/1997		
Leak Detection Method:	TANK CLOSURE		
Leak Cause:	OTHER CAUSE		
Leak Source:	TANK		
Substance:	STODDARD SOLVENT		
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 12/07/1987		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Funding:	FEDERAL		
Description / Comment:	ARCHIVED 7/25/97 CONTROL NO 120-147		
Description / Comment:	SRC 0904797		

Map ID
11



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	43-1757	
Leak Report Date:	06/29/87	
Case Closed Date:	01/23/97	
Substance:	STODDARD SOLVENT	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: SANTA CLARA	
Description / Comment:	REVIEW DATE: 07/25/97	

VISTA Address*:	PALO ALTO MEDICAL FOUNDATION URBAN LANE PALO ALTO, CA 94301	VISTA ID#:	1601269
		Distance/Direction:	0.28 MI / S
		Plotted as:	Point

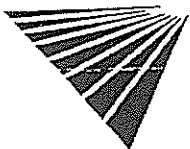
Map ID
11

STATE LUST - State Leaking Underground Storage Tank / SRC# 4579	EPA/Agency ID:	N/A
Agency Address:	PALO ALTO MEDICAL FOUNDATION URBAN LANE PALO ALTO, CA 96403 43S0544	
Facility ID:	19970725	
Leak Report Date:	0	
Wells Impacted:	INACTIVE	
Remediation Status:	SURF SPILLS	
Description / Comment:		

VISTA Address*:	TIDY TOWN CLEANERS 163 EVERETT AVE PALO ALTO, CA 94301	VISTA ID#:	2745931
		Distance/Direction:	0.27 MI / W
		Plotted as:	Point

Map ID
12

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
Agency Address:	TIDY TOWN CLEANERS 163 EVERETT PALO ALTO, CA 94301 43-1475	
Facility ID:	01/16/1986	
Leak Date:	01/16/1986	
Leak Report Date:	02/11/1992	
Case Closed Date:	TANK CLOSURE	
Leak Detection Method:	STRUCTURE FAILURE	
Leak Cause:	TANK	
Leak Source:	DIESEL	
Substance:	EXCAVATE AND DISPOSE	
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 01/16/1986	
Remediation Event:	CASE CLOSED	
Remediation Status:	SOIL ONLY	
Media Affected:	FEDERAL	
Funding:	COULD BE CLOSED/CLOSED (SCVWD)	
Description / Comment:		



* VISTA address includes enhanced city and ZIP.

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Report ID: 008575165

Date of Report: August 24, 1999

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

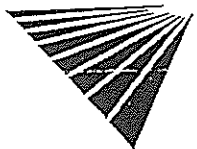
STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	TIDY TOWN CLEANERS 163 EVERETT PALO ALTO, CA 94301		
Facility ID:	43-1475		
Leak Report Date:	01/16/86		
Case Closed Date:	02/11/92		
Substance:	DIESEL		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE:08/27/91		

VISTA Address*:	BILLS AUTO GLASS 744 HIGH PALO ALTO, CA 94301	VISTA ID#:	4028989
		Distance/Direction:	0.31 MI / S
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A

Map ID
13

Agency Address:	BILL'S AUTO GLASS 744 HIGH ST PALO ALTO, CA 94301		
Facility ID:	43-1726		
Leak Report Date:	07/01/1993		
Case Closed Date:	06/01/1995		
Leak Detection Method:	TANK CLOSURE		
Leak Cause:	UNKNOWN		
Leak Source:	UNKNOWN		
Substance:	MISC MOTOR VEHICLE FUELS		
Remediation Event:	NO ACTION TAKEN		
Remediation Event:	HOW STOPPED: CLOSE TANK		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Funding:	FEDERAL		
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-070		
Description / Comment:	SRC 0904720		

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	BILL'S AUTO GLASS 744 HIGH ST PALO ALTO, CA 94301		
Facility ID:	43-1726		
Leak Report Date:	07/01/93		
Case Closed Date:	06/01/95		
Substance:	MISC MOTOR VEHICLE FUELS		
Remediation Event:	NO ACTION TAKEN		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Description / Comment: REVIEW DATE: 06/01/95

Map ID
13

VISTA Address*:	KURT'S AUTO CARE 780 HIGH PALO ALTO, CA 94301	VISTA ID#:	1176438
		Distance/Direction:	0.32 MI / S
		Plotted as:	Point:
		Agency ID:	43-1772

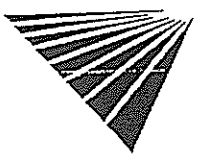
CORTSE / SRC# 4840		KURT'S AUTO CARE 780 HIGH PALO ALTO, CA 943010000	
Agency Address:		LEAKING TANK	
List Name:	43-1772		
Site ID:			

STATE LUST - State Leaking Underground Storage Tank / SRC#	EPA/Agency ID:	N/A
5032		

Agency Address:	KURT'S AUTO CARE 780 HIGH ST PALO ALTO, CA 94301
Facility ID:	43-1772
Leak Date:	07/31/1986
Leak Report Date:	11/30/1993
Site Assessment Began:	09/14/1989
Leak Detection Method:	TANK CLOSURE
Leak Cause:	STRUCTURE FAILURE
Leak Source:	TANK
Substance:	WASTE OIL/DIESEL
Remediation Event:	NO ACTION TAKEN
Remediation Event:	HOW STOPPED: CLOSE TANK STOP DATE: 07/31/1986
Remediation Status:	PRELIMINARY SITE ASSESSMENT UNDERWAY
Media Affected:	OTHER GROUND WATER
Funding:	FEDERAL
Description / Comment:	SBT CASE ALSO HI VOC TESTS-NO NOS.GIVEN-DCA DCE DCB PCE TCE TCA

STATE LUST - State Leaking Underground Storage Tank / SRC#	EPA/Agency ID:	N/A
5497		

Agency Address:	KURT'S AUTO CARE 780 HIGH ST PALO ALTO, CA 94301
Facility ID:	43-1772
Leak Report Date:	11/30/93
Site Assessment Began:	09/14/89
Substance:	WASTE OIL
Remediation Event:	NO ACTION TAKEN
Remediation Status:	PRELIMINARY SITE ASSESSMENT UNDERWAY
Media Affected:	OTHER GROUND WATER
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: SANTA CLARA
Description / Comment:	REVIEW DATE: 05/06/94



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

VISTA Address*:	KEENAN LAND COMPANY 753 ALMA ST PALO ALTO, CA 94301	VISTA ID#:	6479917
		Distance/Direction:	0.34 MI / S
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A

Map ID
13

Agency Address:	SAME AS ABOVE
Facility ID:	43-2082
Leak Date:	06/21/1995
Leak Report Date:	06/28/1995
Case Closed Date:	10/23/1995
Leak Detection Method:	TANK CLOSURE
Leak Cause:	CORROSION
Leak Source:	TANK
Substance:	DIESELSOLVENTS-VOC
Remediation Event:	EXCAVATE AND DISPOSE
Remediation Event:	HOW STOPPED: REMOVE CONTENTS
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-072
Description / Comment:	SRC 0904722

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
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Agency Address:	SAME AS ABOVE
Facility ID:	43-2082
Leak Report Date:	06/28/95
Case Closed Date:	10/23/95
Substance:	DIESEL
Remediation Event:	EXCAVATE AND DISPOSE
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: SANTA CLARA
Description / Comment:	REVIEW DATE:12/10/97

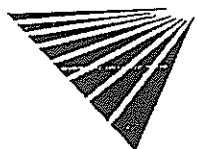
VISTA Address*:	COMMUTER SHELL 355 ALMA PALO ALTO, CA 94301	VISTA ID#:	936681
		Distance/Direction:	0.31 MI / SW
		Plotted as:	Point
CORTESE / SRC# 4840		Agency ID:	43-1313

Map ID
14

Agency Address:	SHELL 355 ALMA PALO ALTO, CA 94301
List Name:	LEAKING TANK
Site ID:	43-1313

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
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Agency Address:	SHELL 355 ALMA ST PALO ALTO, CA 94301
Facility ID:	43-1313
Leak Date:	01/22/1987
Leak Report Date:	01/22/1987



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

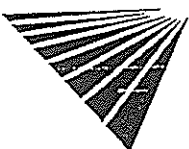
Site Assessment Began:	09/29/1988
Pollution Characterization Date:	09/29/1988
Remediation Start Date:	01/06/1987
Leak Detection Method:	TANK CLOSURE
Leak Cause:	STRUCTURE FAILURE
Leak Source:	TANK
Substance:	GASOLINEWASTE OIL
Remediation Event:	EXCAVATE AND DISPOSE
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 01/22/1987
Remediation Status:	REMEDIATION ACTION UNDERWAY
Media Affected:	OTHER GROUND WATER
Funding:	FEDERAL
Description / Comment:	1.6 PPM TPH, NEED XCS,XCG,67 ACETONE GW, MC
Description / Comment:	CURRENT MTBE DATE* 5/29/97

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
Agency Address:	SHELL 355 ALMA ST PALO ALTO, CA 94301	
Facility ID:	43-1313	
Leak Report Date:	01/22/87	
Site Assessment Began:	09/29/88	
Pollution Characterization Date:	09/29/88	
Remediation Start Date:	01/06/87	
Substance:	GASOLINE	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Status:	REMEDIATION ACTION UNDERWAY	
Media Affected:	OTHER GROUND WATER	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: SANTA CLARA	
Description / Comment:	REVIEW DATE: 1/25/97	

VISTA Address*:	FIRE DEPT. STA #1 301 ALMA PALO ALTO, CA 94301	VISTA ID#:	1145044
		Distance/Direction:	0.32 MI / W
		Plotted as:	Point

Map ID
14

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
Agency Address:	PALO ALTO FIRE STATION 301 ALMA ST PALO ALTO, CA 94304	
Facility ID:	43-1029	
Leak Date:	03/31/1986	
Leak Report Date:	03/31/1986	
Case Closed Date:	08/15/1993	
Leak Detection Method:	TANK CLOSURE	
Leak Cause:	STRUCTURE FAILURE	
Leak Source:	TANK	
Substance:	DIESELGASOLINE	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 03/31/1986	
Remediation Status:	CASE CLOSED	



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

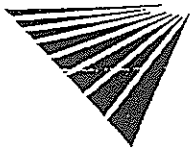
Media Affected:	SOIL ONLY		
Funding:	FEDERAL		
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-060		
Description / Comment:	SRC 0904710		
STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A	
Agency Address:	PALO ALTO FIRE STATION 301 ALMA ST PALO ALTO, CA 94304		
Facility ID:	43-1029		
Leak Report Date:	03/31/86		
Case Closed Date:	08/16/93		
Substance:	DIESEL		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE: 08/16/93		

VISTA Address*: COLDWELL BANKER 291 ALMA ST PALO ALTO, CA 94301	VISTA ID#:	936680
	Distance/Direction:	0.33 MI / W
	Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A

Map ID
14

Agency Address:	SAME AS ABOVE		
Facility ID:	43-0390		
Leak Date:	01/14/1987		
Leak Report Date:	01/14/1987		
Case Closed Date:	02/01/1996		
Leak Detection Method:	TANK CLOSURE		
Leak Cause:	STRUCTURE FAILURE		
Leak Source:	TANK		
Substance:	MINERAL SPIRITS		
Remediation Event:	NO ACTION TAKEN		
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 01/14/1987		
Remediation Status:	CASE CLOSED		
Media Affected:	OTHER GROUND WATER		
Funding:	FEDERAL		
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-052		
Description / Comment:	SRC 0904702		

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A	
Agency Address:	SAME AS ABOVE		
Facility ID:	43-0390		
Leak Report Date:	01/14/87		
Contamination Confirmed Date:	03/29/95		
Case Closed Date:	02/01/96		
Substance:	MINERAL SPIRITS		
Remediation Event:	NO ACTION TAKEN		



*VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 008575165

Date of Report: August 24, 1999

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Remediation Status:	CASE CLOSED
Media Affected:	OTHER GROUND WATER
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: SANTA CLARA
Description / Comment:	REVIEW DATE: 02/08/96

VISTA Address*:	STANFORD BMW 275 ALMA ST PALO ALTO, CA 94301	VISTA ID#:	396699
		Distance/Direction:	0.34 MI / W
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A

Map ID
14

Agency Address:	STANFORD BMW 275 ALMA ST PALO ALTO, CA 94306
Facility ID:	43-1389
Leak Date:	05/22/1986
Leak Report Date:	05/22/1986
Site Assessment Began:	12/15/1985
Case Closed Date:	03/22/1996
Leak Detection Method:	TANK CLOSURE
Leak Cause:	STRUCTURE FAILURE
Leak Source:	TANK
Substance:	MINERAL SPIRITS WASTE OIL
Remediation Event:	NO ACTION TAKEN
Remediation Event:	HOW STOPPED: CLOSE TANK STOP DATE: 05/22/1986
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Funding:	FEDERAL
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-066
Description / Comment:	SRC 0904716

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	STANFORD BMW 275 ALMA ST PALO ALTO, CA 94306		
Facility ID:	43-1389		
Leak Report Date:	05/22/86		
Site Assessment Began:	12/15/85		
Case Closed Date:	03/22/96		
Substance:	MINERAL SPIRITS		
Remediation Event:	NO ACTION TAKEN		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE: 04/05/96		



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Map ID

15

VISTA Address*:	D M AUTO REPAIR 190 CHANNING ST PALO ALTO, CA 94301	VISTA ID#:	5520327
		Distance/Direction:	0.37 MI / S
		Plotted as:	Point

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
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Agency Address:	D M AUTO REPAIR 190 CHANNING AVE PALO ALTO, CA 94301
Facility ID:	43-2053
Leak Date:	12/30/1993
Leak Report Date:	05/04/1994
Case Closed Date:	06/21/1995
Leak Detection Method:	TANK CLOSURE
Leak Cause:	UNKNOWN
Leak Source:	UNKNOWN
Substance:	MINERAL SPIRITSDIESEL
Remediation Event:	EXCAVATE AND DISPOSE
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 12/30/1993
Remediation Status:	CASE CLOSED
Media Affected:	DRINKING WATER WELLS
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-072
Description / Comment:	SRC 0904722

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
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Agency Address:	D M AUTO REPAIR 190 CHANNING AVE PALO ALTO, CA 94301
Facility ID:	43-2053
Leak Report Date:	05/04/94
Contamination Confirmed Date:	05/04/94
Case Closed Date:	06/21/95
Substance:	MINERAL SPIRITS
Remediation Event:	EXCAVATE AND DISPOSE
Remediation Status:	CASE CLOSED
Media Affected:	DRINKING WATER WELLS
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: SANTA CLARA
Description / Comment:	CROSS STREET: EMERSON
Description / Comment:	REVIEW DATE:06/21/95

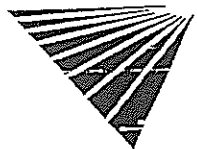
Map ID

15

VISTA Address*:	PENINSULA CREAMERY DAIRY STORE 900 HIGH PALO ALTO, CA 94301	VISTA ID#:	1248152
		Distance/Direction:	0.40 MI / S
		Plotted as:	Point

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
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Agency Address:	PENINSULA CREAMERY 900 HIGH ST PALO ALTO, CA 94301
Facility ID:	43-1701
Leak Date:	09/21/1993
Leak Report Date:	09/17/1993
Case Closed Date:	01/03/1997



* VISTA address includes enhanced city and ZIP.
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 Report ID: 008575165 Date of Report: August 24, 1999
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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

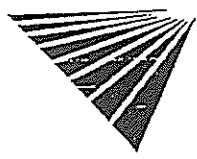
Leak Detection Method:	TANK CLOSURE
Leak Cause:	UNKNOWN
Leak Source:	UNKNOWN
Substance:	DIESEL
Remediation Event:	EXCAVATE AND DISPOSE
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 09/21/1993
Remediation Status:	CASE CLOSED
Media Affected:	OTHER GROUND WATER
Funding:	FEDERAL
Description / Comment:	CLOSED PER SCVWD 1/3/97.

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
Agency Address:	PENINSULA CREAMERY 900 HIGH ST PALO ALTO, CA 94301	
Facility ID:	43-1701	
Leak Report Date:	09/17/93	
Contamination Confirmed Date:	09/21/93	
Case Closed Date:	01/03/97	
Substance:	DIESEL	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Status:	CASE CLOSED	
Media Affected:	OTHER GROUND WATER	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: SANTA CLARA	
Description / Comment:	REVIEW DATE:01/07/96	

VISTA Address*:	KEENAN LAND COMPANY 975 HIGH ST PALO ALTO, CA 94301	VISTA ID#:	1593814
		Distance/Direction:	0.44 MI / S
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A	

Agency Address:	SAME AS ABOVE
Facility ID:	43-0780
Leak Date:	09/15/1988
Leak Report Date:	09/15/1988
Case Closed Date:	12/27/1995
Leak Detection Method:	TANK CLOSURE
Leak Cause:	STRUCTURE FAILURE
Leak Source:	TANK
Substance:	GASOLINE
Remediation Event:	NO ACTION TAKEN
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 09/15/1988
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Funding:	FEDERAL
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-057
Description / Comment:	SRC 0904707

Map ID
15



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

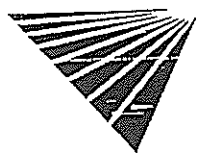
STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	43-0780	
Leak Report Date:	09/15/88	
Case Closed Date:	12/27/95	
Substance:	GASOLINE	
Remediation Event:	NO ACTION TAKEN	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: SANTA CLARA	
Description / Comment:	REVIEW DATE: 01/04/96	

VISTA Address*:	STEVE'S FOREIGN AUTO SERVICE 809 ALMA ST PALO ALTO, CA 94301	VISTA ID#:	936682
		Distance/Direction:	0.37 MI / S
		Plotted as:	Point

Map ID
16

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	43-1400	
Leak Date:	06/02/1986	
Leak Report Date:	06/02/1986	
Site Assessment Plan Submitted:	04/30/1991	
Case Closed Date:	01/08/1992	
Leak Detection Method:	TANK CLOSURE	
Leak Cause:	STRUCTURE FAILURE	
Leak Source:	TANK	
Substance:	WASTE OIL	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 06/02/1986	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Funding:	FEDERAL	
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-066	
Description / Comment:	SRC 0904716	

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	43-1400	
Leak Report Date:	06/02/86	
Site Assessment Plan Submitted:	04/30/91	
Case Closed Date:	01/08/92	
Substance:	WASTE OIL	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: SANTA CLARA	



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Description / Comment: REVIEW DATE: 01/08/92

VISTA Address*:	D B AUTOMOTIVE 841 ALMA PALO ALTO, CA 94301	VISTA ID#:	1582390
		Distance/Direction:	0.39 MI / S
		Plotted as:	Point

Map ID
16

CORTESE / SRC# 4840	Agency ID:	43-0435
Agency Address:	SAME AS ABOVE	
List Name:	LEAKING TANK	
Site ID:	43-0435	

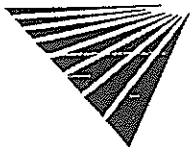
STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
Agency Address:	D B AUTOMOTIVE 841 ALMA ST PALO ALTO, CA 94301	
Facility ID:	43-0435	
Leak Date:	10/03/1985	
Leak Report Date:	10/03/1985	
Leak Detection Method:	TANK CLOSURE	
Leak Cause:	STRUCTURE FAILURE	
Leak Source:	TANK	
Substance:	DIESEL	
Remediation Event:	NO ACTION TAKEN	
Remediation Event:	HOW STOPPED: CLOSE TANK STOP DATE: 10/03/1985	
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF	
Media Affected:	SOIL ONLY	
Funding:	FEDERAL	
Description / Comment:	SCVWD-L-QTR RPT 4/93	

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
Agency Address:	D B AUTOMOTIVE 841 ALMA ST PALO ALTO, CA 94301	
Facility ID:	43-0435	
Leak Report Date:	10/03/85	
Case Closed Date:	06/30/98	
Substance:	WASTE OIL	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: SANTA CLARA	
Description / Comment:	REVIEW DATE: 06/16/98	

VISTA Address*:	LAWSON BROTHERS CLEANERS 853 ALMA ST PALO ALTO, CA 94301	VISTA ID#:	1238221
		Distance/Direction:	0.39 MI / S
		Plotted as:	Point

Map ID
16

STATE LUST - State Leaking Underground Storage Tank / SRC# 4579	EPA/Agency ID:	N/A
Agency Address:	LAWSON BROTHERS CLEANERS 853 ALMA ST PALO ALTO, CA 94304	
Facility ID:	43S0811	
Leak Report Date:	19880601	



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Contamination Confirmed Date:	000003.*
Wells Impacted:	0
Remediation Status:	ACTIVE
Priority:	NOT ON PRIORITY LIST
Lead Agency:	JRW
Contact:	JRW

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	43-0808	
Leak Date:	09/17/1990	
Leak Report Date:	09/17/1990	
Case Closed Date:	12/06/1996	
Leak Detection Method:	TANK CLOSURE	
Leak Cause:	STRUCTURE FAILURE	
Leak Source:	TANK	
Substance:	STODDARD SOLVENTDIESEL	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 09/17/1990	
Remediation Status:	CASE CLOSED	
Media Affected:	OTHER GROUND WATER	
Funding:	FEDERAL	
Description / Comment:	MAXGW IS DIESEL-CLOSED PER SCVWD 12/6/96.	

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	43-0808	
Leak Report Date:	09/17/90	
Case Closed Date:	12/06/96	
Substance:	STODDARD SOLVENT	
Remediation Event:	EXCAVATE AND DISPOSE	
Remediation Status:	CASE CLOSED	
Media Affected:	OTHER GROUND WATER	
Region / District:	SAN FRANCISCO BAY RE	
Description / Comment:	COUNTY: SANTA CLARA	
Description / Comment:	REVIEW DATE:01/07/96	

VISTA Address*:	CRIST PROPERTY 865 HAMILTON AVE PALO ALTO, CA 94301	VISTA ID#:	5355039
		Distance/Direction:	0.41 MI / NE
		Plotted as:	Point

Map ID
17

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	43-2000	
Leak Date:	01/01/1901	
Leak Report Date:	08/11/1994	
Case Closed Date:	08/19/1994	
Leak Detection Method:	TANK CLOSURE	



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Leak Cause:	UNKNOWN
Leak Source:	UNKNOWN
Substance:	HEATER FUEL
Remediation Event:	NO ACTION TAKEN
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 01/01/1901
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Funding:	FEDERAL
Description / Comment:	CLOSED (SCVWD)

STATE LUST - State Leaking Underground Storage Tank / SRC#	5497	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	43-2000		
Leak Report Date:	08/11/94		
Case Closed Date:	08/19/94		
Substance:	HEATER FUEL		
Remediation Event:	NO ACTION TAKEN		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE:08/19/94		

VISTA Address*:	901 ALMA STREET PROPERTY 901 ALMA ST PALO ALTO, CA 94301	VISTA ID#:	7291082
		Distance/Direction:	0.43 MI / S
		Plotted as:	Point

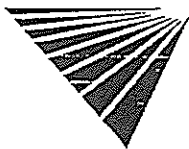
Map ID
18

STATE LUST - State Leaking Underground Storage Tank / SRC#	4579	EPA/Agency ID:	N/A
Agency Address:	901 ALMA STREET PROPERTY 901 ALMA ST PALO ALTO, CA 94304		
Facility ID:	43S0910		
Leak Report Date:	19930408		
Contamination Confirmed Date:	000003.*		
Wells Impacted:	0		
Remediation Status:	CLOSED		
Priority:	NOT ON PRIORITY LIST		

VISTA Address*:	WINSTON TIRE CO #115 955 ALMA ST PALO ALTO, CA 94301	VISTA ID#:	472583
		Distance/Direction:	0.46 MI / S
		Plotted as:	Point

Map ID
18

STATE LUST - State Leaking Underground Storage Tank / SRC#	5032	EPA/Agency ID:	N/A
Agency Address:	WINSTON TIRE 955 ALMA ST PALO ALTO, CA 94301		
Facility ID:	43-1643		
Leak Date:	09/04/1985		
Leak Report Date:	09/04/1985		
Case Closed Date:	10/28/1996		
Leak Detection Method:	TANK CLOSURE		



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Leak Cause:	STRUCTURE FAILURE
Leak Source:	TANK
Substance:	GASOLINE
Remediation Event:	VENT SOIL
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 09/04/1985
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Funding:	FEDERAL
Description / Comment:	CLOSED PER SCVWD 10/28/96.

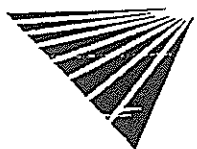
STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	WINSTON TIRE 955 ALMA ST PALO ALTO, CA 94301		
Facility ID:	43-1643		
Leak Report Date:	09/04/85		
Case Closed Date:	10/28/96		
Substance:	GASOLINE		
Remediation Event:	VENT SOIL		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE:10/29/96		

VISTA Address*:	MORRIS AUTO PARTS 999 ALMA PALO ALTO, CA 94301	VISTA ID#:	1582391
		Distance/Direction:	0.48 MI / S
		Plotted as:	Point
		Agency ID:	43-0955

Map ID
18

CORTESE / SRC# 4840	
Agency Address:	SAME AS ABOVE
List Name:	LEAKING TANK
Site ID:	43-0955

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A
Agency Address:	MORRIS AUTO PARTS 999 ALMA ST PALO ALTO, CA 94301		
Facility ID:	43-0955		
Leak Date:	03/07/1986		
Leak Report Date:	03/07/1986		
Leak Detection Method:	TANK CLOSURE		
Leak Cause:	STRUCTURE FAILURE		
Leak Source:	TANK		
Substance:	DIESELGASOLINE		
Remediation Event:	NO ACTION TAKEN		
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 03/07/1986		
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF		
Media Affected:	SOIL ONLY		
Funding:	FEDERAL		



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	MORRIS AUTO PARTS 999 ALMA ST PALO ALTO, CA 94301		
Facility ID:	43-0955		
Leak Report Date:	03/07/86		
Substance:	DIESEL		
Remediation Event:	NO ACTION TAKEN		
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE:11/13/90		

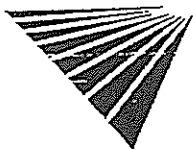
VISTA Address*:	EMPORIUM CAPWELL 180 EL CAMINO REAL PALO ALTO, CA 943040000	VISTA ID#:	1584232
		Distance/Direction:	0.44 MI / SW
		Plotted as:	Point

Map ID

19

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A
Agency Address:	EMPORIUM CAPWELL 180 EL CAMINO REAL PALO ALTO, CA 94304		
Facility ID:	43-0503		
Leak Date:	11/05/1987		
Leak Report Date:	11/05/1987		
Case Closed Date:	06/01/1993		
Leak Detection Method:	TANK CLOSURE		
Leak Cause:	STRUCTURE FAILURE		
Leak Source:	TANK		
Substance:	DIESEL		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 11/05/1987		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Funding:	FEDERAL		

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	EMPORIUM CAPWELL 180 EL CAMINO REAL PALO ALTO, CA 94304		
Facility ID:	43-0503		
Leak Report Date:	11/05/87		
Case Closed Date:	06/01/93		
Substance:	DIESEL		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE:06/01/93		



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Map ID:
20

VISTA Address*:	HANSEN PLUMBING 50 HOMER PALO ALTO, CA 94301	VISTA ID#:	1593871
		Distance/Direction:	0.46 MI / S
		Plotted as:	Point
		Agency ID:	43-0675

CORTESE / SRC# 4840		SAME AS ABOVE
Agency Address:		LEAKING TANK
List Name:		43-0675
Site ID:		

STATE LUST - State Leaking Underground Storage Tank / SRC# 5032	EPA/Agency ID:	N/A
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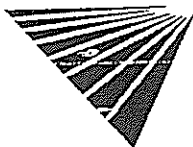
Agency Address:	HANSEN PLUMBING 50 HOMER AVE PALO ALTO, CA 94301
Facility ID:	43-0675
Leak Date:	06/04/1990
Leak Report Date:	06/04/1990
Leak Detection Method:	TANK CLOSURE
Leak Cause:	STRUCTURE FAILURE
Leak Source:	TANK
Substance:	WASTE OILGASOLINE
Remediation Event:	NO ACTION TAKEN
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 06/04/1990
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF
Media Affected:	SOIL ONLY
Funding:	FEDERAL

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497	EPA/Agency ID:	N/A
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Agency Address:	HANSEN PLUMBING 50 HOMER AVE PALO ALTO, CA 94301
Facility ID:	43-0675
Leak Report Date:	06/04/90
Substance:	WASTE OIL
Remediation Event:	NO ACTION TAKEN
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF
Media Affected:	SOIL ONLY
Region / District:	SAN FRANCISCO BAY RE
Description / Comment:	COUNTY: SANTA CLARA
Description / Comment:	REVIEW DATE:12/12/90

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



* VISTA address includes enhanced city and ZIP.

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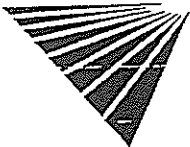
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UNMAPPED SITES

VISTA Address*:	STANFORD UNIVERSITY 613A1 QUARRY RD W CAMPUS DR PALO ALTO, CA 94305	VISTA ID#:	7291243
STATE LUST - State Leaking Underground Storage Tank / SRC# 4579		EPA/Agency ID:	N/A
Agency Address:	STANFORD UNIVERSITY 613A1 QUARRY RD W CAMPUS DR STANFORD, CA		
Facility ID:	43S0747		
Leak Report Date:	19920514		
Contamination Confirmed Date:	000003.*		
Wells Impacted:	0		
Remediation Status:	INACTIVE		
Priority:	NOT ON PRIORITY LIST		

VISTA Address*:	STANFORD CENTRAL ENERGY FAC BLDG 14105 JORDAN WY PALO ALTO, CA 94305	VISTA ID#:	5706379
STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A
Agency Address:	STANFORD CENTRAL ENERGY FAC BLDG 14105 JORDAN WY UNKNOWN, CA 94305		
Facility ID:	43-2052		
Leak Date:	01/01/1987		
Leak Report Date:	01/01/1987		
Case Closed Date:	06/21/1995		
Leak Detection Method:	OTHER MEANS		
Leak Cause:	STRUCTURE FAILURE		
Leak Source:	TANK		
Substance:	DIESEL		
Remediation Event:	HOW STOPPED: CLOSE TANKSTOP DATE: 01/01/1994		
Remediation Status:	CASE CLOSED		
Media Affected:	DRINKING WATER WELLS		
Description / Comment:	ARCHIVED 5/17/96 CONTROL NO 120-072		
Description / Comment:	SRC 0904722		

VISTA Address*:	STANFORD UNIVERSITY PALO ALTO, CA 94305	VISTA ID#:	7290931
STATE LUST - State Leaking Underground Storage Tank / SRC# 4579		EPA/Agency ID:	N/A
Agency Address:	STANFORD UNIVERSITY STANFORD, CA		
Facility ID:	43S0444		
Leak Report Date:	19950815		
Contamination Confirmed Date:	000003.*		
Wells Impacted:	0		
Remediation Status:	INACTIVE		



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

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UNMAPPED SITES CONT.

VISTA Address*:	1X ST. PATRICKS CEMINARY 320 MIDDLEFIELD RD MENLO PARK, CA 94025	VISTA ID#:	4500848
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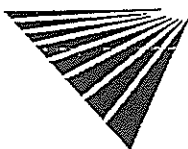
STATE LUST - State Leaking Underground Storage Tank / SRC#	5497	EPA/Agency ID:	N/A
Agency Address:	ST PATRICKS SEMINARY 320 MIDDLEFIELD RD MENLO PARK, CA 94025		
Facility ID:	41-1022		
Leak Report Date:	12/19/95		
Case Closed Date:	01/10/97		
Remediation Status:	CASE CLOSED		
Media Affected:	UNDEFINED		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SAN MATEO		
Description / Comment:	REVIEW DATE:01/10/97		

VISTA Address*:	STANFORD UNIVERSITY 525 OAK RD PALO ALTO, CA 94305	VISTA ID#:	7291752
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STATE LUST - State Leaking Underground Storage Tank / SRC#	4579	EPA/Agency ID:	N/A
Agency Address:	STANFORD UNIVERSITY 525 OAK RD STANFORD, CA		
Facility ID:	43S0907		
Date Discovered:	080190		
Leak Report Date:	19920910		
Contamination Confirmed Date:	000003.*		
Leak Source:	DRAINING AND DUMPING		
Wells Impacted:	0		
Remediation Status:	INACTIVE		
Priority:	NOT ON PRIORITY LIST		
Description / Comment:	UNIVERSITY FACILITY		

VISTA Address*:	STANFORD CENTRAL ENERGY FAC BLDG 14105 JORDAN WAY PALO ALTO, CA 94305	VISTA ID#:	6848004
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STATE LUST - State Leaking Underground Storage Tank / SRC#	5497	EPA/Agency ID:	N/A
Agency Address:	STANFORD CENTRAL ENERGY FAC BLDG 14105 JORDAN WY UNKNOWN, CA 94305		
Facility ID:	43-2052		
Leak Report Date:	01/01/87		
Contamination Confirmed Date:	06/21/95		
Case Closed Date:	06/21/95		
Substance:	DIESEL		
Remediation Event:	UNKNOWN		
Remediation Status:	CASE CLOSED		
Media Affected:	DRINKING WATER WELLS		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		



* VISTA address includes enhanced city and ZIP.

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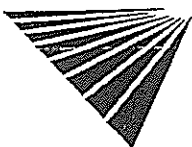
UNMAPPED SITES CONT.

Description / Comment: REVIEW DATE: 06/21/95

VISTA Address*:	GAUSS CONTROL 981 COMERCIAL ST PALO ALTO, CA 94304	VISTA ID#:	7291248
STATE LUST - State Leaking Underground Storage Tank / SRC# 4579		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	43S2044		
Leak Report Date:	000003.*		
Contamination Confirmed Date:	000003.*		
Wells Impacted:	0		
Remediation Status:	NO ACTION		
Priority:	NOT ON PRIORITY LIST		

VISTA Address*:	MATADERO CREEK BETWEEN LAMBER AVE PARK BLVD PALO ALTO, CA 94304	VISTA ID#:	7291817
STATE LUST - State Leaking Underground Storage Tank / SRC# 4579		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	43S0390		
Date Discovered:	041791		
Leak Report Date:	19940624		
Contamination Confirmed Date:	19910417		
Wells Impacted:	0		
Remediation Status:	INACTIVE		
Priority:	NOT ON PRIORITY LIST		
Description / Comment:	FLOOD CONTROL PROJECT, PHASE III		

VISTA Address*:	DOCK TOWN MARINA UNKNOWN MAPLE ST REDWOOD CITY, CA	VISTA ID#:	11499405
STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	41-1184		
Leak Report Date:	07/10/90		
Case Closed Date:	09/27/90		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SAN MATEO		
Description / Comment:	REVIEW DATE: 07/10/90		



* VISTA address includes enhanced city and ZIP.

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UNMAPPED SITES CONT.

VISTA Address*:	REDWOOD SHORES LANDFILL NW OF MARINE WORLD PARKWAY, SE OF BELMO REDWOOD CITY, CA	VISTA ID#:	7309441
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STATE SWLF - Solid Waste Landfill / SRC# 5689	Agency ID:	41-AA-0169
Agency Address:	SAME AS ABOVE	
Facility Type:	SOLID WASTE DISPOSAL FACILITY	
Facility Status:	CLOSED	
Permit Status:	UNPERMITTED/UNLICENSED	

VISTA Address*:	ZACCOR CORP. 5TH MIDDLEFIELD ST REDWOOD CITY, CA	VISTA ID#:	7291625
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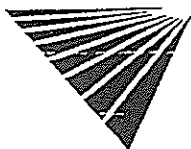
STATE LUST - State Leaking Underground Storage Tank / SRC# 4579	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	41S0042	
Leak Report Date:	19890615	
Contamination Confirmed Date:	000003.*	
Wells Impacted:	0	
Remediation Status:	INACTIVE	
Priority:	NOT ON PRIORITY LIST	
Lead Agency:	DIB	
Contact:	DIB	

VISTA Address*:	KEENAN LAND COMPANY FOOTHILL BLVD. AND HILLVIEW AVE PALO ALTO, CA 94304	VISTA ID#:	7291459
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STATE LUST - State Leaking Underground Storage Tank / SRC# 4579	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	43S0477	
Leak Report Date:	19960731	
Wells Impacted:	0	
Remediation Status:	CLOSED	
Lead Agency:	LOH	
Contact:	LOH	
Description / Comment:	SURFACE DIESEL SPILL FROM TRUCK	
Description / Comment:	EXCAVATED TO ND AFTER SPILL	

VISTA Address*:	ARCO STATION # 589 1326 PALO ALTO, CA 94304	VISTA ID#:	7290885
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STATE LUST - State Leaking Underground Storage Tank / SRC# 4579	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	43S0932	
Leak Report Date:	000003.*	
Contamination Confirmed Date:	000003.*	
Wells Impacted:	0	
Remediation Status:	REFERRED	



* VISTA address includes enhanced city and ZIP.

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UNMAPPED SITES CONT.

Priority: *NOT ON PRIORITY LIST*

VISTA Address*:	WDR-MARSH ROAD LANDFILL FT OF MARSH RD MENLO PARK, CA 94025	VISTA ID#:	4827099
WMUDS / SRC# 5857		Agency ID:	2 417045001

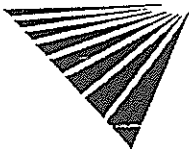
Agency Address: *SAME AS ABOVE*
 Solid Waste Inventory System ID: 41-AA-0012
 Facility Type: *SOLID WASTE SITES-CLASS III - Landfills for nonhazardous solid wastes.*
 Facility In State Board Waste Discharger System: *NO*
 Chapter 15 Facility: *NO*
 Solid Waste Assessment Test Facility: *NO*
 Toxic Pits Cleanup Act Facility: *NO*
 RCRA Facility: *NO*
 Department of Defense Facility: *NO*
 Open To Public: *NO*
 Number Of Waste Management Units: 2
 Rank: *NOT REPORTED*
 Enforcements At Facility: *NO*
 Violations At Facility: *YES*

VISTA Address*:	MENLO IND PARK LIFT STAIION 1990 HAMILTON AVE MENLO PARK, CA 94025	VISTA ID#:	3982280
STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A

Agency Address: *SAME AS ABOVE*
 Facility ID: 41-0676
 Leak Report Date: 11/20/92
 Case Closed Date: 02/09/95
 Substance: *MISC MOTOR VEHICLE FUELS*
 Remediation Event: *EXCAVATE AND DISPOSE*
 Remediation Status: *CASE CLOSED*
 Media Affected: *OTHER GROUND WATER*
 Region / District: *SAN FRANCISCO BAY RE*
 Description / Comment: *COUNTY: SAN MATEO*
 Description / Comment: *REVIEW DATE:01/31/93*

VISTA Address*:	PARKWOOD 101 LTD. NORTHWEST OF MARINE WORLD PARKWAY, S REDWOOD CITY, CA	VISTA ID#:	6830412
STATE SWLF - Solid Waste Landfill / SRC# 5689		Agency ID:	41-CR-0002

Agency Address: *SAME AS ABOVE*
 Facility Type: *SOLID WASTE DISPOSAL FACILITY*
 Facility Status: *OTHER*
 Permit Status: *UNDER REVIEW*



* VISTA address includes enhanced city and ZIP.

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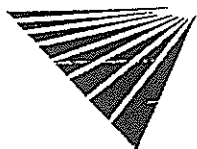
UNMAPPED SITES CONT.

VISTA Address*:	OLD QUARRY DISPOSAL SITE STANDFORD UNI APPROX 215 YARDS NW OF OLD PAGE MILL RD PALO ALTO, CA 94304	VISTA ID#:	3151765
NFRAP / SRC# 5791		EPA ID:	CAD983602848

Agency Address:	SAME AS ABOVE		
EPA Region:	9		
Congressional District:	11		
Federal Facility:	Agency Code ()		
Facility Ownership:	PRIVATE		
Site Incident Category:	unknown		
Federal Facility Docket:	SITE IS NOT INCLUDED ON THE DOCKET		
NPL Status:	NOT ON NPL		
Incident Type:	Unknown		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	NOT REPORTED		
Latitude:	3726000		
Longitude:	12212000		
Lat/Long Source:	GENERATED BY THE GEOGRAPH DATABASE		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	18050004		
RCRA Indicator:	Unknown		
Unit Id:	0		
Unit Name:	ENTIRE SITE		
Type:	DISCOVERY	Lead Agency:	EPA FUND-FINANCED
Qualifier:	UNKNOWN	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	SEPTEMBER 1, 1991
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	EPA FUND-FINANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	OCTOBER 2, 1992

VISTA Address*:	REDWOOD PLAZA FEDERAL MOGUL REDWOOD CITY, CA	VISTA ID#:	6531753
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STATE LUST - State Leaking Underground Storage Tank / SRC# 4579		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	41S0069		
Leak Report Date:	19940812		
Contamination Confirmed Date:	000003.*		
Leak Source:	TEST RESEARCH LAB.		
Wells Impacted:	0		
Remediation Status:	INACTIVE		



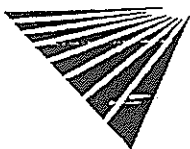
UNMAPPED SITES CONT.

Priority:	NOT ON PRIORITY LIST
Lead Agency:	DIB
Contact:	DIB
Description / Comment:	FORMER FEDERAL MOGUL FACILITY

VISTA Address*:	REDWOOD CITY DISPOSAL SITE CITY OF REDWOOD CITY REDWOOD CITY, CA	VISTA ID#:	6832079
STATE SWLF - Solid Waste Landfill / SRC# 5689		Agency ID:	41-AA-0170
Agency Address:	SAME AS ABOVE		
Facility Type:	SOLID WASTE DISPOSAL FACILITY		
Facility Status:	CLOSED		
Permit Status:	UNDER REVIEW		

VISTA Address*:	STANFORD UNIVERSITY PALOU ST PALO ALTO, CA	VISTA ID#:	936722
STATE LUST - State Leaking Underground Storage Tank / SRC# 5032		EPA/Agency ID:	N/A
Agency Address:	STANFORD UNIVERSITY PALOU ST PALO ALTO, CA 94304		
Facility ID:	43-1392		
Leak Date:	12/03/1985		
Leak Report Date:	12/03/1985		
Leak Detection Method:	TANK CLOSURE		
Leak Cause:	STRUCTURE FAILURE		
Leak Source:	TANK		
Substance:	WASTE OIL MISC MOTOR VEHICLE FUELS		
Remediation Event:	NO ACTION TAKEN		
Remediation Event:	HOW STOPPED: CLOSE TANK STOP DATE: 12/03/1985		
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF		
Media Affected:	OTHER GROUND WATER		
Funding:	FEDERAL		
Description / Comment:	NOTHING IN FILE 1/97-SCVWD SORTING OUT STANFORD!		

STATE LUST - State Leaking Underground Storage Tank / SRC# 5497		EPA/Agency ID:	N/A
Agency Address:	STANFORD UNIVERSITY PALOU ST PALO ALTO, CA 94304		
Facility ID:	43-1392		
Leak Report Date:	12/03/85		
Substance:	WASTE OIL		
Remediation Event:	NO ACTION TAKEN		
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF		
Media Affected:	OTHER GROUND WATER		
Region / District:	SAN FRANCISCO BAY RE		
Description / Comment:	COUNTY: SANTA CLARA		
Description / Comment:	REVIEW DATE: 08/14/87		



* VISTA address includes enhanced city and ZIP.

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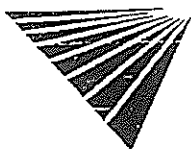
UNMAPPED SITES CONT.

VISTA Address*:	LINCOLN WILLOW BUSINESS PARK HAMILTON CT MENLO PARK, CA	VISTA ID#:	6532023
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STATE LUST - State Leaking Underground Storage Tank / SRC# 4579	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	41S0068	
Leak Report Date:	19940812	
Contamination Confirmed Date:	000003.*	
Wells Impacted:	0	
Remediation Status:	INACTIVE	
Priority:	NOT ON PRIORITY LIST	
Lead Agency:	DKM	
Contact:	DKM	
Description / Comment:	BUS.PARK NEAR RAVENSWOOD SLOUGH (OYSTER BEDS)	

VISTA Address*:	SUN MICROSYSTEMS WILLOW RD MENLO PARK, CA	VISTA ID#:	7292208
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STATE LUST - State Leaking Underground Storage Tank / SRC# 4579	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	41S0101	
Leak Report Date:	19960314	
Contamination Confirmed Date:	000003.*	
Wells Impacted:	0	
Remediation Status:	INACTIVE	
Lead Agency:	MEJ	
Contact:	MEJ	



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Report ID: 008575165

Date of Report: August 24, 1999

SITE ASSESSMENT PLUS REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 5789 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was April, 1999.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 5455 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: Annual Workplan Sites was October, 1998.

The CalSites database contains information on properties (or "sites") in California where hazardous substances have been released, or where the potential for such a release exists. This database is used primarily by the Department of Toxic Substances Control to evaluate and track activities at sites that may have been affected by the release of hazardous substances. Also see SPL/SCL: Annual Work Plan (AWP) sites are classified as SPL and all the other sites are classified as SCL.

CORRACTS
SRC#: 5596 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1999.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

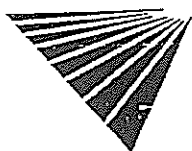
B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 5790 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was March, 1999.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

Cal Cerclis
SRC#: 2462 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Cerclis w/Regional Utility Description was June, 1995.

This database is provided by the U.S. Environmental Protection Agency, Region 9. The agency may be contacted at: . These are regional utility descriptions for California CERCLIS sites.



NFRAP
SRC#: 5791

VISTA conducts a database search to identify all sites within 1/2 mile of your property. " "
The agency release date for CERCLIS-NFRAP was March, 1999.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

SCL
SRC#: 5454

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was October, 1998.

The CalSites database contains information on properties (or "sites") in California where hazardous substances have been released, or where the potential for such a release exists. This database is used primarily by the Department of Toxic Substances Control to evaluate and track activities at sites that may have been affected by the release of hazardous substances. Also see SPL/SCL: Annual Work Plan (AWP) sites are classified as SPL and all the other sites are classified as SCL.

The CalSites database includes both known and potential sites. Two-thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

RCRA-TSD
SRC#: 5596

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 5689

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Solid Waste Information System (SWIS) was December, 1998.

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

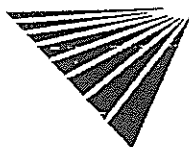
The California Solid Waste Information System (SWIS) database consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

WMUDS
SRC#: 5857

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Waste Management Unit Database System (WMUDS) was February, 1999.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-892-0323. This is used for program tracking and inventory of waste management units. This system contains information from: Facility, Waste Management Unit, SWAT Program and Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA and RCRA Program Information, Closure Information; also some information from the WDS (Waste Discharge System).

The WMUDS system also accesses information from the following databases from the Waste Discharger System (WDS): Inspections, Violations, and Enforcements. The sites contained in these databases are subject to the California Code of Regulations - Title 23. Waters.



LUST
SRC#: 4579 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #2-North and South Bay SLIC Report was January, 1998.

This database is provided by the Regional Water Quality Control Board, Region #2. The agency may be contacted at: 510-286-1269.

LUST
SRC#: 5032 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #2-San Francisco Bay Fuel Leaks List was June, 1998.

This database is provided by the Regional Water Quality Control Board, Region #2. The agency may be contacted at: 510-286-1269.

LUST
SRC#: 5442 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #3-Central Coast Region SLIC List was November, 1998.

This database is provided by the Regional Water Quality Control Board, Region #3. The agency may be contacted at: 805-542-3399.

LUST
SRC#: 5497 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Lust Information System (LUSTIS) was October, 1998.

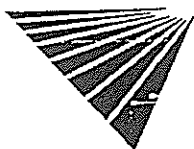
This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-6532.

LUST
SRC#: 5670 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Lahontan Region LUST List was January, 1999.

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at: 530-542-5400.

LUST
SRC#: 5688 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #3-Central Coast Region LUST List was January, 1999.

This database is provided by the Regional Water Quality Control Board, Region #3. The agency may be contacted at: 805-542-4695.



CORTESE
SRC#: 4840

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Cortese List-Hazardous Waste Substance Site List was April, 1998.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532.

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSiTES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF- Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.

Deed
Restrictions
SRC#: 1703

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Deed Restriction Properties Report was April, 1994.

This database is provided by the Department of Health Services-Land Use and Air Assessment. The agency may be contacted at: 916-255-2014. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

California has a statutory and administrative procedure under which the California Department of Health Services (DHS) may designate real property as either a "Hazardous Waste Property" or a "Border Zone Property" pursuant to California Health Safety Code Sections 25220-25241. Hazardous Waste Property is land at which hazardous waste has been deposited, creating a significant existing or potential hazard to public health and safety. A Border Zone Property is one within 2,000 feet of a hazardous waste deposit. Property within either category is restricted in use, unless a written variance is obtained from DHS. A Hazardous Waste Property designation results in a prohibition of new uses, other than a modification or expansion of an industrial or manufacturing facility on land previously owned by the facility prior to January 1, 1981. A Border Zone Property designation results in prohibition of a variety of uses involving human habitation, hospitals, schools and day care center.

Toxic Pits
SRC#: 2229

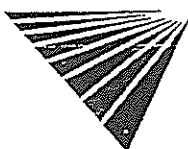
VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.

Ncrth Bay
SRC#: 1718

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for North Bay County Toxic List-Region #2 Surface Spills was April, 1994.

This database is provided by the Regional Water Quality Control Board, Region #2. The agency may be contacted at: .



South Bay
SRC#: 1719

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for South Bay Site Management System was April, 1994.

This database is provided by the San Francisco Bay Region. The agency may be contacted at:

Water Wells
SRC#: 5384

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS WATER WELLS was March, 1998.

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used, or otherwise had reason to document through the course of research. The agency may be contacted at 703-648-6819.

C) DATABASES SEARCHED TO 1/4 MILE

RCRA-Viols/Enf VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.

UST's
SRC#: 1612

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Underground Storage Tank Registrations Database was January, 1994.

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4364; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5132

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for County of San Mateo Underground Storage Tank List was April, 1998.

This database is provided by the County of San Mateo Environmental Health. The agency may be contacted at: 650-363-4565; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5262

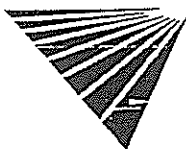
VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Sunnyvale City UST List was September, 1998.

This database is provided by the City of Sunnyvale Department of Public Safety. The agency may be contacted at: 408-730-7212; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5471

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for City of San Jose Underground Storage Tanks List was September, 1998.

This database is provided by the City of San Jose Fire Department. The agency may be contacted at: 408-277-4659; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.



UST's
SRC#: 5495

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for City of Mountain View Underground Storage Tank List was December, 1998.

This database is provided by the Mountain View Fire Department. The agency may be contacted at: 650-903-6378; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5672

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for City of Milpitas UST List was January, 1999.

This database is provided by the City of Milpitas Fire Department. The agency may be contacted at: 408-942-3265; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5677

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Hazmat Facilities Database, Underground Storage Tanks of Santa Clara County was January, 1999.

This database is provided by the Santa Clara County Fire Department. The agency may be contacted at: 408-378-4010; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5721

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for City of Palo Alto Underground Storage Tank List was December, 1998.

This database is provided by the City of Palo Alto Fire Department. The agency may be contacted at: 650-329-2184; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5837

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for City of Santa Clara Underground Storage Tanks was April, 1999.

This database is provided by the City of Santa Clara, Fire Department. The agency may be contacted at: 408-984-4109; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST's
SRC#: 5513

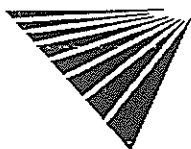
VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Aboveground Storage Tank Database was December, 1998.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.

TRIS
SRC#: 4946

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for TRIS was January, 1998.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities (Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals.



D) DATABASES SEARCHED TO 1/8 MILE

ERNS SRC#: 5598 VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for was December, 1998.

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. The ERNS hotline number is (202) 260-2342.

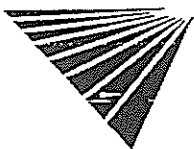
RCRA-LgGen SRC#: 5596 VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for HWDMS/RCRIS was February, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen SRC#: 5596 VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for HWDMS/RCRIS was February, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

End of Report



ENV

**Fax
Transmittal
Cover
Sheet**

RECEIVED AUG 05 1999



Desmond D. Chin, Assistant Vice President
Wells Fargo Bank
Peninsula Regional Commercial Banking Office
P.O. Box 150
400 Hamilton Avenue
Palo Alto, Ca. 94302-0150
(650) 855-6628 FAX (650) 328-0814

To: RETECHS
Company: _____
Fax No: 213-683-8568
Date: 8-5-99
Subject: APPRAISAL + PHASE I REQUEST

- RE: Our Discussion
- Please Sign & Return
- For Your Info
- Per Your Request
- Please Answer Direct
- For Your File
- Please Call
- Please Advise Me
- For Appropriate Action

PLEASE BEGIN BIDDING PROCESS BUT DO NOT AWARD JOB UNTIL CONFIRMING WITH ME.
THANK YOU.

Janie: please do a description and request a COMPLETION SUMMARY (UCIAR-SV OR NARRATIVE) appraisal. I then will assign it to a PA that you can see

RETECHS 1 REQUEST FOR RETECHS SERVICES

LA99-15043

APPRAISAL CONSTRUCTION ENVIRONMENTAL

WORK ORDER

To RETECHS District Office: _____ Date: 8-5-99

Account Officer Name: DESMOND CHIN Phone: 650-855-6628 Fax: 650-328-0814

Loan Administrator: _____ Phone: _____ Fax: _____

Deliver Report To: DESMOND CHIN At MAC# A0429-014 Originating AU# 2681

From Loan Office (Location): PENINSULA RCBO Lending Group CMBG Billing AU: 2681

Previous Report by Wells Fargo Bank, N.A.: Yes No; If "YES," Date: _____ RETECHS at: _____ Concluded Value: _____

LOAN INFORMATION

Borrower: JAIME + ELIZABETH WONG DynaLease/DynaMis File Name: _____ Loan #: _____

Loan Commitment: 3,000,000 AQR: 4 Loan Term: 84 months

PROPERTY INFORMATION

Property Address: 429-47 UNIVERSITY AVE. City: PALO ALTO State: CA

Project Name/Phase: _____ County: SANTA CLARA ZIP: 94301

TYPE(S) OF PROPERTY (Check all that apply)

Raw Land	Sites	Residential	Office	Retail	Industrial	Other
<input type="checkbox"/> Res. <input type="checkbox"/> Indust. <input type="checkbox"/> Com1 <input type="checkbox"/> Rural/Ag. <input type="checkbox"/> Paper Lots	No. of Units: <u>4</u> <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Com <input type="checkbox"/> Industrial <input type="checkbox"/> Apt.	No. of Units: _____ <input type="checkbox"/> SFR <input type="checkbox"/> Apt. <input type="checkbox"/> Cong. Care <input type="checkbox"/> Hotel/Motel <input type="checkbox"/> Mobile Home <input type="checkbox"/> Apt. Restricted Rents	No. of Tenants: <u>4</u> <input type="checkbox"/> Medical Office <input type="checkbox"/> Financial Branch <input checked="" type="checkbox"/> General office Bldg	No. of Tenants: _____ <input type="checkbox"/> Strip <input type="checkbox"/> Neighborhood Ctr. <input type="checkbox"/> Community Ctr. <input type="checkbox"/> Regional Mall <input type="checkbox"/> Restaurant <input type="checkbox"/> Supermarket	No. of Tenants: _____ <input type="checkbox"/> Whse./Dist. <input type="checkbox"/> R & D/Manufact. <input type="checkbox"/> Mini-Warehouse	<input type="checkbox"/> Resort <input type="checkbox"/> Golf Course <input type="checkbox"/> Recreational <input type="checkbox"/> Hospital <input type="checkbox"/> Church <input type="checkbox"/> Parking <input type="checkbox"/> Special Use

Year Built: 1927 Construction Type: _____ Property Use: BUSINESS STORES

Rentable/Sq. Ft. Area: 66.70 No. of Units in Project: 4 Land Area (in Acres): 1

Is the property currently listed for sale? Yes No Is there a pending sale of the property? Yes No

Low Income Housing Tax Credits? Yes No Bond Financing at favorable rate? Yes No

Restricted Rent Apartments _____ Other: _____

Listing and/or Selling broker(s): COLDWELL BANKER Property Manager/Management Company _____

Name of Leasing Manager/Broker: _____ Property Occupancy: 100% occupied

REPORT INFORMATION - Report(s) Required:

APPRaisal - Desired Delivery Date: 9-17-99 # _____

Copies: _____

Appraisal Evaluation DynaLease (provide special instructions)

Review Report Provided

Appraisal Premises: _____

AS IS (Required in ALL Appraisals) Bulk Sale (Wholesale)

As Proposed Stabilized Occupancy Other

Property Interest to be Reported: _____

Fee Simple Lease Fee Leasehold

APPRaisal PURPOSE: To Est. Market Value To Est. Aggregate Retail Value

CONSTRUCTION Desired Delivery Date: _____ # Copies _____

Full Cost Analysis; Minor Cost Analysis Cost To Complete

Cost To Rehabilitate ADA

Inspection Frequency: Monthly Other _____

Construction Schedule: Start Date _____ End Date _____

Inspection Billing: Pre-bill Bill At Completion

Seismic Other _____

Property Condition Survey PML Insurable Value

ENVIRONMENTAL - Desired Delivery Date: 9-17-99

Phase I Phase II Phase III Review Report Provided

Transaction Screen Seismic Other _____

FUNCTION(S) of the REPORT (check/circle all that apply)

New Land Loan New Permanent Loan Refinance Portf. Mgmt. (Watchlist, REMAG, ATC, etc.)

New Land Develop. Loan Partial Reconveyance Loan Assumption Other _____

New A & D Loan Loan Extension/Renewal Asset Valuation

New Construction Loan Additional Advance ORE/Pre-Foreclosure

ACCESS/FACILITY CONTACT

Name: LEONARD CRAIG Position/Title: OWNER Phone: 650-948-6084

Company Name/Address: 447 UNIVERSITY AVE., PALO ALTO, CA. 94301

ENCLOSURES

<input type="checkbox"/> ADA Compliance Audit <input type="checkbox"/> Bond Information <input type="checkbox"/> Budget/By-Laws <input type="checkbox"/> CAM Agreement(s) <input type="checkbox"/> CC&R's/REA <input type="checkbox"/> Cost Breakdown(s) <input checked="" type="checkbox"/> Current Rent Roll <input type="checkbox"/> Current Operating Statement & Budget <input type="checkbox"/> Environmental Questionnaires	<input type="checkbox"/> Entitlements/Zoning information <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Environmental Site Assessment Rpt (Toxics) <input type="checkbox"/> Executed Leases or Rental Agreements <input type="checkbox"/> FF&E Inventory <input type="checkbox"/> Flood Certificate(s) <input type="checkbox"/> Ground Lease(s) <input type="checkbox"/> Historical Income & Expenses (3 Years) <input type="checkbox"/> Legal Description (Required) <input checked="" type="checkbox"/> Listing(s)/Sale/Purch. Contracts	<input type="checkbox"/> Management Contract <input type="checkbox"/> Plans & Specifications (2 sets) <input type="checkbox"/> Proforma Income & Expense Statements <input type="checkbox"/> Proforma Leases or Rental Agreements <input checked="" type="checkbox"/> Site Map <input type="checkbox"/> Soils Reports <input type="checkbox"/> Tenant Sales History <input type="checkbox"/> Title Report or Survey <input type="checkbox"/> Tract/Subdivision Map <input type="checkbox"/> Wetlands Report
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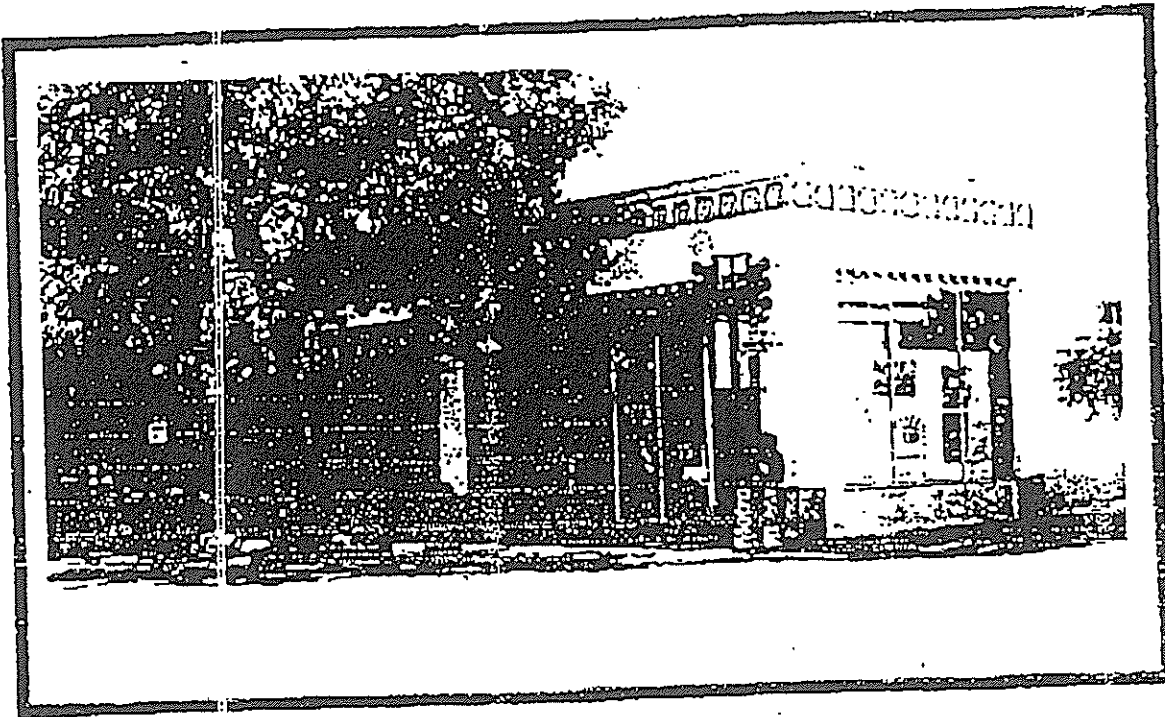
DA: VIKRAMV. ADD: DITTMAN

By: Coldwell Banker/Cameron Park

850.775.151

07/30/99 1:37PM; JelEx...

FOR SALE



PROPERTY: 429-447 UNIVERSITY AVENUE
 APN #120-15-028-00
 APPROX. 6688 SQ FT COMMERCIAL BLDG.

LOCATION: CORNER OF UNIVERSITY AVENUE AND KIPLING

PRICE: 53,950,000

TERMS: CASH/SUBMIT

REMARKS: PRIME RETAIL CORNER LOCATION
 UNIQUE INVESTMENT OPPORTUNITY IN DOWNTOWN
 PALO ALTO

AGENT: TOM AND JUDI MILLER

COLDWELL BANKER 
 COMMERCIAL

(530) 677-1150
 3350 Country Club Drive,
 Cameron Park, CA 95682

Sent by: Colwell Banker/Cameron Park 5306775815;

RENT ROLL 429 - 447 UNIVERSITY AVENUE, PALO ALTO
APN #120-15-028-00



Tenant	Unit #	Approx Sq Ft	Current Rent	Price PSF	Exp. Date	Option
Reprint Mint	447	2645	\$ 8739.25	\$3.30	7/31/01	None
Shady Lane	441	1139	\$ 2500.00	\$2.19	2/28/09	None
Cash	435	1408	\$ 3600.00	\$2.56	8/30/00	Yes-1-5 yr
Body Tone	429	1496	\$ 3500.00	\$2.34	7/31/00	Yes-1-5 yr
TOTALS		6688*	\$18,339.25			

Insurance \$ 6928.00

Taxes \$ 5958.06

Totals \$12886.06 6688* = \$1.93 psf**

* Square footage approximate
** Amount billed to tenants annually

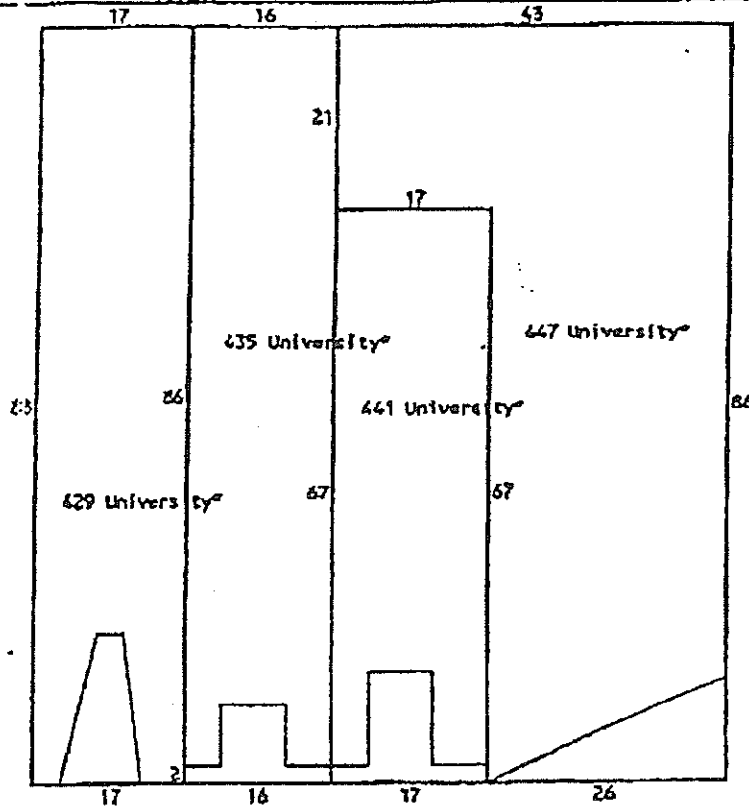
Sent by: Coldwell Banker/Cameron Park

5308775815;

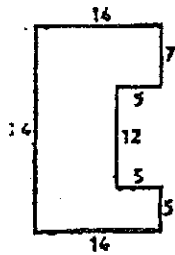
07/30/99 3:38PM; Jelfax #170; Page 5/9

SKETCH ADDENDUM

Borrower/Client _____
 Property Address _____
 City _____ County _____ State _____ Zip Code _____
 Lender _____
 Remarks _____

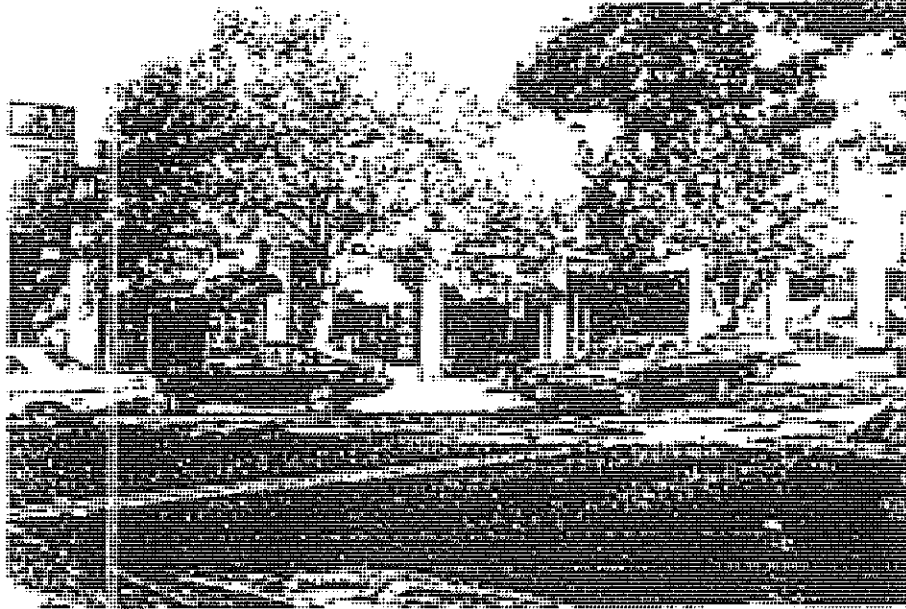


429 University Ave. *

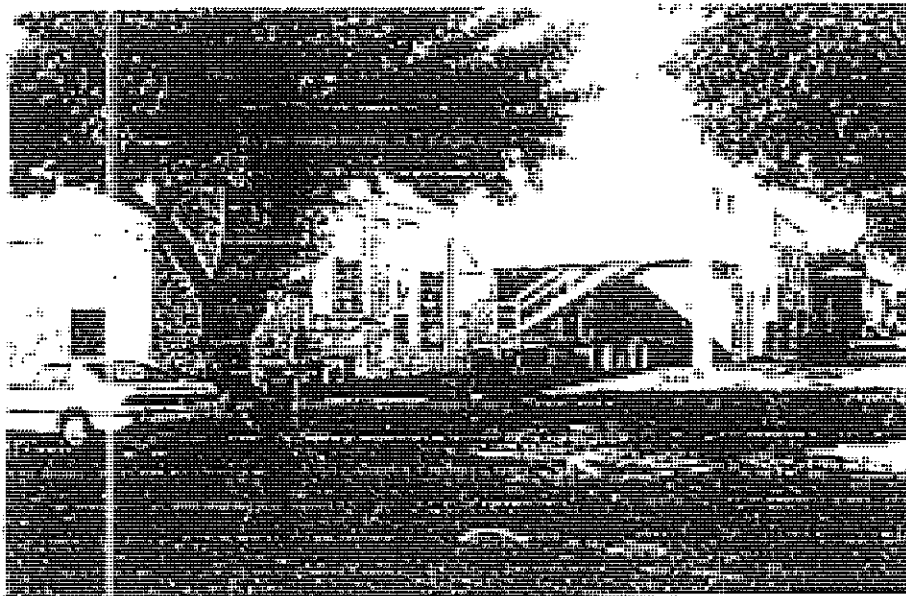


Storage Mezzanine *

429 University Ave.* 88 x 17 = 1496 SF	441 University* 67 x 17 = 1139 SF	Storage Mezzanine* 7 x 16 = 98 12 x 9 = 108 5 x 14 = 70 Subtotal* = 276 SF	Total S.B.A. 6964 SF
429 University* 21 x 43 = 903	435 University* 88 x 16 = 1408 SF	Total* = 276 SF	Total H.B.A. 6964 SF
67 x 26 = 1742	Total = 6688 SF	Total = 276 SF	
Subtotal* = 2645 SF	Total = 6688 SF	Total = 276 SF	

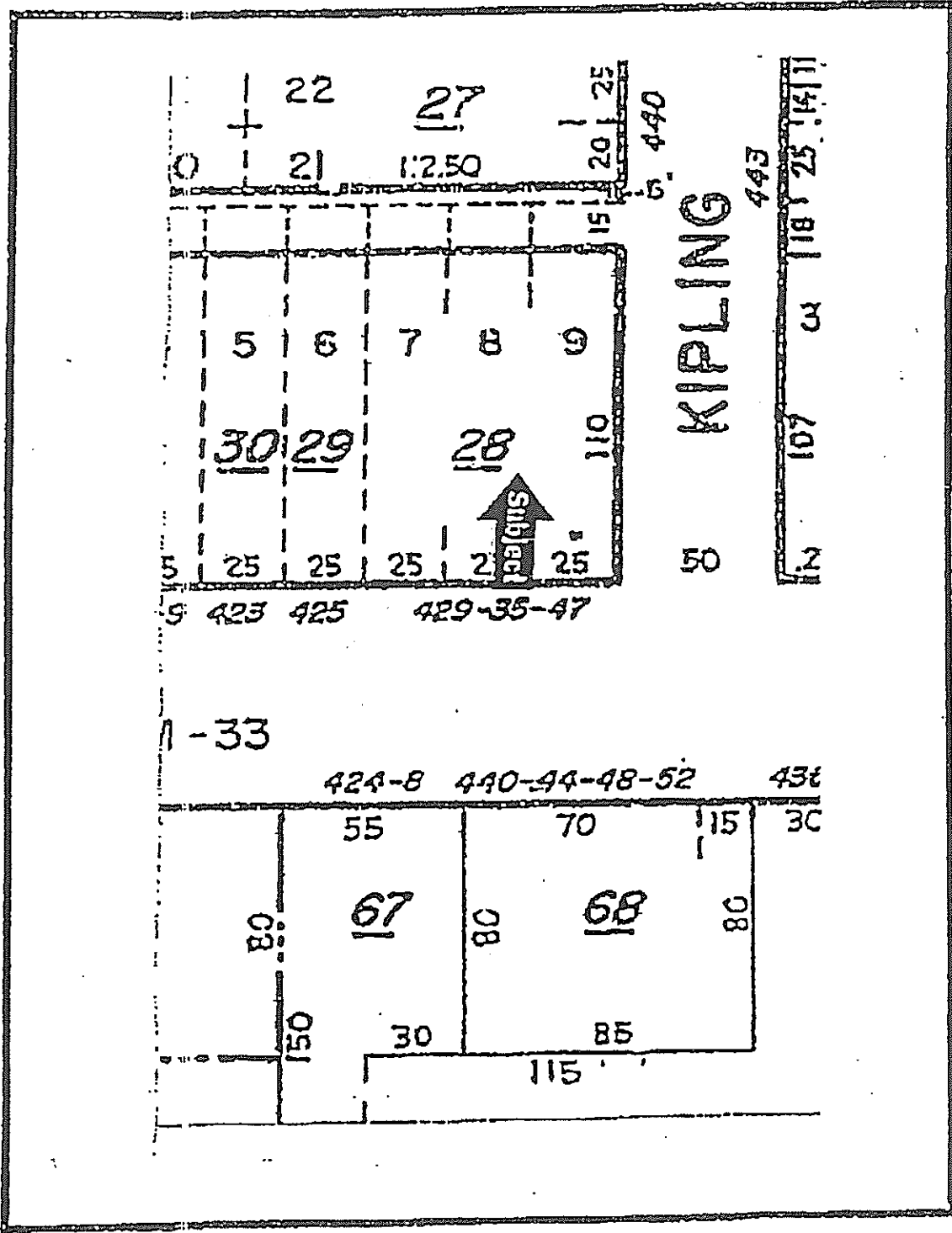


Front view from University Avenue.



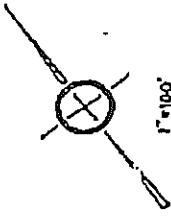
Rear view from Kipling.

PLAT MAP



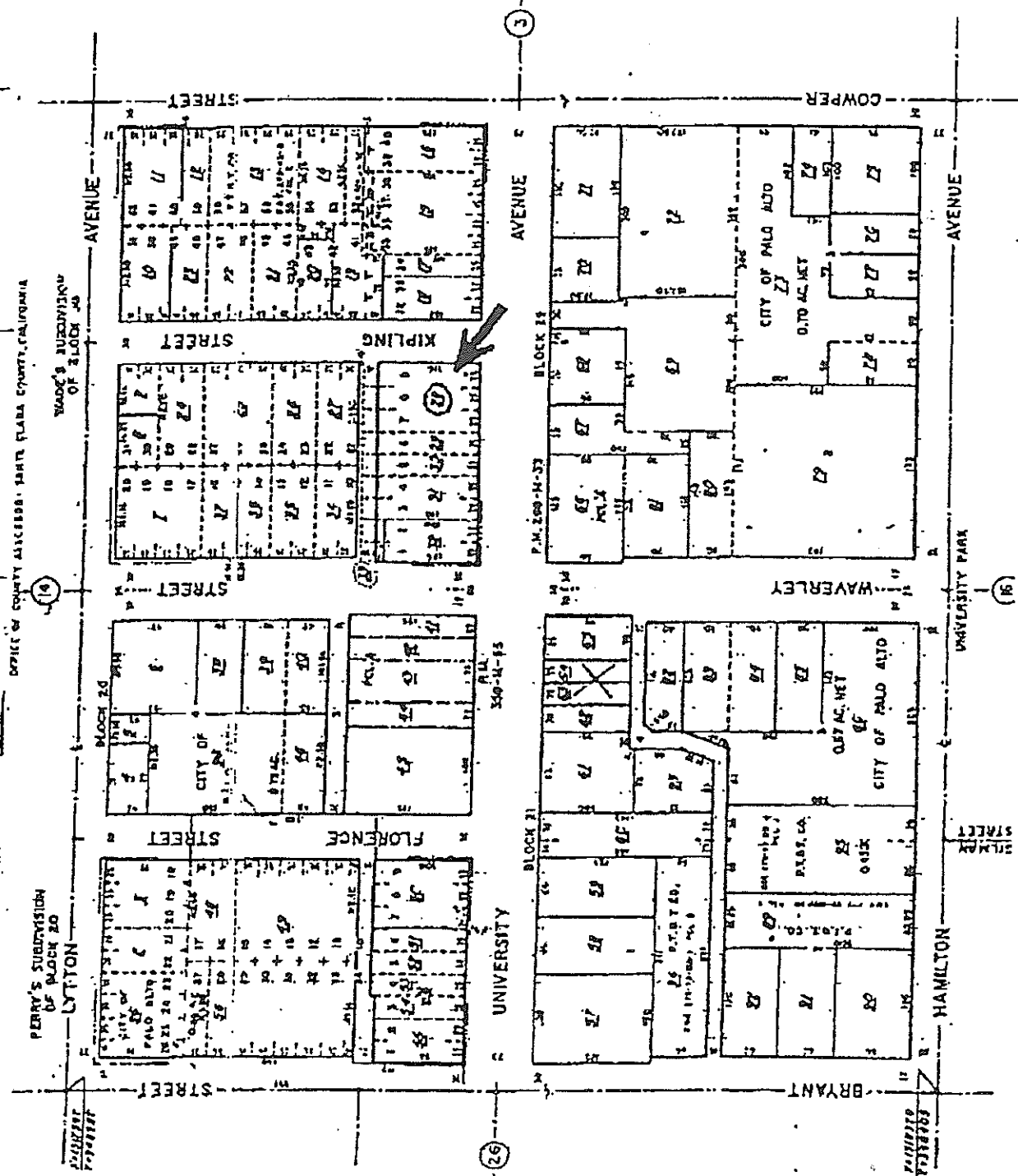
FEB 28 1977

BOOK 120 PAGE 15



297

FEB 28 1977

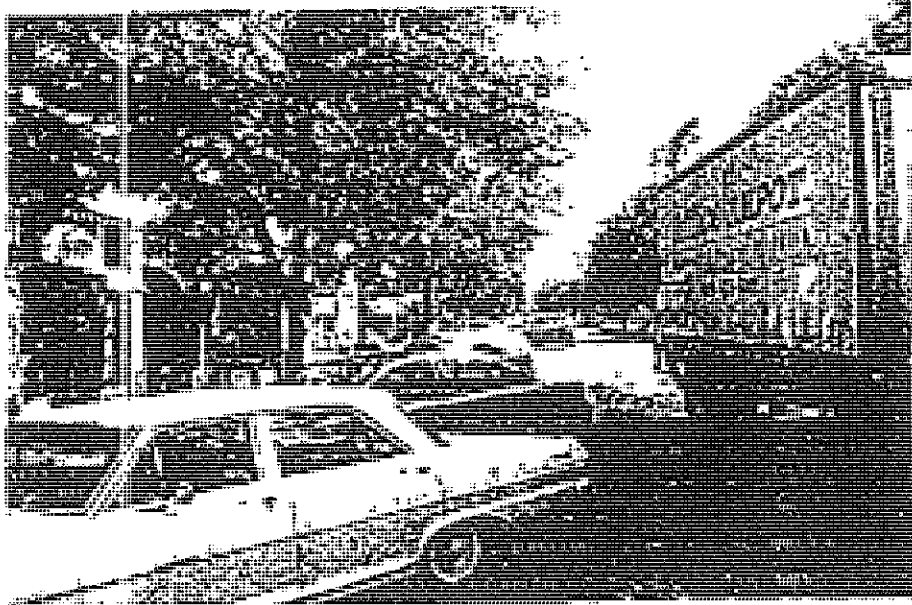


(26)

(16)

(14)

(3)



Street scene. Subject on the left.

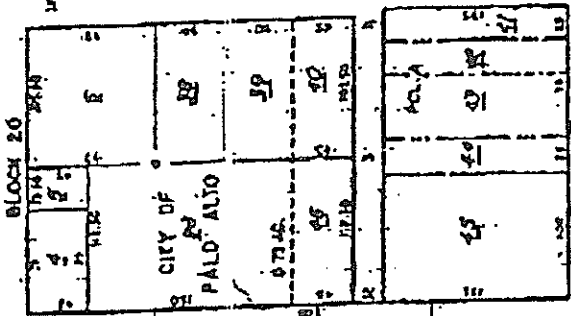
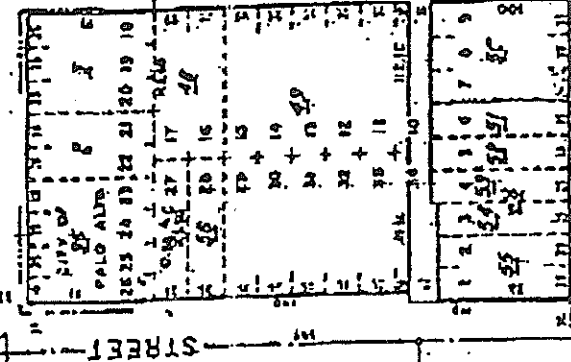


Street scene. Subject on the right.

OFFICE OF COUNTY ASSESSOR - SANTA CLARA COUNTY, CALIFORNIA

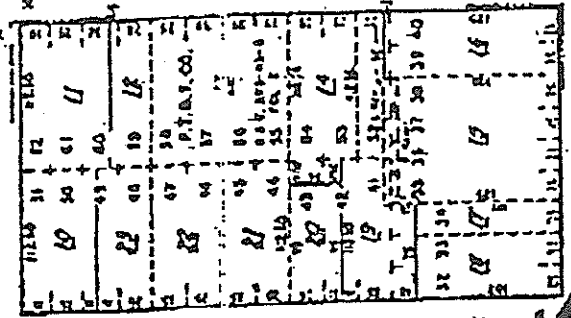
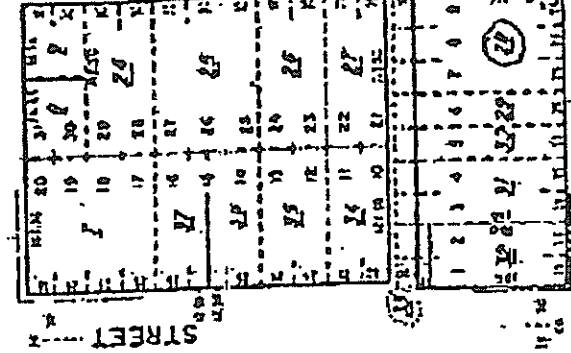
PERRY'S SUBDIVISION OF BLOCK 20

LYTTON



WADE'S SUBDIVISION OF BLOCK 20

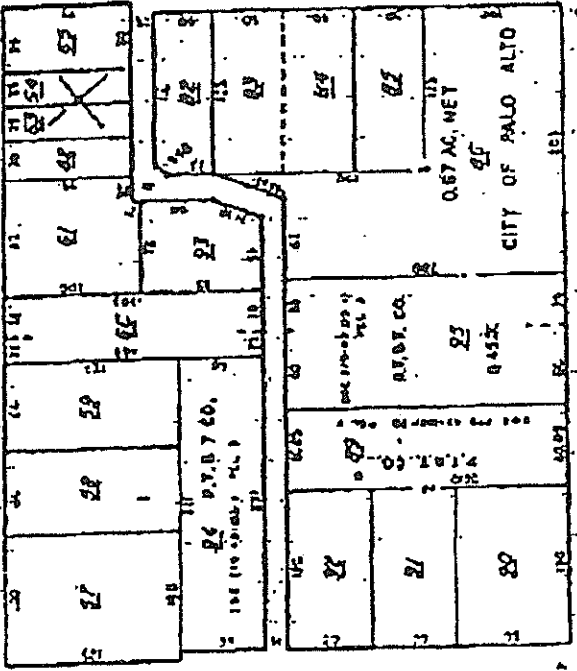
STREET



UNIVERSITY

26

BLOCK 21



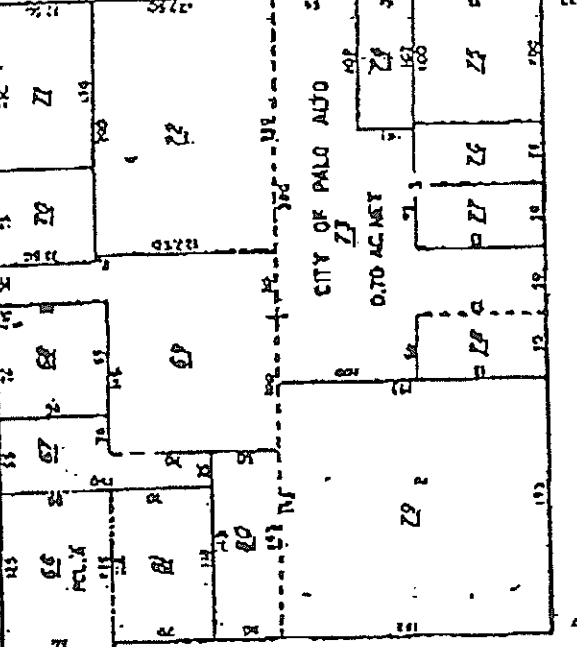
HAMILTON

UNIVERSITY PARK

16

P.M. 250-M-33

BLOCK 29



AVENUE

COWPER

Property Detail

Ownership Information

Parcel No	12015028
Owner	CRAIG, LEONARD R & ROSE E TRUST
CoOwner	
Phone	650/948-6084
Site Address	4-17 UNIVERSITY AVE, PALO ALTO CA 94301
Mail Address	70 DULCE DEL MAR #815, LAQUINTA CA 92253

Sales and Loan Information

Transferred	07/14/80	Document	0006776471
Last Trans w/o \$	N/A	Last Document #	N/A
Sale Price	N/A Transfer Type :		
Deed Type			
Loan Amt 1 St	N/A Loan Type :		
Loan Amt Other	N/A		
Lender Name			

Title Code

Assessment and Tax Information

Assessed Value	\$754,625.00
% Improved	32.63%
Owner Exempt	
Tax Amount	\$5,846.96
Tax Area	6053

Property Description

Use Code	58 LOCAL BUSINESS DISTRICTS	Zoning	PACDCG
Page-Grid:	44-A1		
Legal		Lot	
Tract	00000	Map Grid	790 Page J4 Grid
Bathrooms	N/A	Bedrooms	N/A
Room Count	N/A		
Square Feet	6600	\$/SqFt	N/A
Lot Size	7840	Year Built	1927
No Of Units	0	No Of Stories	1
Garage	0	Pool	N/A
Cooling	0	Heating	0
Census Tract	511398	Census Block	2

[Handwritten initials]

8.9 Except as otherwise provided herein, the termination of Escrow shall not relieve or discharge of any breach or default that has occurred in the performance of the obligations, agreements, covenants or warranties contained herein.

8.10 If this Escrow is terminated for any reason other than Seller's breach or default, then at Seller's request, copies of all surveys, engineering studies, reports, maps, master plans, feasibility studies and other similar items prepared by or for Buyer that pertain to the Property, provided, however, that Buyer shall not be required to deliver any such report if the written contract which Buyer entered into with the consultant who prepared such report specifically forbids the dissemination of the report to others.

9. Contingencies to Closing.

9.1 The Closing of this transaction is contingent upon the satisfaction or waiver of the following contingencies, IF BUYER FAILS TO OBTAIN CONDITIONAL APPROVAL BY THE ESCROW HOLDER, IN WRITING, OF THE DISAPPROVAL OF ANY OF SAID CONTINGENCIES WITHIN THE TIME SPECIFIED HEREIN, IT SHALL BE CONCLUSIVELY PRESUMED THAT BUYER HAS APPROVED SUCH ITEM, MATTER OR DOCUMENT. BUYER'S UNCONDITIONAL APPROVAL OR BY THIS AGREEMENT, WHICH EVER IS LATER, FOR THE SATISFACTION OF THE CONDITION IMPOSED BY THE BUYER, ESCROW HOLDER SHALL PROMPTLY PROVIDE ALL PARTIES WITH COPIES OF ANY WRITTEN DISAPPROVAL OR CONDITIONAL APPROVAL WHICH IT RECEIVES. WITH REGARD TO SUBPARAGRAPHS (A) THROUGH (I) THE PRE-PRINTED TIME PERIODS SHALL CONTROL UNLESS A DIFFERENT NUMBER OF DAYS IS INSERTED IN THE SPACES PROVIDED.

(a) Disclosure. Seller shall disclose to Buyer any matters required by applicable law (see paragraph 2.4) and provide Buyer with a completed Property Information Sheet, "Property Information Sheet" ("PIS") concerning the Property, duly executed by or on behalf of Seller in the form or equivalent to that published by the AIA, within 10 or _____ days following the Date of Agreement. Buyer has 10 days from the receipt of said disclosures to approve or disapprove the matters disclosed.

(b) Physical Inspection. Buyer has 10 or _____ days from the receipt of the Property Information Sheet or the Date of Agreement, whichever is later, to satisfy itself with regard to the physical aspects and size of the Property.

(c) Hazardous Substance Conditions Report. Buyer has 30 or _____ days from the receipt of the Property Information Sheet or Date of Agreement, whichever is later, to satisfy itself with regard to the environmental aspects of the Property. Seller recommends that Buyer obtain a Hazardous Substance Conditions Report concerning the Property and relevant adjoining properties. Any such report shall be paid for by Buyer. A "Hazardous Substance" for purposes of this Agreement is defined as any substance whose nature and/or quantity of existence, disposal or effect, or subject to Federal, state or local regulation, investigation, remediation or removal as potentially serious to public health or welfare. A "Hazardous Substance Condition" for purposes of this Agreement is defined as the existence or, under local law, removal adjacent to the Property of a Hazardous Substance that would require remediation and/or removal under applicable Federal, state or local law.

(d) Soil Inspection. Buyer has 30 or _____ days from the receipt of the Property Information Sheet or the Date of Agreement, whichever is later, to satisfy itself with regard to the condition of the soils on the Property. Seller shall provide Buyer copies of any soils report that Seller may have within 10 days of the Date of Agreement.

(e) Governmental Approvals. Buyer has 30 or _____ days from the Date of Agreement to satisfy itself with regard to approvals and permits from governmental agencies or departments which have or may have jurisdiction over the Property and which Buyer deems necessary or desirable in connection with its intended use of the Property, including, but not limited to, permits and approvals required with respect to zoning, planning, building and safety, fire, police, handicapped and Americans with Disabilities Act requirements, transportation and environmental matters.

(f) Conditions of Title. Escrow Holder shall cause a current commitment for title insurance ("Title Commitment") concerning the Property to be delivered to Buyer within 10 or _____ days following the Date of Agreement. Buyer has 10 days from the receipt of the Title Commitment ("Underlying Documents") to satisfy itself with regard to the condition of title. The disapproval of Buyer of any monetary encumbrance, which the terms of this Agreement is not to remain against the Property after the Closing, shall not be considered a failure of this contingency, as long as Seller shall have the obligation, at Seller's expense, to satisfy and remove such disapproved monetary encumbrance as of or before the Closing.

(g) Survey. Buyer has 30 or _____ days from the receipt of the Title Commitment and Underlying Documents to satisfy itself with regard to any ALTA title supplement based upon a survey prepared to American Land Title Association ("ALTA") standards for an owner's policy licensed surveyor, showing the legal description and boundary lines of the Property, any easements of record, and any improvements, poles, lines and things located within 10 feet of either side of the Property boundary lines. Any such survey shall be prepared at Buyer's direction and expense. If Buyer has obtained a survey and approved the ALTA title supplement, Buyer may elect within the period allowed for Buyer's approval of a survey to have an ALTA extended coverage owner's form of title policy, in which event Buyer shall pay any additional premium attributable thereto.

(h) Existing Leases and Tenancy Statements. Seller shall within 10 or _____ days of the Date of Agreement provide both Buyer and Escrow Holder with legible copies of all leases, subleases or rental arrangements (collectively, "Existing Leases"), affecting the Property, with a tenancy statement ("Tenancy Statement") in the latest form or equivalent to that published by the AIA, executed by Seller and/or a tenant and subtenant of the Property. Seller shall use its best efforts to have each tenant complete and execute an Estoppel Certificate. If any tenant fails or refuses to provide an Estoppel Certificate then Seller shall complete and execute an Estoppel Certificate for that tenancy. Buyer has 10 days from the receipt of said Existing Leases and Estoppel Certificates to satisfy itself with regard to the Existing Leases and any tenancy issues.

(i) Other Agreements. Seller shall within 10 or _____ days of the Date of Agreement provide Buyer with legible copies of all other agreements ("Other Agreements"), known to Seller that will affect the Property after Closing. Buyer has 10 days from the receipt of all other agreements to satisfy itself with regard to such Agreements.

(j) Financing. If paragraph 1.1 hereof dealing with a financing with a financing contingency has not been stricken, the satisfaction or waiver of such a Loan contingency.

(k) Existing Notes. Paragraph 3.1(c) has not been stricken. Seller shall within 10 or _____ days of the Date of Agreement provide Buyer with legible copies of the Existing Notes, Existing Decds of Trust and related agreements (collectively, "Loan Documents") to which the Property will remain subject after the Closing. Escrow Holder shall promptly request from the holders of the Existing Notes ("Loan Documents") to which the Property will remain subject after the Closing, Existing Notes, Existing Decds of Trust and related agreements (collectively, "Loan Documents") to which the Property will remain subject after the Closing. Escrow Holder shall promptly request from the holders of the Existing Notes a beneficiary statement ("Beneficiary Statement"), defining: (1) the amount of the unpaid principal balance, the current interest rate, and the date to which interest is paid, and (2) the nature and amount of any impositions held by the beneficiary in connection with such loan. Buyer has 10 days from the receipt of the Loan Documents and Beneficiary Statements to satisfy itself with regard to such financing. Buyer's obligation to close is conditioned upon Buyer being able to purchase the Property without acceleration or change in the terms of any Existing Notes or charges to Buyer except as otherwise provided in this Agreement or approved by Buyer, provided, however, Buyer shall pay the transfer fee referred to in paragraph 3.2 hereof.

(l) Personal Property. In the event that any personal property is included in the Purchase Price, Buyer has 10 or _____ days from the Date of Agreement to satisfy itself with regard to the condition of such personal property. Seller recommends that Buyer obtain a written report, Any such report shall be paid for by Buyer. Seller shall provide Buyer copies of any liens or encumbrances affecting such personal property that it is aware of within 10 or _____ days of the Date of Agreement.

(m) Destruction, Damage or Loss. There shall not have occurred prior to the Closing, a destruction of, or damage or loss to, the Property or any portion thereof, from any cause whatsoever, which would cost more than \$10,000.00 to repair or cure. If the cost of repair or cure is \$10,000.00 or less, Seller shall repair or cure the loss prior to the Closing. Buyer shall have the option, within 10 days after receipt of the Property, to terminate this transaction or to purchase the Property for the cost of repair or cure, but without deduction or offset against the Purchase Price. If the cost to repair or cure is more than \$10,000.00, and Buyer does not elect to terminate this transaction, Buyer shall be entitled to any insurance proceeds applicable to such loss. Unless otherwise provided in writing, Escrow Holder shall assume no such destruction, damage or loss has occurred prior to Closing.

(n) Material Change. Buyer shall have 10 days following receipt of written notice of a Material Change within which to satisfy itself with regard to such change. "Material Change" shall mean a change in the status of the use, occupancy, tenancy, or condition of the Property which occurs after the date of this offer and prior to the Closing. Unless otherwise notified in writing, Escrow Holder shall assume that no Material Change has occurred prior to the Closing.

(o) **Seller Performance.** The delivery of all documents and the due performance by Seller of each and every undertaking and agreement to be performed by Seller under this Agreement.

(p) **Warranties.** That each representation and warranty of Seller herein be true and correct as of the Closing. Escrow Holder shall assume that this condition has been satisfied unless notified to the contrary in writing by any Party prior to the Closing.

(q) **Brokerage Fee.** Payment at the Closing of such brokerage fee as is specified in this Agreement or later written instructions to Escrow Holder executed by Seller and Brokers ("Brokerage Fee"). It is agreed by the Parties and Escrow Holder that Brokers are a third party beneficiary of this Agreement insofar as the Brokerage Fee is concerned, and that no change shall be made with respect to the payment of the Brokerage Fee specified in this Agreement, without the written consent of Brokers.

9.2 All of the contingencies specified in subparagraphs (a) through (p) of paragraph 9.1 are for the benefit of, and may be waived by, Buyer, and may be elsewhere herein referred to as "Buyer Contingencies."

9.3 If any Buyer's Contingency or any other matter subject to Buyer's approval is disapproved as provided for herein in a timely manner ("Disapproved Item"), Seller shall have the right within 10 days following the receipt of notice of Buyer's disapproval to elect to cure such Disapproved Item prior to the Expected Closing Date ("Seller's Election"). Seller's failure to give to Buyer within said 10 day period, written notice of Seller's commitment to cure such Disapproved Item on or before the Expected Closing Date shall be conclusively presumed to be Seller's Election not to cure such Disapproved Item. If Seller elects, either by written notice or failure to give written notice, not to cure a Disapproved Item, Buyer shall have the election, within 10 days after Seller's Election to either accept title to the Property subject to such Disapproved Item, or to terminate this transaction. Buyer's failure to notify Seller in writing of Buyer's election to accept title to the Property subject to the Disapproved Item without deduction or offset shall constitute Buyer's election to terminate this transaction. Unless expressly provided otherwise herein, Seller's right to cure shall not apply to the remediation of Hazardous Substance Conditions or to the Financing Contingency. Unless the Parties mutually instruct otherwise, if the time periods for the satisfaction of contingencies or for Seller's and Buyer's said Elections would expire on a date after the Expected Closing Date, the Expected Closing Date shall be deemed extended to coincide with the expiration of 3 business days following the expiration of: (a) the applicable contingency period(s), (b) the period within which the Seller may elect to cure the Disapproved Item, or (c) if Seller elects not to cure, the period within which Buyer may elect to proceed with this transaction, whichever is later.

9.4 Buyer understands and agrees that until such time as all Buyer's Contingencies have been satisfied or waived, Seller and/or its agents may solicit, entertain and/or accept back-up offers to purchase the subject Property.

9.5 The Parties acknowledge that extensive local, state and Federal legislation establish broad liability upon owners and/or users of real property for the investigation and remediation of Hazardous Substances. The determination of the existence of a Hazardous Substance Condition and the evaluation of the impact of such a condition are highly technical and beyond the expertise of Brokers. The Parties acknowledge that they have been advised by Brokers to consult their own technical and legal experts with respect to the possible presence of Hazardous Substances on this Property or adjoining properties, and Buyer and Seller are not relying upon any investigation by or statement of Brokers with respect thereto. The Parties hereby assume all responsibility for the impact of such Hazardous Substances upon their respective interests herein.

10. Documents Required at or before Closing:

10.1 Five days prior to the Closing date Escrow Holder shall obtain an updated Title Commitment concerning the Property from the Title Company and provide copies thereof to each of the Parties.

10.2 Seller shall deliver to Escrow Holder in time for delivery to Buyer at the Closing, an original ink signed:

(a) Grant or general warranty deed, duly executed and in recordable form, conveying fee title to the Property to Buyer.

(b) If paragraph 3.1(c) has not been stricken, the Beneficiary Statements concerning Existing Note(s).

(c) If applicable, the Existing Leases and Other Agreements together with duly executed assignments thereof by Seller and Buyer. The assignment of Existing Leases shall be on the most recent Assignment and Assumption of Lessor's Interest in Lease form published by the AIR or its equivalent.

(d) If applicable, Estoppel Certificates executed by Seller and/or the tenant(s) of the Property.

(e) An affidavit executed by Seller to the effect that Seller is not a "foreign person" within the meaning of Internal Revenue Code Section 1445 or successor statutes. If Seller does not provide such affidavit in form reasonably satisfactory to Buyer at least 3 business days prior to the Closing, Escrow Holder shall at the Closing deduct from Seller's proceeds and remit to Internal Revenue Service such sum as is required by applicable Federal law with respect to purchases from foreign sellers.

(f) If the Property is located in California, an affidavit executed by Seller to the effect that Seller is not a "nonresident" within the meaning of California Revenue and Tax Code Section 18662 or successor statutes. If Seller does not provide such affidavit in form reasonably satisfactory to Buyer at least three business days prior to the Closing, Escrow Holder shall at the Closing deduct from Seller's proceeds and remit to the Franchise Tax Board such sum as is required by such statute.

(g) If applicable, a bill of sale, duly executed, conveying title to any included personal property to Buyer.

(h) If the Seller is a corporation, a duly executed corporate resolution authorizing the execution of this Agreement and the sale of the Property.

10.3 Buyer shall deliver to Seller through Escrow:

(a) The cash portion of the Purchase Price and such additional sums as are required of Buyer under this Agreement for prorations, expenses and adjustments. The balance of the cash portion of the Purchase Price, including Buyer's Escrow charges and other cash charges, if any, shall be deposited by Buyer with Escrow Holder, by federal funds wire transfer, or any other method acceptable to Escrow Holder as immediately collectible funds, no later than 2:00 P.M. on the business day prior to the Expected Closing Date.

(b) If a Purchase Money Note and Purchase Money Deed of Trust are called for by this Agreement, the duly executed originals of those documents, the Purchase Money Deed of Trust being in recordable form, together with evidence of fire insurance on the improvements in the amount of the full replacement cost naming Seller as a mortgagee loss payee, and a real estate tax service contract (at Buyer's expense), assuring Seller of notice of the status of payment of real property taxes during the life of the Purchase Money Note.

(c) The Assignment and Assumption of Lessor's Interest in Lease form specified in paragraph 10.2(c) above, duly executed by Buyer.

(d) Assumptions duly executed by Buyer of the obligations of Seller that accrue after Closing under any Other Agreements.

(e) If applicable, a written assumption duly executed by Buyer of the loan documents with respect to Existing Notes.

(f) If the Buyer is a corporation, a duly executed corporate resolution authorizing the execution of this Agreement and the purchase of the Property.

10.4 At Closing, Escrow Holder shall cause to be issued to Buyer a standard coverage (or ALTA extended, if elected under paragraph 11.1) owner's form policy of title insurance effective as of the Closing, issued by the Title Company in the full amount of the Purchase Price, insuring title to the Property vested in Buyer, subject only to the exceptions approved by Buyer. In the event there is a Purchase Money Deed of Trust in this transaction, the policy of title insurance shall be a joint protection policy insuring both Buyer and Seller.

IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSING OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.

I. Prorations and Adjustments.

11.1 **Taxes.** Real property taxes and special assessment bonds payable by the owner of the Property shall be prorated through Escrow as of the date of the Closing, based upon the latest tax bill available. The Parties agree to prorate as of the Closing any taxes assessed against a Property by supplemental bill levied by reason of events occurring prior to the Closing. Payment shall be made promptly in cash upon receipt a copy of any such supplemental bill of the amount necessary to accomplish such proration.

11.2 **Insurance.** WARNING: The insurance coverage which Seller maintained on the Property will terminate on the Closing. Buyer is advised to obtain appropriate insurance to cover the Property.

11.3 **Rentals, Interest and Expenses.** Collected rentals, interest on Existing Notes, utilities, and operating expenses shall be prorated as of the date of Closing. The Parties agree to promptly adjust between themselves outside of Escrow any rents received after the Closing.

11.4 **Security Deposit.** Security Deposits held by Seller shall be given to Buyer as a credit to the cash required of Buyer at the Closing.

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11.5 *Post Closing Matters.* Any item to be prorated that is not determined or determinable at the Closing shall be promptly adjusted by the Parties by appropriate cash payment outside of the Escrow when the amount due is determined.

11.6 *Variations in Existing Note Balances.* In the event that Buyer is taking title to the Property subject to an Existing Deed of Trust(s), and in the event that a Beneficiary Statement as to the applicable Existing Note(s) discloses that the unpaid principal balance of such Existing Note(s) at the Closing will be more or less than the amount set forth in paragraph 3.1(c) hereof ("Existing Note Variation"), then the Purchase Money Note(s) shall be reduced or increased by an amount equal to such Existing Note Variation. If there is to be no Purchase Money Note, the cash required at the Closing per paragraph 3.1(a) shall be reduced or increased by the amount of such Existing Note Variation.

11.7 *Variations in New Loan Balance.* In the event Buyer is obtaining a New Loan and in the event that the amount of the New Loan actually obtained is greater than the amount set forth in paragraph 5.1 hereof, the Purchase Money Note, if one is called for in this transaction, shall be reduced by the excess of the actual face amount of the New Loan over such amount as designated in paragraph 5.1 hereof.

Representation and Warranties of Seller and Disclaimers.

12.1 Seller's warranties and representations shall survive the Closing and delivery of the deed for a period of three years, and are true, material and relied upon by Buyer and Brokers in all respects. Seller hereby makes the following warranties and representations to Buyer and Brokers:

(a) *Authority of Seller.* Seller is the owner of the Property and/or has the full right, power and authority to sell, convey and transfer the Property to Buyer as provided herein, and to perform Seller's obligations hereunder.

(b) *Maintenance During Escrow and Equipment Condition At Closing.* Except as otherwise provided in paragraph 9.1(f) hereof, Seller shall maintain the Property until the Closing in its present condition, ordinary wear and tear excepted. The HVAC, plumbing, elevators, loading doors and electrical systems shall be in good operating order and condition at the time of Closing.

(c) *Hazardous Substances/Storage Tanks.* Seller has no knowledge, except as otherwise disclosed to Buyer in writing, of the presence or prior existence on the Property of any Hazardous Substance, nor of the existence or prior existence of any above or below ground storage tank.

(d) *Compliance.* Seller has no knowledge of any aspect or condition of the Property which violates applicable laws, rules, regulations, codes or covenants, conditions or restrictions, or of improvements or alterations made to the Property without a permit where one was required, or of any unfulfilled order or directive of any applicable governmental agency or casualty insurance company requiring any investigation, remediation, repair, maintenance or improvement to be performed on the Property.

(e) *Changes in Agreements.* Prior to the Closing, Seller will not violate or modify any Existing Lease or Other Agreement, or create new leases or other agreements affecting the Property, without Buyer's written approval, which approval will not be unreasonably withheld.

(f) *Possessory Rights.* Seller has no knowledge that anyone will, at the Closing, have any right to possession of the Property, except as disclosed by this Agreement or otherwise in writing to Buyer.

(g) *Mechanics' Liens.* There are no unsatisfied mechanics' or materialmen's lien rights concerning the Property.

(h) *Actions, Suits or Proceedings.* Seller has no knowledge of any actions, suits or proceedings pending or threatened before any commission, board, bureau, agency, arbitrator, court or tribunal that would affect the Property or the right to occupy or utilize same.

(i) *Notice of Changes.* Seller will promptly notify Buyer and Brokers in writing of any Material Change (see paragraph 9.1(n)) affecting the Property that becomes known to Seller prior to the Closing.

(j) *No Tenant Bankruptcy Proceedings.* Seller has no notice or knowledge that any tenant of the Property is the subject of a bankruptcy or insolvency proceeding.

(k) *No Seller Bankruptcy Proceedings.* Seller is not the subject of a bankruptcy, insolvency or probate proceeding.

(l) *Personal Property.* Seller has no knowledge that anyone will, at the Closing, have any right to possession of any personal property included in the Purchase Price, nor knowledge of any liens or encumbrances affecting such personal property, except as disclosed by this Agreement or otherwise in writing to Buyer.

12.2 Buyer hereby acknowledges that, except as otherwise stated in this Agreement, Buyer is purchasing the Property in its existing condition and will, by the time called for herein, make or have waived all inspections of the Property Buyer believes are necessary to protect its own interest in, and its contemplated use of, the Property. The Parties acknowledge that, except as otherwise stated in this Agreement, no representations, inducements, promises, agreements, assurances, oral or written, concerning the Property, or any aspect of the occupational safety and health laws, Hazardous Substance laws, or any other act, ordinance or law, have been made by either Party or Brokers, or relied upon by either Party hereto.

12.3 In the event that Buyer learns that a Seller representation or warranty might be untrue prior to the Closing, and Buyer elects to purchase the Property anyway then, and in that event, Buyer waives any right that it may have to bring an action or proceeding against Seller or Brokers regarding said representation or warranty.

12.4 Any environmental reports, soils reports, surveys, and other similar documents which were prepared by third party consultants and provided to Buyer by Seller or Seller's representatives, have been delivered as an accommodation to Buyer and without any representation or warranty as to the sufficiency, accuracy, completeness, and/or validity of said documents, all of which Buyer relies on at its own risk. Seller believes said documents to be accurate, but Buyer is advised to retain appropriate consultants to review said documents and investigate the property.

3. Possession.

Possession of the Property shall be given to Buyer at the Closing subject to the rights of tenants under Existing Leases.

4. Buyer's Entry.

At any time during the Escrow period, Buyer, and its agents and representatives, shall have the right at reasonable times and subject to rights of tenants, to enter upon the Property for the purpose of making inspections and tests specified in this Agreement. No destructive testing shall be conducted, however, without Seller's prior approval which shall not be unreasonably withheld. Following any such entry or work, unless otherwise directed in writing by Seller, Buyer shall return the Property to the condition it was in prior to such entry or work, including the replacement or removal of any disrupted soil or material as Seller may reasonably direct. All such inspections and tests and any other work conducted or materials furnished with respect to the Property by or for Buyer shall be paid for by Buyer as and when due and Buyer shall indemnify, defend, protect and hold harmless Seller and the Property of and from any and all claims, liabilities, losses, expenses (including reasonable attorneys' fees), damages, including those for injury to person or property, arising out of or relating to any such work or materials or omissions of Buyer, its agents or employees in connection therewith.

5. Further Documents and Assurances.

The Parties shall each, diligently and in good faith, undertake all actions and procedures reasonably required to place the Escrow in condition for Closing as and when required by this Agreement. The Parties agree to provide all further information, and to execute and deliver all further documents, reasonably required by Escrow Holder or the Title Company.

6. Attorneys' Fees.

If any Party or Broker brings an action or proceeding (including arbitration) involving the Property, to enforce the terms hereof, or to declare rights hereunder, the Prevailing Party (as hereinafter defined) in any such proceeding, action, or appeal thereon, shall be entitled to reasonable attorneys' fees. Such fees may be awarded in the same suit or recovered in a separate suit, whether or not such action or proceeding is pursued to decision. The term "Prevailing Party" shall include, without limitation, a Party or Broker who substantially obtains or defeats the relief sought. In no case may be by compromise, settlement, judgment, or the abandonment by the other Party or Broker of its claim or defense. Attorneys' fees award shall not be computed in accordance with any court fee schedule, but shall be such as to fully reimburse all attorneys' fees reasonably incurred.

7. Prior Agreements/Amendments.

17.1 This Agreement supersedes any and all prior agreements between Seller and Buyer regarding the Property.

17.2 Amendments to this Agreement are effective only if made in writing and executed by Buyer and Seller.

18. Broker's Rights.

18.1 If this sale is not consummated due to the default of either the Buyer or Seller, the defaulting Party shall be liable to and shall pay to Brokers the Brokerage Fee that Brokers would have received had the sale been consummated. If Buyer is the defaulting party, payment of said Brokerage Fee is in addition to any obligation with respect to liquidated or other damages.

18.2 Upon the Closing, Brokers are authorized to publicize the facts of this transaction.

19. Notices.

19.1 Whenever any Party, Escrow Holder or Brokers herein shall desire to give or serve any notice, demand, request, approval, disapproval or other communication, each such communication shall be in writing and shall be delivered personally, by messenger or by mail, postage prepaid, to the address set forth in this Agreement or by facsimile transmission.

19.2 Service of any such communication shall be deemed made on the date of actual receipt if personally delivered. Any such communication sent by regular mail shall be deemed given 48 hours after the same is mailed. Communications sent by United States Express Mail or overnight courier that guarantees next day delivery shall be deemed delivered 24 hours after delivery of the same to the Postal Service or courier. Communications transmitted by facsimile transmission shall be deemed delivered upon telephonic confirmation of receipt confirmation report from fax machine is sufficient), provided a copy is also delivered via delivery or mail. If such communication is received on Saturday, Sunday or legal holiday, it shall be deemed received on the next business day.

19.3 Any Party or Broker hereunto may from time to time, by notice in writing, designate a different address to which, or a different person or additional persons to whom, all communications are thereafter to be made.

20. Duration of Offer.

20.1 This offer is not accepted by Seller on or before 5:00 P.M. according to the time standard applicable to the city of Palo Alto on the date of 8-3-99, it shall be deemed automatically revoked.

20.2 The acceptance of this offer, or of any subsequent counteroffer hereto, that creates an agreement between the Parties as described in paragraph 1.2, shall be deemed made upon delivery to the other Party or either Broker herein of a duly executed writing unconditionally accepting the last or standing offer or counteroffer.

1. LIQUIDATED DAMAGES. (This Liquidated Damages paragraph is applicable only if initiated by both Parties.)

THE PARTIES AGREE THAT IT WOULD BE IMPRACTICABLE OR EXTREMELY DIFFICULT TO FIX, PRIOR TO SIGNING THIS AGREEMENT, THE ACTUAL DAMAGES WHICH WOULD BE SUFFERED BY SELLER IF BUYER FAILS TO PERFORM ITS OBLIGATIONS UNDER THIS AGREEMENT. THEREFORE, IF AFTER THE SATISFACTION OR WAIVER OF ALL CONTINGENCIES PROVIDED FOR THE BUYER'S BENEFIT, BUYER BREACHES THIS AGREEMENT, SELLER SHALL BE ENTITLED TO LIQUIDATED DAMAGES IN THE AMOUNT OF \$50,000. UPON PAYMENT OF SAID SUM TO SELLER, BUYER SHALL BE RELEASED FROM ANY FURTHER LIABILITY TO SELLER, AND ANY ESCROW CANCELLATION FEES AND TITLE COMPANY CHARGES SHALL BE PAID BY SELLER.

Buyer Initials

Seller Initials

2. ARBITRATION OF DISPUTES. (This Arbitration of Disputes paragraph is applicable only if initiated by both Parties.)

22.1 ANY CONTROVERSY AS TO WHETHER SELLER IS ENTITLED TO THE LIQUIDATED DAMAGES AND/OR BUYER IS ENTITLED TO THE RETURN OF DEPOSIT MONEY, SHALL BE DETERMINED BY BINDING ARBITRATION BY, AND UNDER THE COMMERCIAL RULES OF THE AMERICAN ARBITRATION ASSOCIATION ("COMMERCIAL RULES"). ARBITRATION HEARINGS SHALL BE HELD IN THE COUNTY WHERE THE PROPERTY IS LOCATED. ANY SUCH CONTROVERSY SHALL BE ARBITRATED BY THREE ARBITRATORS WHO SHALL BE IN PARTIAL REAL ESTATE BROKERS WITH AT LEAST 5 YEARS OF FULL TIME EXPERIENCE IN BOTH THE AREA WHERE THE PROPERTY IS LOCATED AND THE TYPE OF REAL ESTATE THAT IS THE SUBJECT OF THIS AGREEMENT. THEY SHALL BE APPOINTED UNDER THE COMMERCIAL RULES. THE ARBITRATORS SHALL HEAR AND DETERMINE SAID CONTROVERSY IN ACCORDANCE WITH APPLICABLE LAW. THE INTENTION OF THE PARTIES AS EXPRESSED IN THIS AGREEMENT AND ANY AMENDMENTS THERETO, AND UPON THE EVIDENCE PRODUCED AT AN ARBITRATION HEARING. PRE-ARBITRATION DISCOVERY SHALL BE PERMITTED IN ACCORDANCE WITH THE COMMERCIAL RULES OR STATE LAW APPLICABLE TO ARBITRATION PROCEEDINGS. THE AWARD SHALL BE EXECUTED BY AT LEAST TWO OF THE THREE ARBITRATORS, BE RENDERED WITHIN 30 DAYS AFTER THE CONCLUSION OF THE HEARING, AND MAY INCLUDE ATTORNEYS' FEES AND COSTS TO THE PREVAILING PARTY PER PARAGRAPH 16 HEREOF. JUDGMENT MAY BE ENTERED ON THE AWARD IN ANY COURT OF COMPETENT JURISDICTION NOTWITHSTANDING THE FAILURE OF A PARTY DULY NOTIFIED OF THE ARBITRATION HEARING TO APPEAR THEREAT.

22.2 BUYER'S RESORT TO OR PARTICIPATION IN SUCH ARBITRATION PROCEEDINGS SHALL NOT BAR SUIT IN A COURT OF COMPETENT JURISDICTION BY THE BUYER FOR DAMAGES AND/OR SPECIFIC PERFORMANCE UNLESS AND UNTIL THE ARBITRATION RESULTS IN AN AWARD TO THE SELLER OF LIQUIDATED DAMAGES, IN WHICH EVENT SUCH AWARD SHALL ACT AS A BAR AGAINST ANY ACTION BY BUYER FOR DAMAGES AND/OR SPECIFIC PERFORMANCE.

22.3 NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS SUCH RIGHTS ARE SPECIFICALLY INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY.

WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION TO NEUTRAL ARBITRATION.

Buyer Initials

Seller Initials

23. Miscellaneous.

23.1 Binding Effect. This Agreement shall be binding on the Parties without regard to whether or not paragraphs 21 and 22 are initiated by both of the Parties. Paragraphs 21 and 22 are each incorporated into this Agreement only if initiated by both Parties at the time that the agreement is executed.

23.2 Applicable Law. This Agreement shall be governed by, and paragraph 22.3 is amended to refer to, the laws of the state in which the Property is located.

23.3 Time of Essence. Time is of the essence of this Agreement.

23.4 Counterparts. This Agreement may be executed by Buyer and Seller in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Escrow Holder, after verifying that the counterparts are identical except for the signatures, is authorized and instructed to combine the signed signature pages on one of the counterparts, which shall then constitute the Agreement.

23.5 Waiver of Jury Trial. The Parties hereby waive their respective rights to trial by jury in any action or proceeding involving the Property or arising out of this Agreement.

24. Disclosures Regarding The Nature of a Real Estate Agency Relationship.

24.1 The Parties and Brokers agree that their relationship(s) shall be governed by the principles set forth in the applicable sections of the California Civil Code, as summarized in paragraph 24.2.

24.2 When entering into a discussion with a real estate agent regarding a real estate transaction, a Buyer or Seller should from the outset understand what type of agency relationship or representation it has with the agent or agents in the transaction. Buyer and Seller acknowledge being advised by the Brokers in this transaction, as follows:

- (a) Seller's Agent. A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent has the following affirmative obligations: (1) To the Seller: A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Seller. (2) To the Buyer and the Seller: a. Diligent exercise of reasonable skills and care in performance of the agent's duties. b. A duty of honest and fair dealing and good faith. c. A duty to disclose all facts known to the agent materially affecting the value or desirability of the Property that are not known to, or with the diligent attention and observation of, the Parties. An agent is not obligated to reveal to either Party any confidential information obtained from the other Party which does not involve the affirmative duties set forth above.

Buyer Initials

(b) Buyer's Agent. A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for the Buyer has the following affirmative obligations. (1) To the Buyer: A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Buyer. (2) To the Buyer and the Seller: a. Diligent exercise of reasonable skills and care in performance of the agent's duties. b. A duty of honest and fair dealing and good faith. c. A duty to disclose all facts known to the agent materially affecting the value or desirability of the Property that are not known to, or within the diligent attention and observation of, the Parties. An agent is not obligated to reveal to either Party any confidential information obtained from the other Party which does not involve the affirmative duties set forth above.

(c) Agent Representing Both Seller and Buyer. A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer. (1) In a dual agency situation the agent has the following affirmative obligations to both the Seller and the Buyer: a. A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either Seller or the Buyer. b. Other duties to the Seller and the Buyer as stated above in their respective sections (a or (b) of this paragraph 24.2. (2) In representing both Seller and Buyer, the agent may not without the express permission of the respective Party, disclose to the other Party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered. (3) The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect their own interests. Buyer and Seller should carefully read all agreements to assure that they adequately express their understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

(d) Further Disclosures Throughout this transaction Buyer and Seller may receive more than one disclosure, depending upon the number of agents assisting in the transaction. Buyer and Seller should each read its contents each time it is presented, considering the relationship between them and the real estate agent in this transaction and that disclosure. Brokers have no responsibility with respect to any default or breach hereof by either Party. The liability (including court costs and attorneys' fees), of any Broker with respect to any breach of duty, error or omission relating to this Agreement shall not exceed the fee received by such Broker pursuant to this Agreement; provided, however, that the foregoing limitation on each Broker's liability shall not be applicable to any gross negligence or willful misconduct of such Broker.

24.3 Confidential Information: Buyer and Seller agree to identify to Brokers as "Confidential" any communication or information given to Brokers that is considered by such Party to be confidential.

25. Construction of Agreement. In construing this Agreement, all headings and titles are for the convenience of the Parties only and shall not be considered a part of this Agreement. Whenever required by the context, the singular shall include the plural and vice versa. Unless otherwise specifically indicated to the contrary, the word "days" as used in this Agreement shall mean and refer to calendar days. This Agreement shall not be construed as if prepared by one of the parties, but rather according to its fair meaning as a whole, as if both Parties had prepared

26. Additional Provisions:

Additional provisions of this offer, if any, are as follows or are attached hereto by an addendum consisting of paragraphs _____ through _____.

(If there are no additional provisions write "NONE".)

1 - BUYER HAS REAL ESTATE BROKER'S LICENSE

2 - BROKER'S FEE SHALL BE PAID AS FOLLOWS: 5% TO SELLER'S AGENT, 1% TO BUYER'S AGENT AND 1% SHALL BE CREDITED TO BUYER'S PURCHASE PRICE AT CLOSE OF ESCROW.

ATTENTION: NO REPRESENTATION OR RECOMMENDATION IS MADE BY THE AMERICAN INDUSTRIAL REAL ESTATE ASSOCIATION OR BY ANY BROKER AS TO THE LEGAL SUFFICIENCY, LEGAL EFFECT, OR TAX CONSEQUENCES OF THIS AGREEMENT OR THE TRANSACTION TO WHICH IT RELATES. THE PARTIES ARE URGED TO:

- 1. SEEK ADVICE OF COUNSEL AS TO THE LEGAL AND TAX CONSEQUENCES OF THIS AGREEMENT.
2. RETAIN APPROPRIATE CONSULTANTS TO REVIEW AND INVESTIGATE THE CONDITION OF THE PROPERTY. SAID INVESTIGATION SHOULD INCLUDE BUT NOT BE LIMITED TO: THE POSSIBLE PRESENCE OF HAZARDOUS SUBSTANCES, THE ZONING OF THE PROPERTY, THE INTEGRITY AND CONDITION OF ANY STRUCTURES AND OPERATING SYSTEMS, AND THE SUITABILITY OF THE PROPERTY FOR BUYER'S INTENDED USE.

WARNING: IF THE PROPERTY IS LOCATED IN A STATE OTHER THAN CALIFORNIA, CERTAIN PROVISIONS OF THIS AGREEMENT MAY NEED TO BE REVISED TO COMPLY WITH THE LAWS OF THE STATE IN WHICH THE PROPERTY IS LOCATED.

- NOTE:
1. THIS FORM IS NOT FOR USE IN CONNECTION WITH THE SALE OF RESIDENTIAL PROPERTY.
2. IF THE BUYER IS A CORPORATION, IT IS RECOMMENDED THAT THIS AGREEMENT BE SIGNED BY TWO CORPORATE OFFICERS.

The undersigned Buyer offers and agrees to buy the Property on the terms and conditions stated and acknowledges receipt of a copy hereof.

BROKER:
RSAN REALTY
by Sam Arsan Date 8-2-99
Name Printed: SAM ARSAN
Address 1208 PALM AVENUE
REDWOOD CITY CA 94061
Telephone 650-365-2153 Facsimile No. 650-366-3002
Federal ID No.

BUYER:
By: [Signature]
Name Printed: ELIZABETH WONG
Title:
By: [Signature]
Name Printed: JAIMIE WONG
Title:
Address:
Telephone: (650) 327-0528
Facsimile: (650) 323-5895
Federal ID No.

27.1 Seller accepts the foregoing offer to purchase the Property and hereby agrees to sell the Property to Buyer on the terms and conditions therein specified.

27.2 Seller acknowledges that Brokers have been retained to locate a Buyer and are the procuring cause of the purchase and sale of the Property set forth in this Agreement. In consideration of real estate brokerage services rendered by Brokers, Seller agrees to pay Brokers a real estate Brokerage Fee in a sum equal to 5% of the Purchase Price divided in such shares as said Brokers shall direct in writing. This agreement shall serve as an irrevocable instruction to Escrow Holder to pay such Brokerage Fee to Brokers out of the proceeds accruing to the account of Seller at the Closing.

[Signatures and initials]

27.3 Seller acknowledges receipt of a copy hereof and authorizes Brokers to deliver a signed copy to Buyer.

NOTE: A PROPERTY INFORMATION SHEET IS REQUIRED TO BE DELIVERED TO BUYER BY SELLER UNDER THIS AGREEMENT.

BROKER:

SELLER:

 _____/Date_____
 Name Printed: _____
 Title: _____

 Address _____

 Telephone _____ Facs mile No. _____
 Federal ID No. _____

 By: _____
 Name Printed: _____
 Title: _____

 By: _____
 Name Printed: _____
 Title: _____
 Address: _____

 Telephone: () _____
 Facsimile: () _____
 Federal ID No. _____

These forms are often modified to meet changing requirements of law and needs of the industry. Always write or call to make sure you are utilizing the most current form: American Industrial Real Estate Association, 700 South Flower Street, Suite 600, Los Angeles, CA 90017. (313) 687-8777.

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SPW

10. Governmental Proceedings. Owner has no actual knowledge of any existing or contemplated condemnation, environmental, zoning, redevelopment agency plan or other land use regulation proceedings which could detrimentally affect the value, use and operation of the Property, except (if there are no exceptions write "NONE"):

11. Unrecorded Title Matters. Owner has no actual knowledge of any encumbrances, covenants, conditions, restrictions, easements, licenses, liens, charges or other matters which affect the title of the Property that are not recorded in the official records of the county recorder where the Property is located, except (if there are no exceptions write "NONE"):

12. Leases. Owner has no actual knowledge of any leases, subleases or other tenancy agreements affecting the Property, except (if there are no exceptions write "NONE"):

13. Other. (It will be presumed that there are no additional items which warrant disclosure unless they are set forth herein):

The statements herein will be relied upon by brokers, buyers, lessees, lenders and others. Therefore, Owner and/or the Owner's Property Manager has reviewed and modified this printed statement as necessary to accurately and completely state all the known material facts concerning the Property. To the extent such modifications are not made, this statement may be relied upon as printed. This statement, however, shall not relieve a buyer or lessee of responsibility for independent investigation of the Property. Owner agrees to promptly notify, in writing, all appropriate parties of any material changes which may occur in the statements contained herein from the date this statement is signed until title to the Property is transferred, or the lease is executed.

Date: _____ 19____
(Fill in date of execution)

"OWNER"

By: _____
Name Printed: _____
Title: _____

"PROPERTY MANAGER"

By: _____
Name Printed: _____
Title: _____

NOTICE: These forms are often modified to meet changing requirements of law and industry needs. Always write or call to make sure you are utilizing the most current form: American Industrial Real Estate Association, 700 South Flower Street, Suite 600, Los Angeles, CA 90017, Telephone No.: (213) 687-8777 Fax No.: (213) 687-8616.

SECRET



Hayward Office #575
 1320 West Winton Avenue
 Hayward, California 94545

CHAIN-OF-CUSTODY WORKSHEET

PROJECT NAME Palo Alto
 PROJECT NUMBER 575-94165
 BUILDING NAME Office Bldg
 FIELD INSPECTOR M. Wong
 MATRIX LEAD DATE 25 August 1999

<i>Print</i>	<i>Signature</i>	<i>Date</i>	<i>Time</i>
Relinquished by: <u>MONICA WONG</u>	<u>[Signature]</u>	<u>8/26</u>	
Relinquished to: _____	_____	_____	_____
<i>Print</i>	<i>Signature</i>	<i>Date</i>	<i>Time</i>
Relinquished by: _____	_____	_____	_____
Relinquished to: _____	_____	_____	_____

Sample Group	Sample Number	BS Code	Location of Samples Taken
	<u>0303033</u>		<u>Reprint Munt Box</u>

MICRO ANALYTICAL LABORATORIES, INC.

5900 Hollis Street, Suite M
Emeryville, CA 94608
(510) 653-0824 (510) 653-1361 FAX

Client Number:

FACSIMILE COVER PAGE

Micro Log In #:

1150

72738

To: Professional Service Industries

FAX Number: (510) 785-1192

Attn: Monica Wong

Subject: FLAA-PAINT

From: Joan

Total Number of Pages (Including Cover Page): 3

Copy To: _____

Instructions/Comments: Thank you.

Date: 8/30/1999

Statement of Confidentiality: All pages of this Fax transmission contain confidential or proprietary information that is intended only for the use of the organization (s) or person (s) listed on this page. If you have received this transmission in error, or if you are not the intended recipient, any use, reproduction, dissemination of any of the enclosed information is prohibited. Please notify Micro Analytical Laboratories, Inc. immediately if you have received this Fax in error.

MICRO ANALYTICAL LABORATORIES, INC.
FLAME AA - LEAD IN PAINT - EPA SOP (1991)

1150
 Professional Service Industries
 1320 W. Winton Avenue.
 Hayward, CA 94545

PROJECT:
 PALO ALTO
 OFFICE BUILDING
 PROJECT NO. 575-9E165

Micro Log In 72738
 Total Samples 1
 Date Sampled 8/25/1999
 Date Received 8/30/1999
 Date Analyzed 8/30/1999

Sample ID	Lead Concentration		Detection Limit
	Weight Percent	mg/kg (ppm)	(mg/kg)
Client: 0303033 Lab: 72738-01 REPRINT MINI ROD	0.55%	5,524	108

Technical Supervisor: FR 8/30/1999 Analyst: JH
 Farid Ramozanzadeh, M.S. Date Reported

AIHA ELLAP Accredited Laboratory, ID #101768. Samples are analyzed by Flame Atomic Absorption Spectrometry in accordance with EPA's Standard Operating Procedures for Lead in Paint by Hotplate- or Microwave-based Acid Digestions and Atomic Absorption or Inductively Coupled Plasma Emission Spectrometry. Samples are prepared by hotplate digestion with nitric acid and hydrogen peroxide. MMS Document No. PR02-114172

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

August 31, 1999
 Page 1 of 2

TESTED FOR: PSI
 1320 W. Winton Avenue
 Hayward, CA 94545
 Attn: Monica Wong

PROJECT: 575-9E165
 Palo Alto
 Office Building

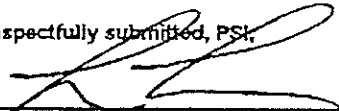
RECEIVED: 8/30/99 ANALYZED: 8/30/99 REPORT NO.: 815-9N955 BATCH NO.: 1996-2

PSI Sample ID#	990805455	990805455	990805456	990805456	990805457	990805457
Client Sample ID#	0303020	0303020	0303023	0303023	0303041	0303041
layer no.:						
Material Type	floor tile	mastic	floor tile	mastic	floor tile	mastic
Gross Appearance/Texture						
Is it homogeneous?	yes	yes	yes	yes	yes	yes
Are there obvious layers?	no	no	no	no	no	no
Is it fibrous?	yes	yes	yes	yes	yes	yes
What color is it?	green	black	tan	black	green	black
IS ASBESTOS PRESENT?	Yes	None Detected	Yes	None Detected	Yes	None Detected
ASBESTOS (Type & Percent)						
Chrysotile	10		10		7	
Amosite						
Crocidolite						
Anthophyllite						
Actinolite						
Tremolite						
TOTAL PERCENT ASBESTOS	10	0	10	0	7	0
OTHER FIBROUS MATERIALS						
(Type & Percent)						
Fibrous Glass						
Cellulose		5		5		
Synthetic Fiber						
Other (specify)						
NONFIBROUS MATERIALS %	90	95	90	96	93	100
Calcite						
Gypsum						
Granular Minerals						
Other (specify)						

COMMENTS:

Qualification is based on a visual estimation of the relative volume of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA-800/MA-82-020, December 1982). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-fibrous organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may be reproduced, except in full, without the written permission of PSI.

Allan Bullock
 Microscopist
 Imj

Respectfully submitted, PSI,

 Division Manager

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

August 31, 1999
 Page 2 of 2

TESTED FOR: PSI
 1320 W. Winton Avenue
 Hayward, CA 94545
 Attn: Monica Wong

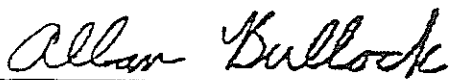
PROJECT: 575-9E165
 Palo Alto
 Office Building

RECEIVED: 8/30/99 ANALYZED: 8/30/99 REPORT NO.: 815-9N955 BATCH NO.: 1996-2


PSI Sample ID#	990805458	990805458			
Client Sample ID#	0303044	0303044			
layer no.:					
Material Type	floor tile	mastic			
Gross Appearance/Texture					
Is it homogeneous?	yes	yes			
Are there obvious layers?	no	no			
Is it fibrous?	yes	yes			
What color is it?	tan	black			
IS ASBESTOS PRESENT?	Yes	None Detected			
ASBESTOS (Type & Percent)					
Chrysotile	5				
Amosite					
Crocidolite					
Anthophyllite					
Actinolite					
Tremolite					
TOTAL PERCENT ASBESTOS:	5	0			
OTHER FIBROUS MATERIALS					
(Type & Percent)					
Fibrous Glass					
Cellulose		6			
Synthetic Fiber					
Other (specify)					
NONFIBROUS MATERIALS %	95	95			
Calcite					
Gypsum					
Granular Minerals					
Other (specify)					

COMMENTS:

Qualification is based on a visual estimation of the relative volume of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA-800/MA-87-020, December 1982). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-malleable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may be reproduced, except in full, without the written permission of PSI.



 Microscopist
 Imj



RESEARCH ORGANIZATION

Resumé

Frank R. Poss, R.E.A.

Department Manager, Hayward, California

Education

Master of Science in Geology with an emphasis in Hydrogeology, San Diego State University, Thesis Pending

Bachelor of Arts in Geology with an emphasis in Geochemistry, University of California at Santa Barbara, 1983

Registrations/Certifications/Technical Training

Registered Environmental Assessor, CA #REA 05522

Environmental Professional – Phase I ESA, PSI

Professional Experience

Mr. Poss has over thirteen years experience in the management of environmental site assessments, groundwater and soil remediation projects, hazardous waste management, and subsurface investigation programs. His experience includes the supervision of project and staff level personnel, as well as subcontractors, implementation of QA/QC programs and Health and Safety Programs, contractual negotiations, and budgetary management of projects ranging from \$20,000 to over \$1,000,000. He serves as the lead modeler for projects should these services is required. He has been using numerical models for two and three-dimensional flow and contaminate transport since 1988. He has utilized models to simulate existing flow conditions and to evaluate the effectiveness of various groundwater remediation programs.

Mr. Poss was the project manager for over \$500,000 of work for the Navy, including projects that involved underground storage tank testing projects, wetlands studies, remedial investigation, data management, underground storage tank surveys, underground storage tank removals and landfill assessments. The projects included work throughout the State of California.

Representative Phase I/II Environmental Site Assessment Project Experience

- McDonalds; San Jose, California-Project manager for over 50 Phase I/II projects associated with future McDonalds restaurants. Typical Phase I ESA projects included completing site walk through, aerial photograph review, data search, regulatory interviews, file review, chain-of-title search, and report preparation. Typical Phase II ESA projects included the collecting of soil samples as part of geotechnical studies at the site to verify that site remediation had been completed.
- Bank of America; San Francisco, California-Project manager for over 200 Phase I ESA projects. Site investigation included apartment buildings, strip malls, light industrial, and commercial properties. The Phase I ESAs was typically completed within three weeks of authorization and was completed according to standard protocol.
- Fidelity Federal Bank; Northern California-Project manager for Phase I ESAs for scheduled property acquisition and development. Also provided consultation services as a third-party reviewer for work performed by other consultants for the client. Completed environmental assessments on 64 properties throughout the State of California, including Sacramento and Citrus Heights, within three weeks of authorization. The environmental assessments were completed according to standard protocol and included regulatory record review, site reconnaissance, aerial photograph interpretation, and report preparation.
- Resolution Trust Corporation (RTC); Sacramento, California-Project manager for four Phase I ESAs for former HomeFed Bank branch and office buildings. The work performed included the completion of a comprehensive asbestos survey of two of the buildings, historical records research, and interviews with on-site personnel, and aerial photograph review. Asbestos was found at two of the buildings and a

detailed O&M Plan was prepared for each of the buildings.

- Western Federal Savings, California-Project manager for third-party review of ESAs prepared according to RTC guidelines for 24 sites. The third-party review included the review of all aspects of the report, and a letter stating the conclusions of the report. The letter contained comments on the work conducted, and recommendations.
- Jones, Day, Reaves, & Pogue; California-Project manager for over 100 ESAs within a one month period. The ESAs were completed on properties, but where operating cotton mills and included recommendation of a Phase II ESA investigation. As part of the same transaction, completed over 15 investigations, which included drilling over 70 borings, geophysical survey, hydrostatic testing, and regulatory research. The Phase II ESA work was completed within a three week time interval.

Representative Roadway Assessment Project Experience

- State of California Department of Transportation; Richmond, California-Project manager for a wetlands mitigation project for CalTrans on three abandoned landfills adjacent to San Francisco Bay. The project objective was to determine which site would be most suitable for wetlands mitigation based on the volume of contaminated soil to be removed and the potential for soil left in-place to sustain wetland habitat. The project included a soil-gas survey for methane and halogenated volatile organics, soil sampling of each of the landfills, installation of temporary monitoring wells, surface and groundwater sampling, extensive data analyses, and report preparation. The work was conducted under the State of California Department of Toxic Substances Control.
- State of California Department of Transportation; Solano County, California-Project manager for a site investigation for CalTrans for the widening of Highway 29 in Solano County California. The project objective was to determine whether soil and groundwater generated during construction activities would be handled as hazardous waste. The project included the drilling of over 150 borings along the highway, as well as the collection of over 25 surface water samples.
- State of California Department of Transportation; Emeryville, California-Project manager for a site investigation for CalTrans at the "Maze" (the busiest freeway intersection in Northern California). The project was conducted as part of the seismic retrofit program. The project objective was to evaluate whether soil and groundwater generated during seismic retrofitting would be handled as a hazardous waste. The project included the drilling of over 120 borings and the analyses of these samples for metals, volatile organics, semi-volatile organics, and PCBs.

Representative Petroleum Project Experience

- Texaco, U.S.A; Healdsburg, California-Project manager for installing six monitoring wells, as well as abandoning two existing monitoring wells and one recovery well at the Healdsburg site. The monitoring wells were drilled to identify the horizontal and vertical extent of petroleum hydrocarbon contamination associated with a leaking underground storage tank in a dual aquifer system. The monitoring wells were continuously cored to insure that the well screens were entirely in the upper and lower aquifers. The analytical data was utilized to create a concentration map of petroleum hydrocarbons on a lithologic cross-section to identify contaminant migration pathways.
- Unocal Corporation; San Carlos, California-Project manager for an investigation and remediation program under the jurisdiction of San Mateo County Office of Environmental Health. During an underground pipe refitting at the subject property, soil contamination was noted underneath two of the dispensers. PSI personnel, using on-site vapor meters, differentiated contaminated from clean soil and supervised the excavation of the contaminated soil. PSI drilled confirmatory borings at the site to insure that contaminated soil had been excavated. PSI completed a cost analysis of disposal options for the soil and concluded that disposal at a recycling facility would be the most cost-effective remediation option.
- Secured Capital Corporation; Northern California and Nevada-Project manager for four projects

groundwater. The field work included the installation, development, and sampling of groundwater wells. Continuous core samples were also collected during the sampling procedure. The data was utilized to estimate the leaching potential of heavy metals, identification of environmental pathways and receptors, and fate and transport of identified constituents.

- Lyons and Lyons Properties; Paramount, California-Project hydrogeologist on a project involving the assessment and cleanup of an unlined surface impoundment originally developed to collect surface runoff. Due to the nature of the surrounding industry, an assessment of the pond was initiated prior to the selling of the property. Soil samples were collected from the bottom sediments of the impoundment and analyzed for metals, volatile organics, and base neutral extractables to provide broad coverage. Based on the results of the study, a cleanup program was required by the State of California. Prepared a remedial action plan, and coordinated and supervised all cleanup activities at the site.
- Parker Hannifin; Irvine, California-Project manager on an extensive soil and groundwater investigation to determine the vertical and lateral extent of contamination from chlorinated solvents as well as potential sources of this contamination. The investigation was initiated with an extensive soil-gas survey that identified the sources of contamination as well as the magnitude of the contaminated area. Subsequently wells were installed and groundwater samples to determine the lateral extent of contamination. The direction of groundwater flow was determined as well as the hydraulic properties of the aquifer. A geophysical survey was conducted and identified a subsurface stream channel which facilitated the transport of the contamination. A numerical model of the site was constructed to allow superimposition of various remedial alternatives.
- SEQUA; El Cajon, California-Project manager on a remediation program that was designed and implemented by PSI with approval from client and the regulatory agencies. Pentachlorophenol and metal contaminated soil was excavated and segregated with the use of a mobile laboratory into non-hazardous, hazardous, and extremely hazardous stockpiles for transport to the appropriate disposal facilities. The property transfer was completed as scheduled and the site is now operational.
- Parker Hannifin; Irvine, California-Project manager for a remedial design and implementation at Parker Hannifin facility. Carbon absorption, air stripping, and Ultraviolet (UV)/Ozone treatments were identified as effective treatment technologies with UV/Ozone as the preferred technology based on regulatory acceptance and operational costs. Bench scale tests and a pilot study of two vendors of the technology were conducted to determine the effectiveness of the respective treatment systems. NPDES, air quality, and local permits as well as a remedial action plan were prepared, submitted, and approved to allow implementation of the remediation program. PSI's field services group constructed a subsurface conveyance system, installed pumps in wells, and constructed the treatment site. The final remediation system included UV/Ozone with the discharge polished by activated carbon. To minimize operational costs, implement cost recovery actions, as well as for public relations, options for utilizing the discharge water were developed. These options included irrigation water and supply water for an on-site metal plating facility in addition to discharge to the local storm drain.
- State of California Department of Transportation; Oakland, California-Project manager for a remedial design program for CalTrans for the removal of metal contaminated soil associated with four overpasses in Oakland, California. The remedial design program included establishing limits of contamination, possible remedial alternatives, and possible landfill sites.

Representative Regulatory Compliance Audit Project Experience

- Hyatt Regency; Long Beach, California-Project manager for annual site audits to ensure continuing compliance with environmental and occupational health regulations with the hotel's changing needs. The results of this inspection were presented to the facility manager at the hotel and corporate operations in Chicago, Illinois.
- Jet Air, Inc.; El Cajon, California-Project manager for an industrial audit of the jet engine design and construction facility. Regulatory compliance, waste management, health and safety, and industrial

Monica F. Wong

Staff Environmental Specialist, Hayward, California

Education

Bachelor of Arts in Environmental Studies, University of California Santa Cruz, 1994.
Master of Science in Environmental Studies, San Jose State University, 1998.

Registrations/Certifications/Technical Training

Environmental Professional – Phase I ESA, PSI
Asbestos Building Inspector 6069 I

Professional Experience

As an environmental professional for Professional Service Industries, Ms. Wong performs Phase I Environmental Site Assessments which includes responsibility for on-site and off-site reconnaissance, property background searches into regional water quality control board records, property title histories, federal and state hazardous material files, as well as the review of aerial photographs, topographical maps and other historical data. In addition, Ms. Wong is responsible for building inspections including sampling of suspect materials and determining exposure potentials.

Representative Phase I Environmental Site Assessment Project Experience

- McDonald's Corporation-Santa Rosa, California: Phase I ESA
- Commercial Net Lease Realty, Incorporated-Watsonville, California: Phase I ESA
- Carl Karcher Enterprises, Incorporated-Sacramento, California: Phase I ESA
- Wells Fargo Bank-Anderson, California: Phase I ESA; Limited Asbestos and Lead Survey
- National Affordable Housing Trust- Roseville California: Phase I ESA; Limited Asbestos and Lead Survey
- United Dominion Realty Trust-San Rafael, California: Phase I ESA; Limited Asbestos Survey
- Custom Commercial-Union City, California: Transaction Screen

Relevant Work Experience

Interpretive Student Aide, East Bay Regional Park District, 1995-1998
Mission Blue Butterfly Population Study Researcher, National Park Service, 1996 and 1997
Sulphur Creek Water Quality Researcher, Hayward Area Recreation Department, 1995-1996
Industrial Hygiene Intern, Environmental and Safety Resources, 1993

Years experience with other firms: 3
Year started with PSI: 1998

JUNE 24, 2010

**ENVIRONMENTAL TRANSACTION
SCREEN**

429-447 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA 94301

AEI PROJECT No. 289541

PREPARED FOR

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EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Elizabeth Wong to conduct an Environmental Transaction Screen (ETS), in conformance with the scope and limitations of ASTM Standard Practice E1528-06, for the property located at 429-447 University Avenue in the City of Palo Alto, Santa Clara County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

PROPERTY DESCRIPTION

The subject property is located on the western corner of University Avenue and Kipling Street in the downtown commercial district of Palo Alto. The property totals approximately 0.19 acre and is improved with one single story retail building (6,600 square feet) and one detached outdoor, upper level mezzanine building (315 square feet). The main retail building is occupied by Red Mango frozen yogurt (427 University), a vacant retail storefront (435 University), Shady Lane gift gallery (441 University) and Design Within Reach (447 University). The outdoor mezzanine structure is currently vacant, and is associated with 435 University Avenue. On-site operations consist of retail sales and a cafe. In addition to the subject property buildings, the property is improved with a concrete-paved employee parking area on the northwestern portion of the parcel. According to the property owner, Jaime Wong, the construction date of the building is unknown. Based on the review of historical Sanborn Maps, the construction date is estimated to be between 1925 and 1948.

The immediately surrounding properties consist of Kipling Street to the north (with a private residence beyond), Kipling Street to the northeast (with Apple Store beyond), University Avenue to the southeast (with In boutique and an Indian restaurant beyond), University Avenue to the East (with a Korean restaurant beyond), an alleyway to the northwest (with Aziza Salon and Spa beyond) and Fashion Passion clothing shop to the southwest.

Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is inferred to be to the east.

FINDINGS

Potential Environmental Concerns (PECs) are defined by the ASTM Standard Practice E1528-06 as the possible presence of any hazardous substances or petroleum products on a property under conditions that indicate the possibility of an existing release, a past release, or a threat of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. AEI's investigation has revealed the following potential environmental concerns associated with the subject property or nearby properties:

- No potential environmental concerns were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as potential environmental concerns (PECs), as defined by the ASTM Standard Practice E1528-06. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Due to the age of the subject property building (62 to 85 years old), there is a potential that asbestos-containing materials (ACMs) are present. During the site inspection some missing and peeling pieces of drywall within the main vacant retail unit at 435 University Avenue

and some missing pieces of drywall within the outdoor mezzanine structure associated with 435 University Avenue were observed. Based on the potential presence of ACMs, AEI recommends the property owner implement an Operations and Maintenance (O & M) Plan which stipulates that the assessment, repair and maintenance of damaged materials be performed to protect the health and safety of the building occupants.

- Due to the age of the subject property building (62 to 85 years old) there is a potential that lead-based paint (LBP) is present. During the site inspection areas of peeling paint were observed inside the vacant retail storefront and outdoor mezzanine unit at 435 University Avenue. Based on the potential presence of LBP, AEI recommends the property owner implement an Operations and Maintenance (O & M) Plan which stipulates that the assessment, repair and maintenance of damaged painted surfaces be performed to protect the health and safety of the building occupants. Local regulations may apply to lead-based paint in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing *any amount* of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62. .

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

AEI's investigation has revealed no evidence of potential environmental concerns associated with the subject property or nearby properties. AEI recommends no further investigations for the subject property at this time.

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1.0 INTRODUCTION

This report documents the methods and findings of the Environmental Transaction Screen of the subject property located at 429-447 University Avenue in Palo Alto, Santa Clara County, California.

1.1 PURPOSE

The purpose of this Environmental Transaction Screen is to identify potential environmental liabilities at the subject property arising from past or present practices in the handling, storage or disposal of hazardous materials or petroleum products on-site or at neighboring sites. This is an abbreviated assessment based on the following activities:

- Site inspection, interviews and completion of Environmental Transaction Screen questionnaire.
- Database search of local, state, and federal databases to identify known or suspected hazardous sites within a one mile radius of the subject property; and
- Limited historical source review.

1.2 LIMITATIONS

AEI Consultants (AEI) has performed this environmental screen in accordance with generally accepted environmental property assessment practices. Unless otherwise stated, no environmental hazards were found which would warrant a Phase I Environmental Site Assessment. However, AEI must state that this screen may not identify all environmental impacts or potential impacts which may be identified in a full Phase I Environmental Site Assessment.

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

1.3 RELIANCE

This investigation was prepared for the sole use and benefit of Elizabeth Wong. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Elizabeth Wong.

1.4 LIMITING CONDITIONS

AEI was granted full and complete access to the subject property.

2.0 SITE DESCRIPTION

2.1 LOCATION AND DESCRIPTION

The subject property is located on the western corner of University Avenue and Kipling Street in the downtown commercial district of Palo Alto. The property totals approximately 0.19 acre and is improved with one single story retail building (6,600 square feet) and one detached outdoor, upper level mezzanine building (315 square feet). The main retail building is occupied by Red Mango frozen yogurt (427 University), a vacant retail storefront (435 University), Shady Lane gift gallery (441 University) and Design Within Reach (447 University). The outdoor mezzanine structure is currently vacant, and is associated with 435 University Avenue. On-site operations consist of retail sales and a cafe. In addition to the subject property buildings, the property is improved with a concrete-paved employee parking area on the northwestern portion of the parcel. According to the property owner, Jaime Wong, the construction date of the building is unknown. Based on the review of historical Sanborn Maps, the construction date is estimated to be between 1925 and 1948.

The assessor's parcel number is 120-15-028. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by the City of Palo Alto Utilities (CPAU). Potable water and sewage disposal are provided by CPAU.

Please refer to Figure 1 and Appendix A for a visual reference of the subject property location.

2.2 SITE AND VICINITY CHARACTERISTICS

The subject property is located in the downtown commercial district of Palo Alto. The immediately surrounding properties consist of the following:

North	Kipling Street (with private residence beyond)
Northeast	Kipling Street (with Apple Store beyond)
Southeast	University Avenue (with In boutique and Indian restaurant beyond)
East	University Avenue (with a Korean restaurant beyond)
Northwest	Alleyway (with Aziza Salon & Spa beyond)
Southwest	Fashion Passion clothing shop

No adjacent sites were identified in the regulatory database. However, it should be noted that a RCRA-GEN site located at 451 University Avenue (58 feet north – not technically adjacent), and a closed LUST site located at 456 University Avenue (91 feet east – not technically adjacent) were identified in the regulatory database and are further discussed in Section 3.1.

2.3 TOPOGRAPHY

Information on topography is provided as a general reference. The US Geological Survey Menlo Park Quadrangle 7.5-Minute Series topographic map was reviewed. The map shows the subject property is located at approximately 53 feet above mean sea level. The topography of the region is relatively flat. Based upon regional topography, groundwater is assumed to flow to the east.

2.4 HISTORICAL USE INFORMATION

By design, the scope of an ASTM Transaction Screen does not include extensive historical research of the subject property. For this investigation, AEI reviewed limited historical resources and conducted interviews with persons familiar with the subject property.

2.4.1 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of Seattle Public Library's online collection and San Jose Public Library's California Room collection of Sanborn Fire Insurance maps on June 15, 2010. Sanborn maps were available and reviewed for the years 1901, 1904, 1908, 1924, 1949, 1956 and 1969. The historical address of 464 Kipling Street was noted from 1924-1969 during the Sanborn map review and was depicted at the western intersection of Kipling Street and University Avenue. The following is a summary of the results of the Sanborn map search.

- In 1901, the subject property contains a large residence.
- In 1904, 1908 and 1924, there appears to be no significant changes from the previous map.
- In 1949, the subject property appears to contain the present day commercial building with one restaurant and two storefronts.
- In 1956, the subject property commercial building contains three storefronts, and one unit labeled "paint." The exterior mezzanine, associated with 435 University Avenue, appears to the west of the main subject property building.
- In 1969, the subject property building and exterior mezzanine remain, however the tenancy labels are blacked out and therefore illegible.

2.4.2 CITY DIRECTORIES

A search of historic city directories was conducted for the subject property at the San Jose Public Library's California Room on June 15 and 18, 2010. Directories were available and reviewed for the years 1938-2008. The historical address, 464 Kipling Street, referenced on Sanborn Maps from 1924-1969 (depicted at the western intersection of Kipling Street and University Avenue), was also searched. The following table summarizes the results of the city directory search.

City Directory Search Results **429 University Avenue**

Year(s)	Occupant Listed
1938	ES Wilson Cafeteria
1941	ES Wilson Restaurant
1948	HA West Restaurant
1950	Edward Wilson Restaurant
1954	Little Cafeteria
1957-1987	Krogh and Pohlman Tailors
1992	Whales and Tales
1997/1998	Bodytime
2002/2003	Jaime Wong
2002-2008	Franklin Covey
2008	Neotte Tea Bar

City Directory Search Results **435 University Avenue**

Year(s)	Occupant Listed
1938-1941	DB Willis Beauty Shop
1948-1950	Thos Timms Radios and Appliances
1954	Vacant
1957-1981	Delmer Israel Business Machine Center
1987	Beyond Fitness
1992	Xxxx (valid address with no occupancy information provided)
1997/1998	Cassis
2002/2003	Verizon Wireless
2008	Rococco Harmony Inc.

City Directory Search Results **441 University Avenue**

Year(s)	Occupant Listed
1938-1950	Address not listed
1954	My Darling Daughter Shop
1957	Palo Alto Properties Real Estate
1961	Jasmine Photo Studio Photography
1981	Donna Hovland
1981-1987	-Shady Lane Craft -Susan Drews

Year(s)	Occupant Listed
1987	-Gerrman R Craft Gallery -Star International Showroom
1992-2008	Shady Lane Gallery

City Directory Search Results **447 University Avenue**

Year(s)	Occupant Listed
1938-1941	Address not listed
1948-1950	Palo Alto Home and Auto Supply
1954	Friedman M Paint Co
1957-1976	Craig's Morewear Paint Distributor
1981	Craig's Morewear Paint
1987	Rainbow Records Video
1992-1998	Reprint Mint
2008	Design Within Reach

The following subject property historical addresses were not listed in city directories: 464 Kipling Street and 427, 431, 433, 437, 439, 443 University Avenue.

Based on the retail and distribution nature of the paint business which occupied the subject property building (447 University Avenue) from 1954-1981, the historical presence of the paint company is not expected to represent a significant environmental concern. No evidence of paint stained drains was observed during site reconnaissance.

No environmental concerns were noted during the city directory review.

2.4.3 INTERVIEWS

The owners of the subject property, Jaime and Elizabeth Wong, were interviewed during the site visit and completed the ASTM Standard AEI Environmental Questionnaire (see Section 2.4.4 and Appendix C). According to Mr. Wong, the building has been used as retail space, with former tenants which included: Rococo Harmony, Verizon Wireless and Franklin Covey.

According to Ms. Wong, a release of hazardous materials has not occurred at the subject property.

2.4.4 ENVIRONMENTAL TRANSACTION SCREEN QUESTIONNAIRE

Pursuant to ASTM 1528-06, comments are provided in the table below for the questions denoted as "yes" in the ASTM Standard AEI Environmental Questionnaire.

Question	Response	Comments to Affirmative Answers
1. Is the property or any adjoining property used for an industrial purpose?	No	
2. To the best of your knowledge, has the property or any adjoining site been used for an industrial purpose?	No	
3. Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junk-yard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	No	
4. To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junk-yard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	No	
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property?	No	
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal) or sacks of chemicals located on the property or at the facility?	No	
7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?	No	
8. Are there currently, or to best of your knowledge have there been previously, any pits, ponds, or lagoons located on	No	

Question	Response	Comments to Affirmative Answers
the property in connection with waste treatment or waste disposal?		
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?	No	
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?	No	
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	No	
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	No	
13. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	No	
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	No	
15. Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on	No	

Question	Response	Comments to Affirmative Answers
the property?		
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	No	
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	No	
18. Does the property discharge waste water on or adjacent to the property other than storm water into a sanitary sewer system?	No	
19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the property?	No	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?	No	

3.0 REGULATORY DATABASE RECORDS REVIEW

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Track Info Services Environmental FirstSearch. The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. AEI's field representative has attempted to confirm the locations of listings on or adjacent to the subject property. Refer to the radius map (Appendix B: Regulatory Database) for a location of the sites in relation to the subject property.

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, groundwater in the vicinity of the subject property is inferred to flow to the east. The migration of VOC contaminants in the vapor phase does have the potential to impact properties; however, evaluation of vapor phase migration and intrusion is beyond the scope of this assessment.

Database	Target Property	Adjacent Property	Search Distance (Miles)	0.125	0.25	0.5	1-mile	Total
NPL			1	0	0	0	0	0
DELISTED NPL			1	0	0	0	0	0
CERCLIS			0.5	0	0	0	-	0
CERCLIS NFRAP			0.5	0	0	0	-	0
RCRA-TSD			1	0	0	0	0	0
RCRA-LQG			0.25	0	0	-	-	0
RCRA-SQG			0.25	5	5	-	-	10
RCRA CORRACTS			1	0	0	0	0	0
US ENG CONTROLS			0.5	0	0	0	-	0
US INST CONTROLS			0.5	0	0	0	-	0
ERNS			0.5	0	0	0	-	3

Database	Target Property	Adjacent Property	Search Distance (Miles)	0.125	0.25	0.5	1-mile	Total
SHWS (Spills, SLIC, Envirostor, Historical Cal Sites)			1	1	0	0	0	6
SWLF			0.5	0	0	0	-	0
UST			0.25	1	6	-	-	7
LUST			0.5	4	10	46	-	63
STATE IC/EC			TP	NR	NR	NR	NR	NR
VCP			0.5	0	0	0	-	1
STATE/TRIBAL BROWNFIELD			0.5	0	0	0	-	0
ORPHAN			1	-	-	-	-	17
NON-ASTM DATABASES			TP/ADJ	NR	NR	NR	NR	NR

The subject property was not identified during the regulatory database search.

No adjacent sites were identified in the regulatory database. However, it should be noted that a RCRA-GEN site located at 451 University Avenue (58 feet north – not technically adjacent), and a closed LUST site located at 456 University Avenue (91 feet east – not technically adjacent) were identified in the regulatory database and are further discussed below.

Additionally, other sites are discussed in detail below due to their relative proximity to the subject property, the nature of the listing, and/or hydrological position relative to the subject property.

<p>Site Name: Martha Pauline Swain Trustee Database(s): RCRA-GEN Address: 451 University Avenue, Palo Alto Distance: 58 feet (across Kipling Street) Direction: North (hydrologically cross-gradient)</p> <p>Comments: -According to the RCRA-GEN (small quantity) database, the waste stream for this site includes Lead. No additional information is provided. Based on the lack of documented release, this site is not expected to represent a significant environmental concern.</p>

<p>Site Name: Varsity Theatre Database(s): closed LUST (listed twice) Address: 456 University Avenue, Palo Alto Distance: 91 feet (across University Avenue) Direction: East (hydrologically downgradient)</p>
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Comments:

-According to the LUST database, this site is a closed LUST case. Regulatory oversight was provided by SCVWD. Case closure was granted by SCVWD in 1998. One 1,550-gallon bunker oil UST and piping were removed from the site in 1995. Soil samples taken in the vicinity of the pit contained 43 ppm oil/grease and 2.1 ppm Heavy Metals (Chromium, Nickel, Cadmium and Zinc). No groundwater monitoring wells or remediation occurred at the site. SCVWD's rationale for granting case closure was based on "...the viscous nature of the fuel oil and absence of detectable contaminants below the tank, a significant release appear[ed] unlikely."

-Based on the nature of contamination (soil only), regulatory case closed status, and downgradient location, this site is not expected to represent a significant environmental concern.

Site Name: Leonard Ely Property

Database(s): SPILLS

Address: 390 Lytton Avenue, Palo Alto

Distance: 428 feet (0.08 mile)

Direction: West (hydrologically upgradient)

Comments:

-According to the SPILLS database, this site has been "closed" as of July 15, 1996. This site was not an underground tank site. No additional information regarding the quantity and type of release is available on the database report, SWRCB's Geotracker website or on SCVWD's online LUSTOP database.

-Based on the regulatory case closure status, this site is not expected to represent a significant environmental concern.

Site Name: Former Peninsula Sportsmen's Club

Database(s): Orphan (STATE- Envirostor, VCP)

Address: East of University Avenue, Menlo Park

Distance: 2 miles

Direction: Northeast (hydrologically down to cross-gradient)

Comments:

-According to the database, this is an active voluntary cleanup program site with regulatory oversight provided by the RWQCB. The 21 acre site was historically a trap and skeet shooting range. Historical activities have impacted the adjacent salt pond. Numerous investigations have occurred from 1996 - 2002. Lead, arsenic, antimony and PAH contamination exists in soils.

- Based on the relative distance and down to cross-gradient location, this site is not expected to represent a significant environmental concern.

Site Name: Hewlett - Packard

Database(s): Orphan (STATE- Envirostor)

Address: 3500 Deer Creek Road, Palo Alto

Distance: 3.72 miles

Direction: Southeast (hydrologically cross-gradient)

Comments:

-According to the DTSC Envirostor website, this site is a corrective action site which is currently under "inactive" status. There is no information regarding types or extent of contamination on the DTSC website or in the database report.

- Based on the relative distance, and cross-gradient location, this site is not expected to represent a significant environmental concern.

Site Name: Stanford University

Database(s): Orphan (STATE- Envirostor)

Address: Oak and Stockfarm Roads, Stanford

Distance: 1.72 miles
Direction: Southwest (hydrologically cross-gradient)

Comments:

-According to the DTSC Envirostor website, this site is a Corrective Action site with regulatory oversight provided by the DTSC. It is currently under "Inactive" status. A Preliminary Assessment Report was completed in 1991. There were no documents available for viewing or details regarding the type or extent of contamination on the Envirostor website.
- Based on the relative distance, this site is not expected to represent a significant environmental concern.

Site Name: Browning – Ferris Industries
Database(s): Orphan (STATE- Envirostor)
Address: East End of Marsh Road, Menlo Park
Distance: 2.75 miles
Direction: Northwest (hydrologically down to cross-gradient)

Comments:

- According to the database report, this site is a State site, with regulatory oversight provided by the RWQCB. The database report lists numerous DTSC inspections from 1980-1989 which noted leachate seepage, gas wells, 55-gallon drums on the site. In 1985, a Preliminary Assessment was completed. The site was not listed on the DTSC Envirostor or RWQCB Geotracker websites.
- Based on the relative distance and downgradient location, this site is not expected to represent a significant environmental concern.

Site Name: Stanford University ESF
Database(s): Orphan (STATE- Envirostor)
Address: 640 Oak Road, Stanford
Distance: 1.65 miles
Direction: Southwest (hydrologically up to cross-gradient)

Comments:

- According to a *RCRA Facility Assessment* (December 1994) posted on the DTSC Envirostor website, this site has a long history of hazardous materials storage. This case consists of numerous buildings and operations (including fueling stations, metal plating, laboratories, garages, paint shop) on the Stanford University campus. Numerous inspections by RWQCB and DTSC noted spills or leaks of gasoline, fuel or waste oil which resulted in contaminated soil and groundwater. There were numerous occurrences of non-compliance in regards to wastewater discharges (including methylene chloride). This Corrective Action case is currently under "Inactive" status according to the DTSC website.
- Based on the relative distance, this site is not expected to represent a significant environmental concern.

Based on the relative distance from the subject property, inferred direction of groundwater flow, and/or regulatory status, the remaining listed sites are not expected to represent a significant environmental concern.

4.0 SITE INSPECTION AND RECONNAISSANCE

On June 18, 2010, a site reconnaissance of the subject property and adjacent properties was conducted by Katie Hindt of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM E1528-06.

4.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

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

The subject property is currently occupied as: Red Mango frozen yogurt (427 University), a vacant retail unit (435 University), Shady Lane gift gallery (441 University) and Design Within Reach (447 University). On-site operations consist of retail sales and a cafe. No hazardous materials or petroleum products are utilized during these activities.

DRAINS AND SUMPS

One floor sink was noted within the Red Mango kitchen area at 427 University Avenue. No storage of hazardous materials or petroleum products appeared present near the floor sink. Based on these observations, the presence of the floor sink is not expected to represent a significant environmental concern.

One floor drain was noted within the restroom inside the vacant retail space at 435 University Avenue. No storage of hazardous materials or petroleum products appeared present near the drain. Based on these observations, the presence of the drain is not expected to represent a significant environmental concern.

4.2 NON-ASTM SERVICES

4.2.1 ASBESTOS-CONTAINING BUILDING MATERIALS

OSHA

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

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

NESHAP

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

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

Due to the age of the subject property building (62-85 years old), there is a potential that ACMs are present. The condition and friability of the identified suspect ACMs is noted in the following table:

Suspect Asbestos Containing Materials (ACMs)

Material	Location	Friable	Condition
Drywall Systems	427 University	No	Good
	435 University (main unit)		Some pieces missing/peeling
	435 University (Mezzanine)		Some pieces missing
	441 University		Good
	447 University		Good
Floor tiles	435 University (restroom)	No	Good
	441 University (storeroom)		

All observed suspect ACMs were in good condition with the exception of some missing and peeling pieces of drywall within the main vacant retail unit at 435 University Avenue and some missing pieces of drywall within the outdoor mezzanine structure associated with 435 University Avenue. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. Based on the potential presence of ACMs, AEI recommends the property owner implement an Operations and Maintenance (O & M) Plan which stipulates that assessment, repair and maintenance of damaged materials be performed to protect the health and safety of the building occupants.

4.2.2 LEAD-BASED PAINT

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

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

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

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

Due to the age of the subject property building (62 to 85 years old) there is a potential that lead-based paint (LBP) is present. During the site inspection areas of peeling paint were observed inside the vacant retail storefront and outdoor mezzanine unit at 435 University Avenue. Based on the potential presence of LBP, AEI recommends the property owner implement an Operations and Maintenance (O & M) Plan which stipulates that the assessment, repair and maintenance of damaged painted surfaces be performed to protect the health and safety of the building occupants. Local regulations may apply to lead-based paint in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing *any amount* of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

4.3 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

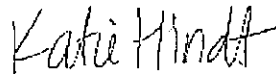
Identified		Observation
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage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

None of the above listed items were observed during the site inspection.

5.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

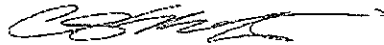
AEI Consultants performed this Environmental Transaction Screen of the property located at 429-447 University Avenue in Palo Alto, Santa Clara County, California, in conformance with the scope and limitations of ASTM Standard Practice E1528-06. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This report was prepared/overseen by an Environmental Professional as defined by 40 CFR 312.

Prepared By:



Katie Hindt
Project Manager

Reviewed By:



Charles Metzinger
Senior Author, REA



USGS TOPOGRAPHIC MAP
 Menlo Park QUADRANGLE
 Created 1982, Revised 1998

SITE LOCATION MAP

429-447 University Avenue
 Palo Alto, California 94301

FIGURE 1
 Job No: 289451





1. View of subject property building from University Avenue. Subject property businesses include:

- Red Mango (427 University)
- Vacant retail space (435 University)
- Shady Lane (441 University)
- Design Within Reach (447 University)

2. Red Mango frozen yogurt is located within subject property building, at 427 University Avenue.



3. Storage area and refrigerator located within Red Mango on the subject property.

PROPERTY PHOTOGRAPHS

429-447 University Avenue
Palo Alto, California 94301

Job No: 289541





4. Subject property retail unit at 435 University Avenue is currently vacant.

5. View of restroom inside vacant retail unit on subject property.



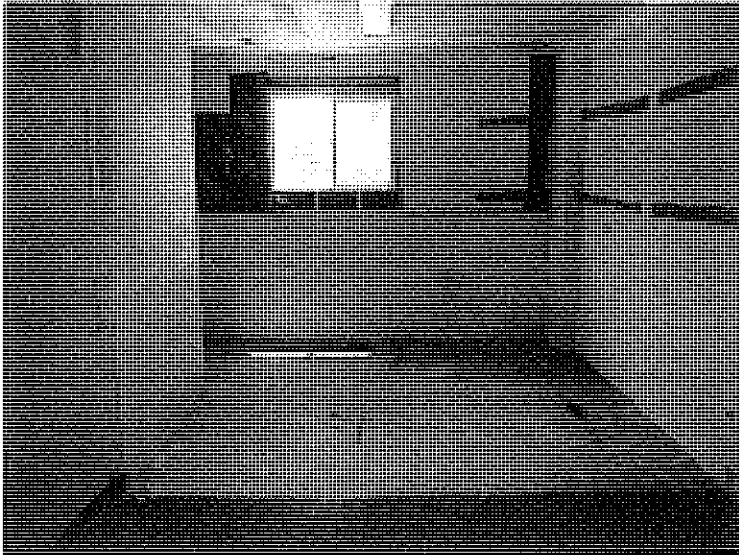
6. View of northwestern side of the subject property building. An outdoor mezzanine, associated with 435 University, is visible in the foreground.

PROPERTY PHOTOGRAPHS

429-447 University Avenue
Palo Alto, California 94301

Job No: 289541





7. Interior view of subject property outdoor mezzanine structure, associated with 435 University Avenue. According to the property owner, past tenant, Rococco Harmony, used this space as storage. A loading hatch is visible on the wooden flooring area.

8. Interior view of subject property Shady Lane gift gallery, located at 441 University Avenue.



9. View of subject property storage room located within Shady Lane.

PROPERTY PHOTOGRAPHS

429-447 University Avenue
Palo Alto, California 94301

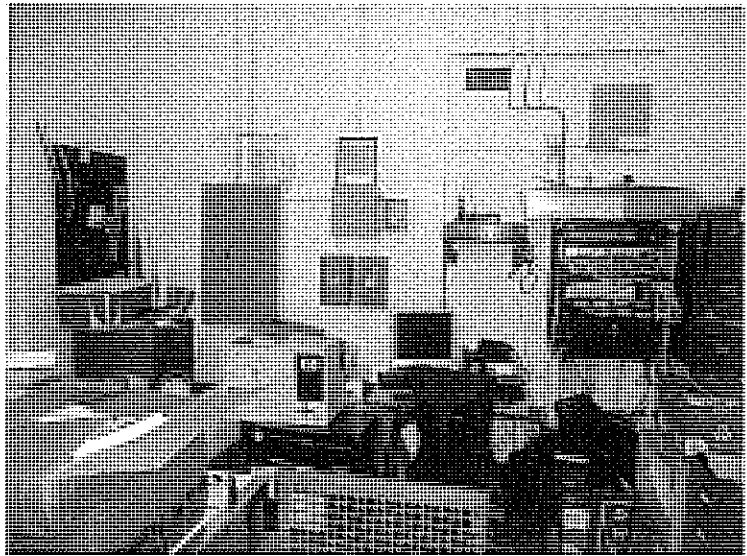
Job No: 289541





10. Interior view of subject property business, Design Within Reach, located at 447 University Avenue.

11. View of storage and office area for Design Within Reach.



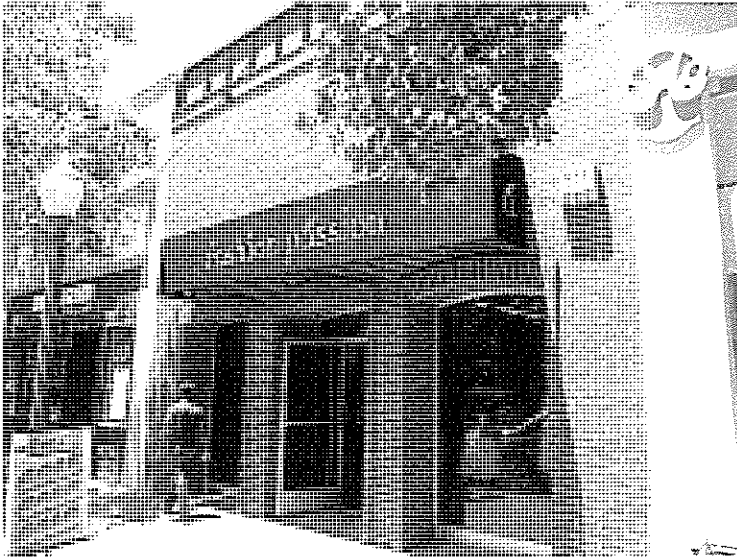
12. Kipling Street is located adjacent to the northeast, with Apple Store beyond.

PROPERTY PHOTOGRAPHS

429-447 University Avenue
Palo Alto, California 94301

Job No: 289541





13. Fashion Passion is located adjacent to the southwest.

14. University Avenue is located adjacent to the southeast, with a Korean restaurant, In boutique, and an Indian restaurant beyond.



15. An alleyway exists adjacent to the northwest, with Aziza Salon and Spa beyond.

PROPERTY PHOTOGRAPHS

429-447 University Avenue
Palo Alto, California 94301

Job No: 289541



TRACK > INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

429 UNIVERSITY AVE
PALO ALTO CA 94301

Job Number: SF_289541

PREPARED FOR:

AEI Consultants, Inc.
2500 Camino Diablo
Walnut Creek, CA 94597

06-11-10



Tel: (866) 664-9981

Fax: (818) 249-4227

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Environmental FirstSearch Search Summary Report

Target Site: 429 UNIVERSITY AVE
PALO ALTO CA 94301

FirstSearch Summary

Database	Set	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-01-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	05-01-10	0.50	0	0	0	0	0	0	0
CERCLIS	Y	04-29-10	0.50	0	0	0	0	0	0	0
NFRAP	Y	04-29-10	0.50	0	0	0	0	0	0	0
RCRA COR ACT	Y	04-21-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	04-21-10	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	04-21-10	0.25	0	5	5	0	0	0	10
RCRA NLR	Y	02-16-10	0.25	0	1	2	0	0	0	3
Federal Brownfield	Y	04-19-10	0.50	0	0	0	0	0	0	0
ERNS	Y	04-29-10	0.12	0	0	0	0	0	3	3
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	5
State/Tribal Sites	Y	02-08-10	1.00	0	0	0	0	0	0	5
State Spills 90	Y	03-11-10	0.12	0	1	0	0	0	0	1
State/Tribal SWL	Y	02-22-10	0.50	0	0	0	0	0	0	0
State/Tribal LUST	Y	03-01-10	0.50	0	4	10	46	0	0	63
State/Tribal UST/AST	Y	05-13-09	0.25	0	1	6	0	0	0	7
State/Tribal EC	Y	NA	0.50	0	0	0	0	0	0	0
State/Tribal IC	Y	03-02-10	0.50	0	0	0	0	0	0	0
State/Tribal VCP	Y	02-08-10	0.50	0	0	0	0	0	1	1
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	0	0	0
State Permits	Y	02-19-10	0.12	0	0	0	0	0	0	0
State Other	Y	02-08-10	0.25	0	0	0	0	0	0	0
Federal IC/EC	Y	06-02-10	0.50	0	0	0	0	0	0	0
- TOTALS -				0	12	23	46	0	17	98

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping, this currently available to TRACK Info Services, Inc. information has been utilized in preparing the locations of all federal, state and local agency sites resulting in TRACK Info Services's databases. TRACK Info Services does not warrant the accuracy of the information provided. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. The information is provided as a general guide only and should not be used for any other purpose. TRACK Info Services does not warrant the accuracy of the information provided. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and/or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 06-11-10
Requestor Name: AAI
Standard: AAI

Search Type: COORD
Job Number: SF_289541
Filtered Report

Target Site: 429 UNIVERSITY AVE
PALO ALTO CA 94301

Demographics

Sites: 98
Radon: NA

Non-Geocoded: 17
Population: NA

Site Location

Degrees (Decimal): -122.160384
Longitude: -122.160384
Latitude: 37.447424
Elevation: 54

Degrees (Min/Sec): -122:9:37
Easting: 574268.254
Northing: 4144635.009
Zone: 10

UTMs

Comment

Comment:

Additional Requests/Services

Services:

Adjacent ZIP Codes: 1 Mile(s)

ZIP Code	City Name	ST	Div/Dir	Set
94025	MENLO PARK	CA	0.37 NW	Y
94304	PALO ALTO	CA	0.45 SW	Y
94305	STANFORD	CA	0.49 SW	Y
94306	PALO ALTO	CA	0.95 SE	Y

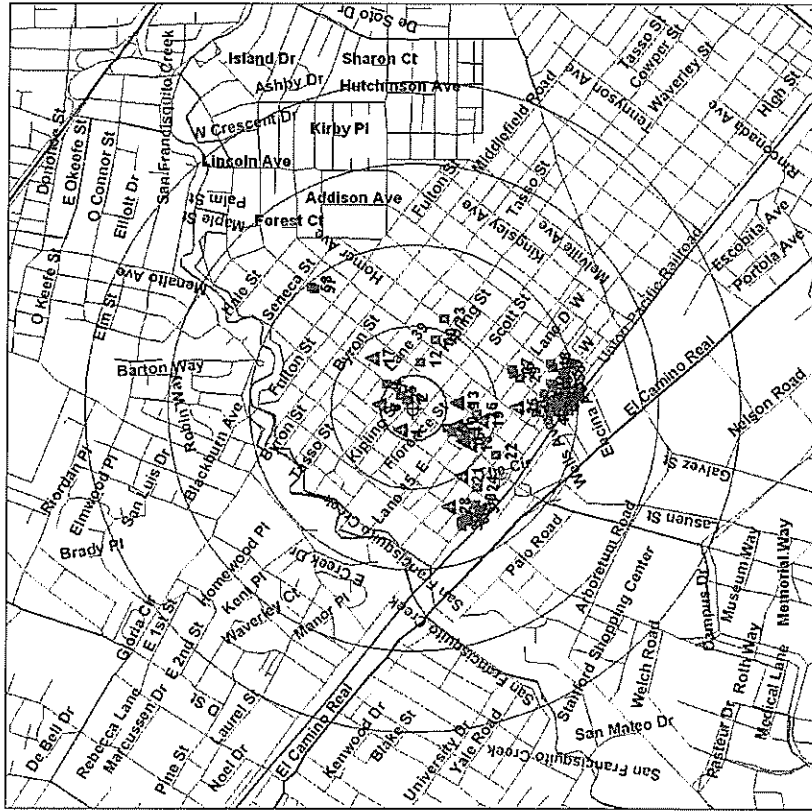
	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Ethn Liens	No	
Municipal Reports	No	
Online Topos	No	



Environmental FirstSearch

1 Mile Radius
Single Map:

429 UNIVERSITY AVE, PALO ALTO CA 94301



Source: U.S. Census TIGER Files

Target Site (Latitude: 37.447424 Longitude: -122.160384)

Identified Site Multiple Site Receipt

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Trailhead

Railroads

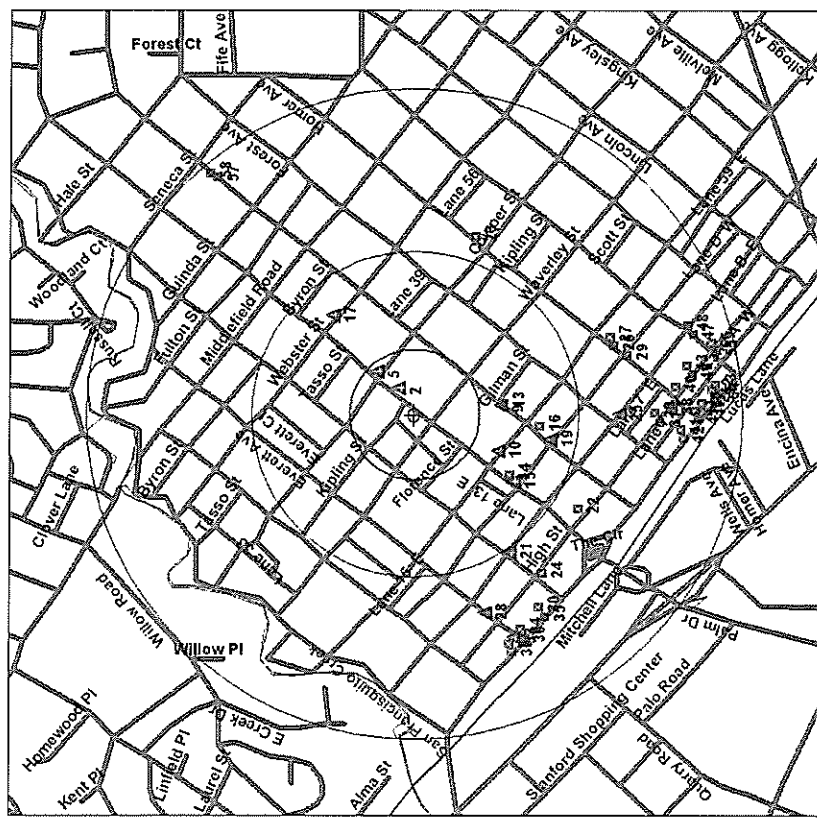
Black Rings Represent 1/4 Mile Radius, 1/2 Mile Radius, 3/4 Mile Radius



Environmental FirstSearch

5 Mile Radius
AAI: Multiple Databases

429 UNIVERSITY AVE, PALO ALTO CA 94301



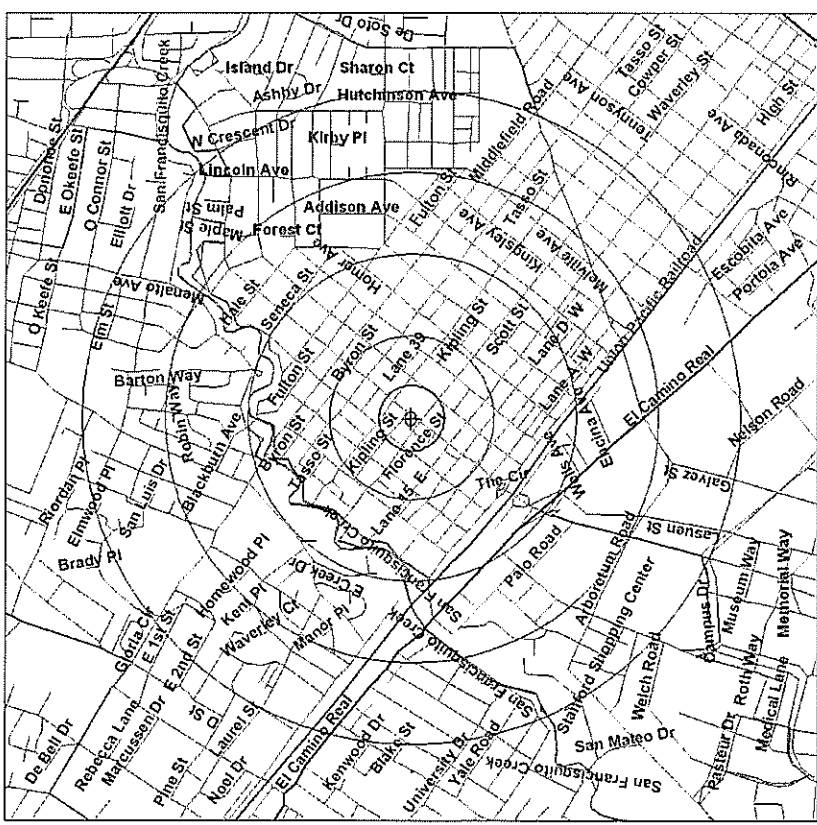
Source: U.S. Census TIGER Files
 Target Site (Latitude: 37.44724 Longitude: -122.160384)
 Identified Sites: Multiple Sites, Kestore
 NPL, DDE-NPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 Trenchland
 Railroads
 Black Rings Represent 1/4 Mile Radius; Red Rings Represent 5/8 Mile Radius



Environmental FirstSearch

1 Mile Radius
AAI: NPL, RCRACOR, STATE, RCRATSD

429 UNIVERSITY AVE, PALO ALTO CA 94301



Source: U.S. Census TIGER Files
 Target Site (Latitude: 37.44724 Longitude: -122.160384)
 Identified Sites: Multiple Sites, Kestore
 NPL, DDE-NPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 Trenchland
 Railroads
 Black Rings Represent 1/4 Mile Radius; Red Rings Represent 5/8 Mile Radius

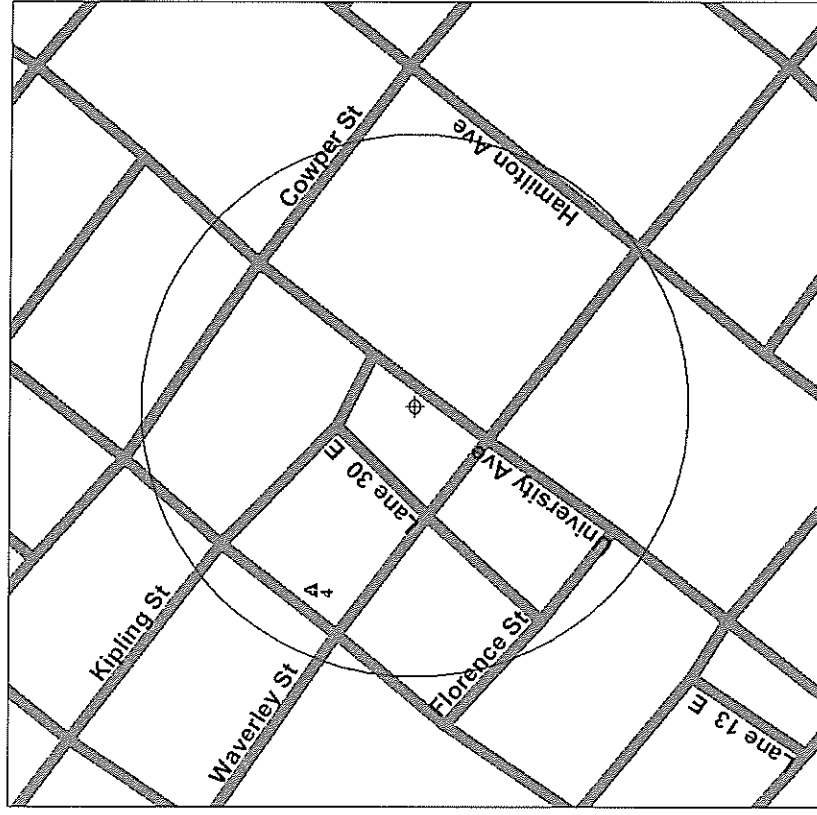


Environmental FirstSearch

.12 Mile Radius

AAI: SPILLS90, ERNS, PERMITS

429 UNIVERSITY AVE, PALO ALTO CA 94301



Source: U.S. Census TIGER Files

Target Site (Latitude: 37.47424 Longitude: -122.16038)

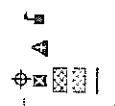
Identified Sites: Multiple Sites, Receiver

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Tribal Lands

Railroads

Black Rings Represent 1/4 Mile Radius; Red Rings Represent 5/16 Mile Radius

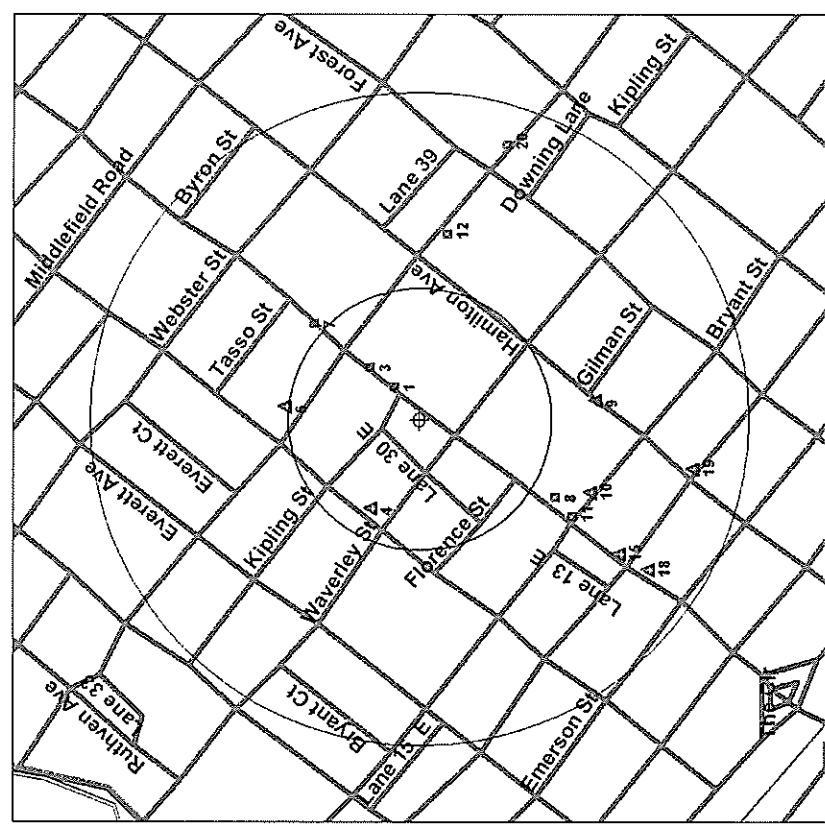


Environmental FirstSearch

.25 Mile Radius

AAI: RCRAGEN, JUST, RCRANLR, OTHER

429 UNIVERSITY AVE, PALO ALTO CA 94301



Source: U.S. Census TIGER Files

Target Site (Latitude: 37.47424 Longitude: -122.16038)

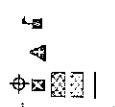
Identified Sites: Multiple Sites, Receiver

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Tribal Lands

Railroads

Black Rings Represent 1/4 Mile Radius; Red Rings Represent 5/16 Mile Radius



**Environmental FirstSearch
Target Site Summary Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

TOTAL: 98 GEOCODED: 81 NON GEOCODED: 17 SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dis/Dir	Elev/Dif	Page No.
1	RCRAGN	MARTHA PAULINE SWAIN TRUSTEE CAR000889465GN	451 UNIVERSITY AVE PALO ALTO CA 94301	0.03 NE	-2	1
2	L1ST	VARSITY THEATRE T668601967/CASE CLOSED	456 UNIVERSITY AVE PALO ALTO CA 94301	0.05 NE	-2	2
2	L1ST	VARSITY THEATRE 43-2143/CASE CLOSED	456 UNIVERSITY AVE PALO ALTO CA 94301	0.05 NE	-2	3
3	RCRAGN	PHOTO EXPRESS CAD98362591/SGN	479 UNIVERSITY AVE PALO ALTO CA 94301	0.06 NE	-1	4
4	SFILLS	LEONARD BLY PROPERTY SIC2438628/CLOSED	390 LYTTON AVE PALO ALTO CA 94034	0.08 NW	+2	5
4	UST	CUSA- TISD-STATE44696/ACTIVE	390 LYTTON PALO ALTO CA	0.08 NW	+2	6
5	L1ST	PRESIDENT S HOTEL 43-2331/CASE CLOSED	498 UNIVERSITY AVE PALO ALTO CA 94301	0.09 NE	-3	7
5	L1ST	PRESIDENTS HOTEL T66882144/CASE CLOSED	498 UNIVERSITY AVE PALO ALTO CA 94301	0.09 NE	-3	8
6	RCRAGN	PACIFIC BELL CAD94342964/TR	420 COWPER AVE PALO ALTO CA 94301	0.10 NE	-1	9
6	RCRANLR	PACIFIC BELL CAD94342964/MLK	420 COWPER AVE PALO ALTO CA 94301	0.10 NE	-1	9
7	RCRAGN	PALO ALTO OFFICE CENTER CAD98137586/SGN	535 UNIVERSITY AVE PALO ALTO CA 94301	0.11 NE	-4	10
8	RCRAGN	PREMIER PROPERTIES MANAGEMENT CAC00629796/WGN	300 UNIVERSITY AVE PALO ALTO CA 94301	0.12 SW	+2	11
9	UST	PACIFIC BELL NOT PROVIDED/10/CERTIFICATE DATE:	345 HAMILTON AVE PALO ALTO CA	0.13 SE	0	12
9	RCRAGN	PACIFIC BELL CAT186801985/SGN	345 HAMILTON AVE PALO ALTO CA 94301	0.13 SE	0	13
9	UST	PACIFIC BELL (P1-407) TISD-STATE44663/ACTIVE	345 HAMILTON PALO ALTO CA 94301	0.13 SE	0	14
9	L1ST	PACIFIC BELL 43-1873/CASE CLOSED	345 HAMILTON AVE PALO ALTO CA 94301	0.13 SE	0	15
10	L1ST	OFFICE BUILDING T668601844/CASE CLOSED	529 BRYANT PALO ALTO CA 94301	0.14 SW	+1	16
10	L1ST	OFFICE BUILDING 43-2012/CASE CLOSED	529 BRYANT ST PALO ALTO CA 94301	0.14 SW	+1	17
10	RCRAGN	COMPAQ COMPUTER CORP ALTA VIST CAT188801847/SGN	529 BRYANT ST PALO ALTO CA 94301	0.14 SW	+1	18
11	RCRAGN	WALGREENS 281 CAR00043109/SGN	300 UNIVERSITY AVE PALO ALTO CA 94301	0.14 SW	+2	19
12	UST	MRS. E. C. FOULE TISD-STATE44647/ACTIVE	630 COWPER PALO ALTO CA 94302	0.14 SE	-5	20

**Environmental FirstSearch
Sites Summary Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

TOTAL: 98 GEOCODED: 81 NON GEOCODED: 17 SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dis/Dir	Elev/Dif	Page No.
1	RCRAGN	MARTHA PAULINE SWAIN TRUSTEE CAR000889465GN	451 UNIVERSITY AVE PALO ALTO CA 94301	0.03 NE	-2	1
2	L1ST	VARSITY THEATRE T668601967/CASE CLOSED	456 UNIVERSITY AVE PALO ALTO CA 94301	0.05 NE	-2	2
2	L1ST	VARSITY THEATRE 43-2143/CASE CLOSED	456 UNIVERSITY AVE PALO ALTO CA 94301	0.05 NE	-2	3
3	RCRAGN	PHOTO EXPRESS CAD98362591/SGN	479 UNIVERSITY AVE PALO ALTO CA 94301	0.06 NE	-1	4
4	SFILLS	LEONARD BLY PROPERTY SIC2438628/CLOSED	390 LYTTON AVE PALO ALTO CA 94034	0.08 NW	+2	5
4	UST	CUSA- TISD-STATE44696/ACTIVE	390 LYTTON PALO ALTO CA	0.08 NW	+2	6
5	L1ST	PRESIDENT S HOTEL 43-2331/CASE CLOSED	498 UNIVERSITY AVE PALO ALTO CA 94301	0.09 NE	-3	7
5	L1ST	PRESIDENTS HOTEL T66882144/CASE CLOSED	498 UNIVERSITY AVE PALO ALTO CA 94301	0.09 NE	-3	8
6	RCRAGN	PACIFIC BELL CAD94342964/TR	420 COWPER AVE PALO ALTO CA 94301	0.10 NE	-1	9
6	RCRANLR	PACIFIC BELL CAD94342964/MLK	420 COWPER AVE PALO ALTO CA 94301	0.10 NE	-1	9
7	RCRAGN	PALO ALTO OFFICE CENTER CAD98137586/SGN	535 UNIVERSITY AVE PALO ALTO CA 94301	0.11 NE	-4	10
8	RCRAGN	PREMIER PROPERTIES MANAGEMENT CAC00629796/WGN	300 UNIVERSITY AVE PALO ALTO CA 94301	0.12 SW	+2	11
9	UST	PACIFIC BELL NOT PROVIDED/10/CERTIFICATE DATE:	345 HAMILTON AVE PALO ALTO CA	0.13 SE	0	12
9	RCRAGN	PACIFIC BELL CAT186801985/SGN	345 HAMILTON AVE PALO ALTO CA 94301	0.13 SE	0	13
9	UST	PACIFIC BELL (P1-407) TISD-STATE44663/ACTIVE	345 HAMILTON PALO ALTO CA 94301	0.13 SE	0	14
9	L1ST	PACIFIC BELL 43-1873/CASE CLOSED	345 HAMILTON AVE PALO ALTO CA 94301	0.13 SE	0	15
10	L1ST	OFFICE BUILDING T668601844/CASE CLOSED	529 BRYANT PALO ALTO CA 94301	0.14 SW	+1	16
10	L1ST	OFFICE BUILDING 43-2012/CASE CLOSED	529 BRYANT ST PALO ALTO CA 94301	0.14 SW	+1	17
10	RCRAGN	COMPAQ COMPUTER CORP ALTA VIST CAT188801847/SGN	529 BRYANT ST PALO ALTO CA 94301	0.14 SW	+1	18
11	RCRAGN	WALGREENS 281 CAR00043109/SGN	300 UNIVERSITY AVE PALO ALTO CA 94301	0.14 SW	+2	19
12	UST	MRS. E. C. FOULE TISD-STATE44647/ACTIVE	630 COWPER PALO ALTO CA 94302	0.14 SE	-5	20

*Environmental FirstSearch
Sites Summary Report*

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

TOTAL: 98 GEOCODED: 81 NON GEOCODED: 17 SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Elev/Diff	Page No.
13	LUST	PACIFIC BELL T06085917950/COMPLETED - CASE CLO	345 HAMILTON AVE PALO ALTO CA 94306	0.14 SE	0	21
14	LUST	PREMIER PROPERTIES T06085910680/COMPLETED - CASE CLO	250 UNIVERSITY AVE PALO ALTO CA 94301	0.17 SW	+4	22
15	LUST	PREMIER PROPERTIES 43-1076/CASE CLOSED	250 UNIVERSITY AVE PALO ALTO CA 94301	0.18 SW	+5	23
15	RCRANLR	HEWLETT PACKARD UNIVERSITY AVE CAR06011817/98LR	250 UNIVERSITY AVE PALO ALTO CA 94301	0.18 SW	+5	24
15	RCRAGN	HEWLETT PACKARD UNIVERSITY AVE CAR06011817/85GN	250 UNIVERSITY AVE PALO ALTO CA 94301	0.18 SW	+5	25
16	LUST	PALO ALTO CIVIC CENTER T06085910230/COMPLETED - CASE CLO	250 HAMILTON AVE PALO ALTO CA 94301	0.19 SW	+3	26
17	LUST	SHEARER FAMILY TRUST T06085919590/COMPLETED - CASE CLO	530 WEBSTER ST PALO ALTO CA 94301	0.20 NE	-7	27
17	LUST	SHEARER FAMILY TRUST 43-217/CASE CLOSED	530 WEBSTER ST PALO ALTO CA 94303	0.20 NE	-7	28
18	RCRAGN	RITZ CAMBRIA CENTERS, INC. NO CAR060631294/8GN	222 UNIVERSITY AVE PALO ALTO CA 94301	0.21 SW	+5	29
18	RCRANLR	WOLF CAMERA NO 954 CAR060631294/9LR	222 UNIVERSITY DR PALO ALTO CA 94301	0.21 SW	+5	30
19	LUST	PALO ALTO CIVIC CENTER 43-1029/CASE CLOSED	250 HAMILTON AVE PALO ALTO CA 94303	0.21 SW	+4	31
19	LUST	CITY HALL TISD-STATE44633/ACTIVE	250 HAMILTON AVE PALO ALTO CA	0.21 SW	+4	32
19	LUST	CITY OF PALO ALTO CIVIC CENTER NO PROVIDE011/CERTIFICATE DATE:	250 HAMILTON AVE PALO ALTO CA	0.21 SW	+4	33
20	LUST	AUTODLG TUSD-STATE44633/ACTIVE	725 COWPER PALO ALTO CA 94301	0.22 SE	-6	34
21	LUST	INDEPENDANT BAW 43-0716/CASE CLOSED	400 EMERSON ST PALO ALTO CA 94301	0.25 SW	+8	35
21	LUST	INDEPENDENT BAW T06085919400/COMPLETED - CASE CLO	400 EMERSON ST PALO ALTO CA 94301	0.26 SW	+8	36
22	LUST	CITY OF PALO ALTO PARKING LOT T06085903800/REH - SITE ASSESSME	528 HIGH PALO ALTO CA 94301	0.29 SW	+7	37
23	LUST	SHEK RESIDENCE T06085737350/COMPLETED - CASE CLO	505 HOMER AVE PALO ALTO CA 94301	0.29 SE	-7	38
24	LUST	HEWLETT PACKARD COMPANY T06085703500/CASE CLOSED	150 LYITTON AVE PALO ALTO CA 94301	0.31 SW	+8	39
25	LUST	PALO ALTO TRANSMISSIONS SERVIC 43-2162/CASE CLOSED	701 EMERSON ST PALO ALTO CA 94303	0.31 SE	+3	40

*Environmental FirstSearch
Sites Summary Report*

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

TOTAL: 98 GEOCODED: 81 NON GEOCODED: 17 SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Elev/Diff	Page No.
25	LUST	PALO ALTO TRANSMISSION SERVICE T06085910280/COMPLETED - CASE CLO	701 EMERSON ST PALO ALTO CA 94301	0.31 SE	+3	42
25	LUST	PALO ALTO TRANSMISSION SERVICE 43-103/PRELIM. SITE ASSES.	701 EMERSON ST PALO ALTO CA 94301	0.31 SE	+3	43
26	LUST	GRANDORA RESIDENCE 43-2329/CASE CLOSED	268 HOMER AVE PALO ALTO CA 94301	0.32 SE	-3	44
27	LUST	GRANDORA RESIDENCE T06085921330/COMPLETED - CASE CLO	268 HOMER AVE PALO ALTO CA 94301	0.32 SE	-3	45
28	LUST	TUDY TOWN CLEANERS T06085917600/COMPLETED - CASE CLO	163 EVERETT ST PALO ALTO CA 94301	0.32 SW	+10	46
28	LUST	TUDY TOWN CLEANERS 43-1475/CASE CLOSED	163 EVERETT PALO ALTO CA 94301	0.32 SW	+10	47
29	LUST	CITY OF PARIS CLEANERS T06085916910/COMPLETED - CASE CLO	248 HOMER AVE PALO ALTO CA 94301	0.34 SE	-2	48
30	LUST	SHIELL T06085912910/COMPLETED - CASE CLO	355 ALMA ST PALO ALTO CA 94301	0.35 SW	+10	49
31	LUST	DILL'S AUTO GLASS 43-1726/CASE CLOSED	744 HIGH ST PALO ALTO CA 94303	0.37 SW	+4	50
32	LUST	DILL'S AUTO GLASS T06085916650/COMPLETED - CASE CLO	744 HIGH ST PALO ALTO CA 94301	0.37 SE	+3	51
33	LUST	CITY OF PALO ALTO (SIDEWALK) T06085921160/COMPLETED - CASE CLO	291 ALMA ST PALO ALTO CA 94301	0.37 SW	+10	53
33	LUST	COLDWELL BANKER T06085904410/COMPLETED - CASE CLO	291 ALMA ST PALO ALTO CA 94301	0.37 SW	+10	54
33	LUST	PALO ALTO CITY OF SIDEWALK 43-2597/PRELIM. SITE ASSES.	291 ALMA ST PALO ALTO CA 94301	0.37 SW	+10	55
33	LUST	COLDWELL BANKER 43-0390/CASE CLOSED	291 ALMA ST PALO ALTO CA 94301	0.37 SW	+10	56
34	LUST	PALO ALTO FIRE STATION 1 T06085910530/COMPLETED - CASE CLO	301 ALMA ST PALO ALTO CA 94304	0.37 SW	+10	57
35	LUST	SHIELL 43-1111/CASE CLOSED	355 ALMA ST PALO ALTO CA 94301	0.37 SW	+10	58
36	LUST	PALO ALTO FIRE STATION 43-1029/CASE CLOSED	301 ALMA ST PALO ALTO CA 94304	0.38 SW	+10	59
37	LUST	STANFORD ILM.W. T06085913640/COMPLETED - CASE CLO	275 ALMA ST PALO ALTO CA 94301	0.38 SW	+10	60
38	LUST	KURT'S AUTO CARE T06085917020/COMPLETED - CASE CLO	780 HIGH ST PALO ALTO CA 94301	0.39 SE	+2	62
38	LUST	KURT'S AUTO CARE 43-1723/POLLUTION CHARACTERI	780 HIGH ST PALO ALTO CA 94301	0.39 SE	+2	65

*Environmental FirstSearch
Sites Summary Report*

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

TOTAL: 98 GEOCODED: 81 NON GEOCODED: 17 SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
39	LUST	STANFORD BMW 43-1830/CASE CLOSED	275 ALMA ST PALO ALTO CA 94301	0.39 SW	+ 10	66
40	LUST	PENINSULA CREAMERY T0608564540/COMPLETED - CASE CLO	800 HIGH ST PALO ALTO CA 94301	0.40 SE	+ 1	67
41	LUST	KERMAN LAND CO T0608591913/COMPLETED - CASE CLO	753 ALMA ST PALO ALTO CA 94301	0.41 SW	+ 3	68
42	LUST	KERMAN LAND COMPANY 43-2852/CASE CLOSED	753 ALMA ST PALO ALTO CA 94301	0.41 SW	+ 3	69
43	LUST	BILL YOUNG'S AUTOMOTIVE T0608573149X/COMPLETED - CASE CLO	849 HIGH ST PALO ALTO CA 94301	0.42 SE	- 2	70
44	LUST	INDEPENDENT BMW T0608592061/COMPLETED - CASE CLO	799 ALMA ST PALO ALTO CA 94306	0.43 SE	+ 2	71
45	LUST	INDEPENDENT BMW 43-2460/CASE CLOSED	799 ALMA ST PALO ALTO CA 94306	0.43 SW	+ 1	72
46	LUST	TOM YOUNG'S AUTOMOTIVE 43-2347/CASE CLOSED	849 HIGH ST PALO ALTO CA 94303	0.43 SE	- 1	73
47	LUST	D and M AUTO REPAIR 43-3053/CASE CLOSED	190 CHANNING AVE PALO ALTO CA 94301	0.44 SE	- 5	74
48	LUST	D and M AUTO REPAIR T0608501885/COMPLETED - CASE CLO	190 CHANNING AVE PALO ALTO CA 94301	0.44 SE	- 4	75
49	LUST	STEVE'S FOREIGN AUTO SERVICE 43-1490/CASE CLOSED	829 ALMA ST PALO ALTO CA 94301	0.44 SE	0	76
50	LUST	STEVE'S FOREIGN AUTO SERVICE T0608501375/COMPLETED - CASE CLO	829 ALMA ST PALO ALTO CA 94301	0.44 SE	+ 1	77
51	LUST	D and M AUTOMOTIVE 43-0435/CASE CLOSED	841 ALMA ST PALO ALTO CA 94301	0.46 SE	0	78
52	LUST	D and M AUTOMOTIVE T0608500485X/COMPLETED - CASE CLO	841 ALMA ST PALO ALTO CA 94301	0.46 SE	0	79
53	LUST	LAWSON BROTHERS CLEANERS T0608500825/COMPLETED - CASE CLO	855 ALMA ST PALO ALTO CA 94301	0.46 SE	- 1	81
54	LUST	LAWSON BROTHERS CLEANERS 43-0883/CASE CLOSED	855 ALMA ST PALO ALTO CA 94301	0.47 SE	- 1	82
55	LUST	PENINSULA CREAMERY 43-1701/CASE CLOSED	900 HIGH ST PALO ALTO CA 94301	0.47 SE	- 3	83
56	LUST	PENINSULA CREAMERY T0608501643/COMPLETED - CASE CLO	900 HIGH ST PALO ALTO CA 94301	0.47 SE	- 4	84
57	LUST	CRIST PROPERTY 43-2004/CASE CLOSED	865 HAMILTON AVE PALO ALTO CA 94301	0.48 NE	- 12	85
58	LUST	CRIST PROPERTY T0608509481/COMPLETED - CASE CLO	865 HAMILTON AVE PALO ALTO CA 94301	0.49 NE	- 12	86

*Environmental FirstSearch
Sites Summary Report*

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

TOTAL: 98 GEOCODED: 81 NON GEOCODED: 17 SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-94305	UNKNOWN CA 94305	NON GC	N/A	87
	STATE	BROWNING-FERRIS INDUSTRIES CAL-419906/PROPERTY SITE REFERK	EAST END OF MARSH ROAD, OFF MENLO PARK CA 94025	NON GC	N/A	89
	STATE	FOURIER PENINSULA SPORTSMEN S C CAL-41090601/VOLUNTARY CLEANUP PK	EAST OF UNIVERSITY AVE MENLO PARK CA 94025	NON GC	N/A	94
	STATE	HEWLETT-PACKARD CAL-80061795/INACTIVE - NEEDS EVA	3500 DEER CREEK ROAD PALO ALTO CA 94304	NON GC	N/A	95
	STATE	STANFORD UNIVERSITY CAL-8006162/INACTIVE - NEEDS EVA	OAK and STOCKPORT ROAD STANFORD CA 94305	NON GC	N/A	96
	STATE	STANFORD UNIVERSITY ESF CAL-80061487/INACTIVE - NEEDS EVA	640 OAK ROAD STANFORD CA 94305	NON GC	N/A	98
	LUST	PALO ALTO MEDICAL FOUNDATION 43-8534/LEAK BEING CONFIRMED	UNKNOWN URBAN LN PALO ALTO CA 94301	NON GC	N/A	99
	LUST	MENLO PARK LIFT STATION 41-4676/CASE CLOSED	1980 HAMILTON AVE MENLO PARK CA 94025	NON GC	N/A	100
	ERNS	EAST PALO ALTO POLICE DEPT. 51193/FIXED FACILITY	UNIVERSITY AVE PALO ALTO CA	NON GC	N/A	101
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-94301	UNKNOWN CA 94301	NON GC	N/A	102
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-94304	UNKNOWN CA 94304	NON GC	N/A	102
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-94305	UNKNOWN CA 94305	NON GC	N/A	103
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-94306	UNKNOWN CA 94306	NON GC	N/A	103
	VCP	FOURIER PENINSULA SPORTSMEN S C CAL-41090601/BREEDER RWQCB	EAST OF UNIVERSITY AVE MENLO PARK CA 94025	NON GC	N/A	104
	ERNS	22573/FIXED FACILITY	ON ROUTE 101, AT UNIVERSITY PALO ALTO CA	NON GC	N/A	106
	ERNS	CALIFORNIA DEPT. OF TRANS 46891/FIXED FACILITY	ON ROUTE 101, AT UNIVERSITY PALO ALTO CA 94301	NON GC	N/A	107
	LUST	MENLO PARK LIFT STATION T0608106643/COMPLETED - CASE CLO	1980 HAMILTON MENLO PARK CA 94025	NON GC	N/A	108

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

RCRAGN			
SEARCH ID: 3	DIST/DIR: 0.03 NE	ELEVATION: 52	MAP ID: 1
NAME: MARTHA PAULINE SWAIN TRUSTEE	REV: 4/23/10		
ADDRESS: 451 UNIVERSITY AVE	ID: CAR00009246		
PALO ALTO CA 94301			
CONTACT: SANTA CLARA	STATUS: SGN		
SOURCE: EPA	PHONE:		
SITE INFORMATION			
CONTACT INFORMATION:			
BEVERLYIELDS			
174 UNIVERSITY AVE C/O PREMIER PROPERTIES			
PALO ALTO CA 94301			
PHONE: 6503297889			
UNIVERSE INFORMATION:			
NAIC INFORMATION			
ENFORCEMENT INFORMATION:			
VIOLATION INFORMATION:			
HAZARDOUS WASTE INFORMATION:			
D000			
Lead			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 81	DIST/DIR: 0.05 NE	ELEVATION: 52	MAP ID: 2
NAME: VARSITY THRATHE	REV: 03/07/10		
ADDRESS: 456 UNIVERSITY AVE	ID: T0608501987		
PALO ALTO CA 94301			
CONTACT: SANTA CLARA	STATUS: COMPLETED - CASE CLOSED		
SOURCE: CA SWRCB	PHONE:		
RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE			
Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have such information. Field leaders with blank information following after should be interpreted as unreported by the agency.			
LEAD AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD CASE NUMBER:			
LOCAL AGENCY: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER:			
RESPONSIBLE PARTY:			
OPERATION:			
SITE OPERATIONS:			
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site			
POTENTIAL CONTAMINANTS OF CONCERN: If any Oil / Motor / Hydraulic / Lubricating			
POTENTIAL MEDIA AFFECTED: Soil			
LEAK CAUSE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported): Completed - Case Closed			
STATUS: 1998-07-09			
REPORTING METHOD: (please note that not all code translations have been provided by the reporting agency):			
ENFORCEMENT TYPE: (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT: (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE: (blank if not reported): Other			
DATE: (blank if not reported): 1998-07-01 00:00:00			
ACTION: (blank if not reported): Leak Reported			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 80	DIST/DIR: 0.05 NE	ELEVATION: 52	MAP ID: 2
LUST			
NAME: VARSITY THEATRE	REV: 07/11/02		
ADDRESS: 456 UNIVERSITY AVE	IDI: 43-2143		
CONTACT: SANTA CLARA	STATUS: CASE CLOSED		
SOURCE: CA SWRCB	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTUS DATABASE. <i>Please note that some data previously provided by the State Water Resources Control Board in the LUSTUS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</i></p>			
LEAD AGENCY: LOCAL AGENCY			
REGIONAL BOARD: SAN FRANCISCO BAY REGION			
LOCAL CASE NUMBER: 053H3202			
LEAK SOURCE: LEAK			
ADVISORY RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE NUMBER: 43-2143			
CASE TYPE: SOIL ONLY			
SUBSTANCE LEAKED: MONSIEUR SPIRITS			
LEAK CAUSE: UNKNOWN			
LEAK SOURCE: PIPING			
HOW LEAK WAS DISCOVERED: TANK CLOSURE			
DATE DISCOVERED (blank if not reported): 9/22/95			
HOW LEAK WAS STOPPED: CLOSE TANK			
STOP DATE (blank if not reported): 9/22/95			
STATUS: CASE CLOSED			
RELEASE METHOD (please note that some data has been provided by the reporting agency): EXCHANGITE AND DISPOSE.			
RELEASE MATERIALS: SOIL			
ENFORCEMENT TYPE (blank if not reported):			
DATE OF ENFORCEMENT (blank if not reported):			
ENTER DATE (blank if not reported): 8/27/06			
REVIEW DATE (blank if not reported): 7/9/98			
DATE OF LEAK CONFIRMATION (blank if not reported):			
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):			
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):			
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):			
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):			
DATE REMEDIATION ACTION UNDERWAY (blank if not reported):			
DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):			
DATE CLOSED LETTER ISSUED (SITE CLOSED) (blank if not reported): 7/9/98			
REPORT DATE (blank if not reported): 10/15/95			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTUS DATABASE.</p>			
MTBE DATE (date of observed maximum MTBE concentration):			
MTBE GROUNDWATER CONCENTRATION:			
MTBE SOIL CONCENTRATION:			
MTBE CNTS:	0		
MTBE FUEL:	0		
MTBE TESTED:	NOT REQUIRED TO BE TESTED		
MTBE CLASS:	*		

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 7	DIST/DIR: 0.06 NE	ELEVATION: 52	MAP ID: 3
RCRAGN			
NAME: PHOTO EXPRESS	REV: 4/11/00		
ADDRESS: 479 UNIVERSITY AVE	IDI: CAD98365591		
CONTACT: SAN MATEO	STATUS: SGN		
SOURCE: EPA	PHONE:		
<p>SITE INFORMATION</p>			
<p>CONTACT INFORMATION: SAM MISTRY 479 UNIVERSITY AVE PALO ALTO CA 94301 415327655</p>			
<p>UNIVERSE INFORMATION:</p>			
<p>NAIC INFORMATION</p>			
<p>81292 - PHOTOFINISHING</p>			
<p>ENFORCEMENT INFORMATION:</p>			
<p>VIOLATION INFORMATION:</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SPILLS			
SEARCH ID: 14	DIST/DIR: 0.08 NW	ELEVATION: 56	MAP ID: 4
NAME: LEONARDELY PROPERTY	REV: 07/01/01		
ADDRESS: 390 LYTTON AVE	ID: SUC2430558		
PALO ALTO CA 94304	IDE: CLOSED		
CONTACT: SANTA CLARA	STATUS: CLOSED		
SOURCE: CA EPA	PHONE:		
Lead Agency Update:	7/15/96		
Status:	DIB		
Facility Description:	CLOSED		
Status:	CLOSED		
Comment:			
NPL Site:	NOX TANK		
Date Disposed:			
Contamination Source:			
Sample Date:			
Number of Monitored Wells:	0		
Number of Private Wells:	0		
Agency Comments:			
Soil Remediation:			
Date Soil Removal or Containment Action Started:			
Was On-site Groundwater Extraction or Containment Action needed at Site:			
Date On-site GW Extraction or Containment Action was Started or is Due to Start:			
Was Off-site Groundwater Extraction or Containment Action Needed:			
Date Off-site GW Extraction or Containment Action was Started or is Due to Start:			
Most Current Estimate in gpm's of the Rate of GW Extraction:	0		
Most Recent Date GW Extraction Flow Rate was Monitored:			
Estimated % of Contaminant Contained:	and		
Contamination Plume Length (in feet):	0		
Contamination Plume Depth (in feet):	0		
Contamination Level if any of the Nearest Drinking Water Wells:			
Wells Closed Due to Contamination From the Site:			
Date of Well Closure:			
Distance to Nearest Public Or Private Drinking Water Well to Site (in feet):	0		
Latitude and Longitude Provided by Facility:			
Date Site Name Under Review by Lead Agency:			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

UST			
SEARCH ID: 18	DIST/DIR: 0.08 NW	ELEVATION: 56	MAP ID: 4
NAME: CURA	REV: 01/01/94		
ADDRESS: 390 LYTTON	ID: TISID-STATE4406		
PALO ALTO CA	IDE: ACTIVE		
CONTACT: Santa Clara	STATUS: ACTIVE		
SOURCE:	PHONE:		
UST HISTORICAL DATA			
<p>This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.</p> <p>The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database records Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.</p> <p>Overseight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPAs. There are approximately 102 CUPAs and Local Oversight Programs (LOP's) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case CUPAs) for the location, type, number or removal in accordance with the 1996 RCRA statute.</p> <p>In 1998, the State of California began a report series to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 66	DIST/DIR: 0.09 NE	ELEVATION: 51	MAP ID: 5
LUST			
NAME: PRESIDENT S HOTEL	REV: 07/11/02		
ADDRESS: 498 UNIVERSITY AVE	IDI: 43-2332		
PALO ALTO CA 94301	STATUS: CASE CLOSED		
CONTACT: SANTA CLARA	PHONE:		
SOURCE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY: SAN FRANCISCO BAY REGION			
REGIONAL BOARD: SAN FRANCISCO BAY REGION			
LOCAL CASE NUMBER: 03316003P			
RESPONSIBLE PARTY: HAZAN RP			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE NUMBER: 43-2332			
CASE TYPE: SOIL ONLY			
SUBSTANCE LEAKED: GASOLINE			
LEAK CAUSE: UNKNOWN			
LEAK LOCATION: FARM			
HOW LEAK WAS DISCOVERED: TANK CLOSURE			
DATE DISCOVERED (blank if not reported): 01/09/99			
HOW LEAK WAS STOPPED: CLOSE TANK			
STOP DATE (blank if not reported): 4/26/99			
STATUS: CASE CLOSED			
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN- NO ACTION HAS YET BEEN TAKEN AT THE SITE			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
ENTER DATE (blank if not reported): 5/24/99			
REVIEW DATE (blank if not reported): 5/24/99			
DATE OF LEAK CONFIRMATION (blank if not reported):			
DATE OF PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):			
DATE OF POLLUTION SITE ASSESSMENT PLAN BEGAN (blank if not reported):			
DATE OF POLLUTION PLAN WAS SUBMITTED (blank if not reported):			
DATE OF REMEDIATION PLAN WAS SUBMITTED (blank if not reported):			
DATE OF REMEDIAL ACTION UNDERWAY (blank if not reported):			
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): 4/30/99			
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):			
REPORT DATE (blank if not reported): 4/26/99			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER: 0330110			
RESPONSIBLE PARTY: COMPLETED -CASE CLOSED			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site			
POTENTIAL CONTAMINANTS OF CONCERN: Leaking Oil / Fuel Oil			
LEAK CAUSE: Soil			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):			
STATUS DATE: 09/26/99			
STATUS: Case Closed			
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 10/01/01 06:00:00			
ACTION (blank if not reported): Leak Reported			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 67	DIST/DIR: 0.09 NE	ELEVATION: 51	MAP ID: 5
LUST			
NAME: PRESIDENTS HOTEL	REV: 03/01/00		
ADDRESS: 498 UNIVERSITY AVE	IDI: T0668502144		
PALO ALTO CA 94301	STATUS: COMPLETED -CASE CLOSED		
CONTACT: SANTA CLARA	PHONE:		
SOURCE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER: 0330110			
RESPONSIBLE PARTY: COMPLETED -CASE CLOSED			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site			
POTENTIAL CONTAMINANTS OF CONCERN: Leaking Oil / Fuel Oil			
LEAK CAUSE: Soil			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):			
STATUS DATE: 09/26/99			
STATUS: Case Closed			
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 10/01/01 06:00:00			
ACTION (blank if not reported): Leak Reported			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

RCRAGN			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
5	0.10 NE	53	6
NAME:	PACIFIC BELL	REV:	7863
ADDRESS:	429 COWPER AVE	ID1:	CAD94242564
	PALO ALTO CA 94301	ID2:	
CONTACT:	SANTA CLARA	STATUS:	TR
SOURCE:	ENVIRONMENTAL MANAGER	PHONE:	408-9916029
EPA			

DETAILS NOT AVAILABLE

RCRANLR			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
12	0.10 NE	53	6
NAME:	PACIFIC BELL	REV:	42110
ADDRESS:	429 COWPER AVE	ID1:	CAD94242564
	PALO ALTO CA 94301	ID2:	
CONTACT:	SANTA CLARA	STATUS:	NLR
SOURCE:	EPA	PHONE:	
<u>SITE INFORMATION</u>			
CONTACT INFORMATION:			
ENVIRONMENTAL MANAGER			
429 COWPER AVENUE			
PALO ALTO CA 94025			
408-9916029			
<u>UNVERSE INFORMATION:</u>			
NAIC INFORMATION			
<u>ENFORCEMENT INFORMATION:</u>			
VIOLATION INFORMATION:			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

RCRAGN			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
6	0.11 NE	50	7
NAME:	PALO ALTO OPERATE CENTER	REV:	42110
ADDRESS:	530 UNIVERSITY AVE	ID1:	CAD961375890
	PALO ALTO CA 94301	ID2:	
CONTACT:	SAN MATEO	STATUS:	SGN
SOURCE:	EPA	PHONE:	
<u>SITE INFORMATION</u>			
<u>UNVERSE INFORMATION:</u>			
NAIC INFORMATION			
<u>ENFORCEMENT INFORMATION:</u>			
VIOLATION INFORMATION:			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 8	DIST/DIR: 0.12 SW	ELEVATION: 56	MAP ID: 8
RCRAGN			
NAME: PREMIER PROPERTIES MANAGEMENT	REV: 4/2/10	REV: 01/24/00	NOT PROVIDED
ADDRESS: 300 UNIVERSITY AVE	ADDRESS: PALO ALTO CA 94301	ADDRESS: 345 HAMILTON AVE	ADDRESS: PALO ALTO CA
CONTACT: SANTA CLARA	STATUS: VGN	STATUS: Santa Clara	STATUS: Santa Clara
SOURCE: EPA	PHONE:	PHONE:	PHONE:

SITE INFORMATION

UNVERSE INFORMATION:

SUBJECT TO CORRECTIVE ACTION (SUB/CA)

SUB/CA: N - NO
 SUB/CA TSD: N - NO
 SIGNIFICANT NON-COMPLIANCE(S)/NC: N - NO
 BEGINNING OF THE YEAR SNC: N - NO
 PERMIT WORKLOAD: ---
 CLOSURE WORKLOAD: ---
 POST CLOSURE WORKLOAD: ---
 PERMITTING CLOSURE/POST-CLOSURE PROGRESS: N - NO
 CORRECTIVE ACTION WORKLOAD: ---
 GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS;
 GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

INSTITUTIONAL CONTROL: N
HUMAN EXPOSURE: N
GW CONTROLS: N
LAND TYPE: P

NAIC INFORMATION

44611 - PHARMACIES AND DRUG STORES

PRECEDEENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

D001 - IGNITABLE WASTE

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 20	DIST/DIR: 0.13 SE	ELEVATION: 54	MAP ID: 9
UST			
NAME: PACIFIC BELL	REV: 01/24/00	REV: 01/24/00	NOT PROVIDED
ADDRESS: 345 HAMILTON AVE	ADDRESS: PALO ALTO CA	ADDRESS: 345 HAMILTON AVE	ADDRESS: PALO ALTO CA
CONTACT: Santa Clara	STATUS: Santa Clara	STATUS: Santa Clara	STATUS: Santa Clara
SOURCE:	PHONE:	PHONE:	PHONE:

CITY OF PALO ALTO ACTIVE TANKS LIST INFORMATION

According to the Palo Alto Fire Dept. the following information is current as of 02/01/02

Date Installed:
 Permit Expiration Date:
 Tank Type:
 Capacity:
 Tank Content:
 Tank Material:
 Age Group:
 Pipe Diameter:
 Pipe Material:

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

RCRAGN			
SEARCH ID: 4	DIST/DIR: 0.13 SE	ELEVATION: 54	MAP ID: 9
NAME: PACIFIC BELL ADDRESS: 345 HAMILTON AVE PALO ALTO CA 94301	REV: 4/22/00 ID: CATSR0019854		
CONTACT: SAN MATEO	STATUS: SGN		
SOURCE: EPA	PHONE:		
SITE INFORMATION			
CONTACT INFORMATION: ENVIRONMENTAL MANAGER 345 HAMILTON AVENUE PALO ALTO CA 94301 4084916029			
UNIVERSE INFORMATION:			
NAIC INFORMATION 5133 - TELECOMMUNICATIONS			
ENFORCEMENT INFORMATION:			
VIOLATION INFORMATION:			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

UST			
SEARCH ID: 21	DIST/DIR: 0.13 SE	ELEVATION: 54	MAP ID: 9
NAME: PACIFIC BELL (P1-607) ADDRESS: 345 HAMILTON PALO ALTO CA 94301	REV: 01/01/94 ID: US10-STATE4663		
CONTACT: Santa Clara	STATUS: ACTIVE		
SOURCE:	PHONE:		
UST HISTORICAL DATA This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included. The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997. Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPAs. There are approximately 102 CUPAs and Local Oversight Programs (LOP's) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPAs). CUPAs are required to identify and report such sites to help identify and remove or remediate sites in accordance with the 1998 RCRA standards. Information from the FIDS SWEEPS list was used in this report scan to help identify underground storage tanks that may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST							
SEARCH ID:	51	DIST/DIR:	0.13 SE	ELEVATION:	54	MAP ID:	9
NAME:	PACIFIC BELL	RSV:	07/16/03	REV:	08/01/00		
ADDRESS:	345 HAMILTON AVE	IDI:	43-1879	IDI:	1064650184		
	PALO ALTO CA 94301	STATUS:	CASE CLOSED	STATUS:	COMPLETED - CASE CLOSED		
CONTACT:	SANTA CLARA	PHONE:		PHONE:			
SOURCE:	CA SWRCB						
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>							
LEAD AGENCY:	LOCAL AGENCY						
REGIONAL BOARD CASE NUMBER:	SAN FRANCISCO BAY REGION						
LOCAL CASE NUMBER:	BLANK #0						
RESPONSIBLE PARTY:	BLANK #0						
ADDRESS OF RESPONSIBLE PARTY:							
SITE OPERATOR:							
WATER SYSTEM:							
CASE NUMBER:	43-1879						
CASE TYPE:	SOIL ONLY						
SUBSTANCE LEAKED:	DIESEL						
LEAK CAUSE:	UNKNOWN						
LEAK SOURCE:	TANK CLOSURE						
HOW LEAK WAS DISCOVERED:	TANK CLOSURE						
DATE DISCOVERED (blank if not reported):	3/3/94						
HOW LEAK WAS STOPPED:	CLOSE TANK						
STOP DATE (blank if not reported):	3/3/94						
STATUS:	CASE CLOSED						
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):	NO ACTION TAKEN - NO						
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):							
DATE OF ENFORCEMENT (blank if not reported):							
ENTER DATE (blank if not reported):	3/16/94						
REVIEW DATE (blank if not reported):	1/10/94						
DATE OF LEAK CONFIRMATION (blank if not reported):							
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):							
DATE FOLIATION CHARACTERIZATION PLAN BEGAN (blank if not reported):							
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):							
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):	1/2/95						
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):	3/3/94						
REPORT DATE (blank if not reported):	3/3/94						
<p>MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. MTBE DATE (Date of historical maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION: MTBE SOIL CONCENTRATION: MTBE CNTS: 0 MTBE FUEL: 0 MTBE TESTED: NOT REQUIRED TO BE TESTED MTBE CLASS: *</p>							

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST							
SEARCH ID:	50	DIST/DIR:	0.14 SW	ELEVATION:	55	MAP ID:	10
NAME:	OFFICE BUILDING	RSV:	08/01/00	REV:	08/01/00		
ADDRESS:	579 BRYANT	IDI:	1064650184	IDI:	1064650184		
	PALO ALTO CA 94301	STATUS:	COMPLETED - CASE CLOSED	STATUS:	COMPLETED - CASE CLOSED		
CONTACT:	SANTA CLARA	PHONE:		PHONE:			
SOURCE:	CA SWRCB						
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>							
LEAD AGENCY:	SANTA CLARA COUNTY LQP						
REGIONAL BOARD CASE NUMBER:							
LOCAL CASE NUMBER:	SANTA CLARA COUNTY LQP						
RESPONSIBLE PARTY:							
ADDRESS OF RESPONSIBLE PARTY:							
SITE OPERATOR:							
WATER SYSTEM:							
CASE TYPE:	LUST Cleanup Site						
POTENTIAL CONTAMINANTS OF CONCERN:	Diesel						
POTENTIAL MEDIA AFFECTED:	Other Groundwater (uses other than drinking water)						
LEAK CAUSE:							
LEAK SOURCE:							
HOW LEAK WAS DISCOVERED:							
DATE DISCOVERED (blank if not reported):							
HOW LEAK WAS STOPPED:							
STOP DATE (blank if not reported):	Completed - Case Closed						
STATUS:	1996-03-15						
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):							
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):							
DATE OF ENFORCEMENT (blank if not reported):							
SITE HISTORY (blank if not reported):							
ACTION TYPE (blank if not reported):	Other						
DATE (blank if not reported):	1999-01-01 00:00:00						
ACTION (blank if not reported):	Leak Reported						

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 49	DIST/DIR: 0.14 SW	ELEVATION: 55	MAP ID: 10
<p>NAME: OFFICE BUILDING ADDRESS: 529 BRYANT ST PALO ALTO CA 94301</p> <p>CONTACT: SANTA CLARA SOURCE: CA SWRCB</p>			
<p>REV: 07/1/02 ID: 43-2012 STATUS: CASE CLOSED PHONE:</p>			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field leaders with blank information following after should be interpreted as unreported by the agency.</p>			
<p>LEAD AGENCY: LOCAL AGENCY REGIONAL BOARD: SAN FRANCISCO BAY REGION LOCAL CASE NUMBER: 063102C04 INCIDENT PARTY: LEAK ID: ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:</p>			
<p>CASE NUMBER: 43-2012 CASE TYPE: SOIL ONLY SUBSTANCE LEAKED: DIESEL SUBSTANCE QUANTITY: LEAK CAUSE: UNKNOWN LEAK SOURCE: UNKNOWN HOW LEAK WAS DISCOVERED: TANK CLOSURE DATE DISCOVERED (blank if not reported): 10/94 HOW LEAK WAS STOPPED: CLOSE TANK STOP DATE (blank if not reported): 10/94 STATUS: CASE CLOSED ALTERNATE METHOD (to use with the above method): ACTION PLAN: LEAK REPAIR ENFORCEMENT TYPE (please state that not all code violations have been provided by the reporting agency): DATE OF ENFORCEMENT (blank if not reported):</p>			
<p>ENTER DATE (blank if not reported): 8/20/94 REVIEW DATE (blank if not reported): 8/20/94 DATE OF LEAK CONFIRMATION (blank if not reported): 11/8/94 DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIATION ACTION UNDERWAY (blank if not reported): DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 3/11/96 REPORT DATE (blank if not reported): 10/94</p>			
<p>NOTE: DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. MTBE DATA (date of observed maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION: MTBE SOIL CONCENTRATION: MTBE CNTS: 0 MTBE FUEL: 0 MTBE TESTED: NOT REQUIRED TO BE TESTED MTBE CLASS: *</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 1	DIST/DIR: 0.14 SW	ELEVATION: 55	MAP ID: 10
<p>NAME: COMPAG COMPUTER CORP ALTA VISTA ADDRESS: 529 BRYANT ST PALO ALTO CA 94301</p> <p>CONTACT: SAN MATEO SOURCE: EPA</p>			
<p>REV: 4/21/00 ID: CA1086019847 STATUS: SOG PHONE:</p>			
<p>UNIVERSE INFORMATION: CONTACT INFORMATION: ROBERT TRUEDINGER 542 STEVENS CREEK DR/D CAX 01 10 SANTA CLARA CA 950517206 4082832130</p>			
<p>UNIVERSE INFORMATION: NAIC INFORMATION:</p>			
<p>ENFORCEMENT INFORMATION:</p>			
<p>VIOLATION INFORMATION:</p>			
<p>HAZARDOUS WASTE INFORMATION: D000 Ignitable waste Benzene, methyl-(OR) Toluene</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

RCRAGN			
SEARCH ID: 10	DIST/DIR: 0.14 SW	ELEVATION: 56	MAP ID: 11
NAME: WALGREENS 781	REV: 4/23/00	ID1: CARW00043109	
ADDRESS: 300 UNIVERSITY AVE	ID2:	STATUS: SGN	
CONTACT: SAN MATEO	PHONE:		
SOURCE: EPA			
SITE INFORMATION			
CONTACT INFORMATION: RUSS ROELLER 4030 STRUPP CRIBK DR NO 211 DUBLIN CA 94568 919484361			
UNIVERSE INFORMATION:			
NAIC INFORMATION			
ENFORCEMENT INFORMATION:			
VIOLATION INFORMATION:			
HAZARDOUS WASTE INFORMATION:			
Silver D000			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

UST			
SEARCH ID: 19	DIST/DIR: 0.14 SE	ELEVATION: 49	MAP ID: 12
NAME: MRS. B. C. FOGLE	REV: 01/01/94	ID1: TIBSD-STAY144647	
ADDRESS: 630 COWPER	ID2:	STATUS: ACTIVE	
CONTACT: Santa Clara	PHONE:		
SOURCE:			
UST HISTORICAL DATA			
This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.			
The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.			
Overnight of Underground Storage Tanks within California is now conducted by Central United Program Agencies referred to as CUPA's. There are approximately 102 CUPA's and Local Oversight Programs (LOP's) in the State of California. Most are city or county government agencies. As of 1998, all sites of underground storage tanks were required by Federal mandate to obtain a permit by designated UST oversight agencies (in this case, CUPA's) that the UST's at their facilities were included in the 1998 ECR. The information from the FIDS/SWEEPS list was included in this report search to both identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists compiled by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 52	DIST/DIR: 0.14 SE	ELEVATION: 54	MAP ID: 13
NAME: PACIFIC BELL	REV: 03/01/00		
ADDRESS: 345 HAMILTON AVE	ID1: 10608501799		
	ID2:	COMPLETED - CASE CLOSED	
CONTACT: SANTA CLARA	STATUS:		
SOURCE: CA SWRCB	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE <i>Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</i></p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD CASE NUMBER:			
LOCAL AGENCY: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER:			
RESPONSIBLE PARTY:			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site			
POTENTIAL CONTAMINANTS OF CONCERN: Diesel			
POTENTIAL MEDIA AFFECTED: Soil			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):	Completed - Case Closed		
STATUS:			
STATUS DATE: 1999-12-29			
STATUS METHOD (please note that not all code translations have been provided by the reporting agency):			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported):			
DATE (blank if not reported): 1999-01-01 06:00:00			
ACTION (blank if not reported):	Leak Reported		

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 65	DIST/DIR: 0.17 SW	ELEVATION: 58	MAP ID: 14
NAME: PREMIER PRIORITYES	REV: 03/01/00		
ADDRESS: 290 UNIVERSITY AVE	ID1: 10608501088		
	ID2:	COMPLETED - CASE CLOSED	
CONTACT: SANTA CLARA	STATUS:		
SOURCE: CA SWRCB	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE <i>Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</i></p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD CASE NUMBER:			
LOCAL AGENCY: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER:			
RESPONSIBLE PARTY:			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site			
POTENTIAL CONTAMINANTS OF CONCERN: Base Oil / Motor Hydraulic / Lubricating			
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):	Completed - Case Closed		
STATUS:			
STATUS DATE: 1999-05-21			
STATUS METHOD (please note that not all code translations have been provided by the reporting agency):			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1999-11-30 06:00:00			
ACTION (blank if not reported):	Notice of Responsibility - 40102		
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 1999-01-01 06:00:00			
ACTION (blank if not reported):	Leak Reported		
ACTION TYPE (blank if not reported): REHABILITATION			
DATE (blank if not reported): 1999-01-01 06:00:00			
ACTION (blank if not reported):	Excavate and Dispose		

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 64	DIST/DIR: 0.18 SW	ELEVATION: 59	MAP ID: 15
NAME: PREMIER PROPERTIES	REV: 07/1/03		
ADDRESS: 250 UNIVERSITY AVE	IDI: 43-1076		
PALO ALTO CA 94301			
CONTACT: SANTA CLARA	STAT: CASE CLOSED		
SOURCE: CA SWRCB	PHONE:		

LUST

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE.
Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: SAN FRANCISCO BAY REGION
CASE NUMBER: 063102001
WATER SYSTEM: TANK
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 43-1076
CASE TYPE: OTHER
SUBSTANCE LEAKED: WASTE OIL
LEAK QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 9/29/89
HOW LEAK WAS STOPPED: CLOSE TANK
STOP DATE (blank if not reported): 9/29/89
STATUS: CASE CLOSED

ADAPTMENT METHOD: All code translations have been provided by the reporting agency; EVCH/ATE AND DISPOSE.
REMOVE CONTAMINATED SOIL AND DISPOSE BY APPROVED SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1/10/90
REVIEW DATE (blank if not reported): 7/18/91
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 8/26/89
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE RESIDUAL ACTION UNDERWAY (blank if not reported):
DATE POST-REMEDIATION MONITORING BEGAN (blank if not reported): 1/16/89
REPORT DATE (blank if not reported): 9/15/89

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE.
MTBE DATE (date of observed maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 0
MTBE TESTED: *
MTBE CLASS: * NOT REQUIRED TO BE TESTED

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 11	DIST/DIR: 0.18 SW	ELEVATION: 59	MAP ID: 15
NAME: HEWLETT PACKARD UNIVERSITY AVE	REV: 4/21/10		
ADDRESS: 429 UNIVERSITY AVE	IDI: CAH60018117		
PALO ALTO CA 94301	STAT: NLR		
CONTACT: SANTA CLARA	PHONE:		
SOURCE: EPA			

RCRANLR

SCOTT JOHNSON
1901 PAGE MILL ROAD M S 1129
PALO ALTO CA 94304
650-857-5493

SITE INFORMATION

CONTACT INFORMATION:

UNVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:
Hydrofluoric acid (C,T) (OH) Hydrogen fluoride (C,T)
2-Butanone (L,T) (OH) Methyl ethyl ketone (MEX) (L,T)
2-Propanone (O) (OH) Acetone (O)
Chloroform
Benzene (L,T)
Chloroform (OH) Methane, trichloro-
Corrosive waste
Acetonitrile (L,T)
The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexane, and methanol; all spent solvent mixtures/ blends containing, b
The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, heptanone, pyridine, benzene, 2-ethoxyethanol, and
The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, heptanone, pyridine, benzene, 2-ethoxyethanol, and
The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, heptanone, pyridine, benzene, 2-ethoxyethanol, and
The following spent halogenated solvents used in degreasing: Tetrachloroethylene, trichloroethylene, trichloroethylene, 1,1,1-trichloroethane, carbon tetrachloride and chlorinated fluorocarbons; all spent solvent mixtures

Reactive waste
Methanol (O) (OH) Methyl alcohol (O)
Ignitable waste

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

RCRAGN			
SEARCH ID: 2	DIST/DIR: 0.18 SW	ELEVATION: 59	MAP ID: 15
NAME: HEWLETT PACKARD UNIVERSITY AVE	REV: 5/10/04	REV: 05/01/06	REV: 05/01/06
ADDRESS: 250 UNIVERSITY AVE	ID1: CAR00018117	ID1: 76648301023	ID1: 76648301023
PALO ALTO CA 94301	STATUS: SGN	STATUS: COMPLETED - CASE CLOSED	STATUS: COMPLETED - CASE CLOSED
CONTACT: ROBERT PARKHURST	PHONE: 6508572334	PHONE:	PHONE:
SOURCE: EPA			
SITE INFORMATION			
UNIFORMITY:			
SQS - SMALL QUANTITY GENERATOR, GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE			
SIC INFORMATION			
ENFORCEMENT INFORMATION			
VIOLATION INFORMATION			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 55	DIST/DIR: 0.19 SW	ELEVATION: 57	MAP ID: 16
NAME: PALO ALTO CIVIC CENTER	REV: 05/01/06	REV: 05/01/06	REV: 05/01/06
ADDRESS: 250 HAMILTON AVE	ID1: 76648301023	ID1: 76648301023	ID1: 76648301023
PALO ALTO CA 94301	STATUS: COMPLETED - CASE CLOSED	STATUS: COMPLETED - CASE CLOSED	STATUS: COMPLETED - CASE CLOSED
CONTACT: SANTA CLARA	PHONE:	PHONE:	PHONE:
SOURCE: CA SWRCB			
RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE			
Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.			
LEAD AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER: SANTA CLARA COUNTY LOP	LOCAL AGENCY: SANTA CLARA COUNTY LOP	LOCAL CASE NUMBER: SANTA CLARA COUNTY LOP
OPERATOR: SANTA CLARA COUNTY LOP	FACTY: SANTA CLARA COUNTY LOP	ADDRESS OF RESPONSIBLE PARTY: SANTA CLARA COUNTY LOP	SITE OPERATOR: SANTA CLARA COUNTY LOP
WATER SYSTEM: SANTA CLARA COUNTY LOP	CASE TYPE: LUST Cleanup Site	POTENTIAL CONTAMINANTS OF CONCERN: Diesel	POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE: LUST Cleanup Site	HOW LEAK WAS DISCOVERED: Complaint - Case Closed	DATE DISCOVERED (blank if not reported):	HOW LEAK WAS STOPPED: Complaint - Case Closed
STOP DATE (blank if not reported):	STATUS: 1999-07-23	ENFORCEMENT METHOD (please note that not all code resolutions have been provided by the reporting agency):	ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):	SITE HISTORY (blank if not reported):	ACTION TYPE (blank if not reported): ENFORCEMENT	DATE (blank if not reported): 1999-09-02 00:00:00
ACTION (blank if not reported):	ACTION (blank if not reported): Notice of Responsibility - 40101	ACTION TYPE (blank if not reported): Other	DATE (blank if not reported): 1999-09-07 00:00:00
ACTION (blank if not reported):	ACTION (blank if not reported): Leak Reported	ACTION TYPE (blank if not reported): RESOLUTION	DATE (blank if not reported): 1999-09-07 00:00:00
ACTION (blank if not reported):	ACTION (blank if not reported): Excavate and Dispose		

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 68 DIST/DIR: 0.20 NE ELEVATION: 47 MAP ID: 17

NAME: SHEARER FAMILY TRUST REV: 03/01/00
 ADDRESS: 530 WEBSTER ST ID1: T0608301995
 PALO ALTO CA 94301 ID2: COMPLETED - CASE CLOSED
 CONTACT: SANTA CLARA STATUS: CASE CLOSED
 SOURCE: CA SWRCH PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
 Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS Database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: SANTA CLARA COUNTY LOP
 REGIONAL BOARD CASE NUMBER:
 LOCAL AGENCY: SANTA CLARA COUNTY LOP
 RESPONSIBLE PARTY: SHEARER FAMILY TRUST
 ADDRESS OF RESPONSIBLE PARTY:
 SITE OPERATOR:
 WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
 POTENTIAL CONTAMINANTS OF CONCERN: Heating Oil / Fuel Oil
 POTENTIAL MEDIA AFFECTED: Soil
 LEAK CAUSE:
 LEAK SOURCE:
 HOW LEAK WAS DISCOVERED:
 DATE DISCOVERED (blank if not reported):
 HOW LEAK WAS STOPPED:
 STOP DATE (blank if not reported):
 STATUS: Completed - Case Closed
 ACTION TYPE (blank if not reported):
 DATE (blank if not reported): 1999-06-29
 ENFORCEMENT TYPE (blank if not reported):
 DATE OF ENFORCEMENT (blank if not reported):
 SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported):
 DATE (blank if not reported): 1999-07-01 00:06:00
 ACTION (blank if not reported): Leak Reported

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 69 DIST/DIR: 0.20 NE ELEVATION: 47 MAP ID: 17

NAME: SHEARER FAMILY TRUST REV: 07/11/02
 ADDRESS: 530 WEBSTER ST ID1: 45-2171
 PALO ALTO CA 94301 ID2:
 CONTACT: SANTA CLARA STATUS: CASE CLOSED
 SOURCE: CA SWRCH PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
 Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS Database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
 REGIONAL BOARD: SAN FRANCISCO BAY REGION
 LOCAL CASE NUMBER: 053H312041
 RESPONSIBLE PARTY: BLANK RP
 ADDRESS OF RESPONSIBLE PARTY:
 SITE OPERATOR:
 WATER SYSTEM:

CASE NUMBER: 43-2171
 CASE TYPE: SOIL ONLY
 SUBSTANCE LEAKED: GASOLINE
 SUBSTANCE QUANTITY:
 LEAK CAUSE: UNKNOWN
 LEAK SOURCE: UNKNOWN
 HOW LEAK WAS DISCOVERED: TANK CLOSURE
 DATE DISCOVERED (blank if not reported): 3/18/97
 HOW LEAK WAS STOPPED: CLOSE TANK
 STOP DATE (blank if not reported): 3/18/97
 STATUS: CASE CLOSED
 ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN - NO
 ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
 DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 5/30/97
 REVIEW DATE (blank if not reported): 5/30/97
 DATE OF LEAK CONFIRMATION (blank if not reported):
 DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 8/22/97
 DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
 DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
 DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
 DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
 DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
 REPORT DATE (blank if not reported): 3/18/97

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
 MTBE DATE (date of historical maximum MTBE concentration):
 MTBE GROUNDWATER CONCENTRATION:
 MTBE SOIL CONCENTRATION:
 MTBE CNTS: 1
 MTBE FUEL: 0
 MTBE TESTED: *
 SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

RCRAGN

SEARCH ID: 9 DIST/DIR: 0.21 SW ELEVATION: 59 MAP ID: 18

NAME: RITZ CAMERA CENTERS, INC. NO 1332 REV: 6656
ADDRESS: 233 UNIVERSITY AVE ID1: CAR00001294
PALO ALTO CA 94301 ID2:
CONTACT: MARK KRUG STATUS: SON
SOURCE: EPA PHONE: 301-419-0000

SITE INFORMATION

CONTACT INFORMATION:
JAMES LEAGAN
4955 MARCONI DR
ALPHARETTA CA 30605

PHONE: 6782979653

CONTACT INFORMATION:

MARK KRUG
6711 REIZ WAY
BELTSVILLE MD 20705

PHONE: 301-419-0000

UNVERSE INFORMATION:

NAIC INFORMATION

81202 - PHOTOENSHING
81202 - ONEGLOR PHOTOENSHING
44313 - CAMERA AND PHOTOGRAPHIC SUPPLIES STORES

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

D060
Silver

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

RCRANLR

SEARCH ID: 13 DIST/DIR: 0.21 SW ELEVATION: 59 MAP ID: 18

NAME: WOLF CAMERA NO 954 REV: 12902
ADDRESS: 233 UNIVERSITY DR ID1: CAR00001294
PALO ALTO CA 94301 ID2:
CONTACT: SANTA CLARA STATUS: NLR
SOURCE: EPA PHONE:

SITE INFORMATION

CONTACT INFORMATION:
JAMES LEAGAN
DIR REG COMP
4955 MARCONI DR
ALPHARETTA CA 30605

PHONE: 6782979653

UNVERSE TYPE:

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 54	DIST/DIR: 0.21 SW	ELEVATION: 58	MAP ID: 19
NAME: PALO ALTO CIVIC CENTER	REV: 07/11/02		
ADDRESS: 250 HAMILTON AVE	ID#: 43-1028		
PALO ALTO CA 94303			
CONTACT: SANTA CLARA	STATUS: CASE CLOSED		
SOURCE: CA SWRCB	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY	REGIONAL BOARD: SAN FRANCISCO BAY REGION		
LOCAL CASE NUMBER: 0631002601	RESPONSIBLE PARTY: HAZARD 80		
ADDRESS OF RESPONSIBLE PARTY:	SITE OPERATOR:		
WATER SYSTEM:			
CASE NUMBER: 43-1028	CASE TYPE: SOIL ONLY		
SUBSTANCE LEAKED: DIESEL	SUBSTANCE QUANTITY:		
LEAK CAUSE: TANK STRUCTURE FAILURE	LEAK SOURCE: TANK		
HOW LEAK WAS DISCOVERED: TANK CLOSURE	STOP DATE (blank if not reported): 2/4/06		
STOP DATE (blank if not reported): 2/4/06	STATUS: CASE CLOSED		
ADAPTMENT METHOD (Please note that not all code translations have been provided by the reporting agency): EXCH/ATE AND DISPOSE	ENFORCEMENT TYPE (Please note that not all code translations have been provided by the reporting agency):		
DATE OF ENFORCEMENT (blank if not reported):	ENTER DATE (blank if not reported): 2/8/96		
REVIEW DATE (blank if not reported): 2/23/93	DATE OF LEAK CONFIRMATION (blank if not reported):		
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):	DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1/28/92		
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):	DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): 1/25/93		
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 2/20/96	REPORT DATE (blank if not reported):		
<p>MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. MTBE DATE (date of identified maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION: MTBE SOIL CONCENTRATION: MTBE CNTS: 0 MTBE FUEL: 0 MTBE TESTED: 0 MTBE CLASS: 0</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

UST			
SEARCH ID: 16	DIST/DIR: 0.21 SW	ELEVATION: 58	MAP ID: 19
NAME: CITY/HALIL	REV: 01/03/94		
ADDRESS: 250 HAMILTON	ID#: TISIDSTAT04483		
PALO ALTO CA	STATUS: ACTIVE		
CONTACT: San Mateo	PHONE:		
SOURCE:			
<p>UST HISTORICAL DATA. This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included. The UST information included in FIDS is provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997. Records of certain storage tanks were conducted by Central United Program Agencies referred to as CUPAs. There are approximately 102 CUPAs in the State of California. Many city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were compiled by the California State Office of Hazardous Data Management. UST oversight agencies (in this case, CUPAs) that the USTs at their location were upgraded or removed in accordance with the 1998 RCRA standards. Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

UST

SEARCH ID: 17 DIST/DIR: 0.21 SW ELEVATION: 58 MAP ID: 19

NAME: CITY OF PALO ALTO CIVIC CENTER
ADDRESS: 250 HAMILTON AVE
PALO ALTO CA

REV: 01/04/00
ID1: NOTPROVIDED11
ID2: CERTIFICATE DATE:
STATUS:
PHONE:

CONTACT: San Mateo
SOURCE:

CITY OF PALO ALTO ACTIVE TANKS LIST INFORMATION

According to the Palo Alto Fire Dept, the following information is current as of 02/01/02

- Date Installed:
- Permit Expiration Date:
- Tank Type:
- Capacity:
- Tank Content:
- Tank Material:
- Supporting:
- Pipe Type:
- Pipe Material:

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

UST

SEARCH ID: 15 DIST/DIR: 0.22 SE ELEVATION: 48 MAP ID: 20

NAME: ANT BLDG
ADDRESS: 725 CORNER
PALO ALTO CA 94301

REV: 01/01/94
ID1: TSDP-STATE44997
ID2: STATUS: ACTIVE
PHONE:

CONTACT: Santa Clara
SOURCE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included. The UST information included in FIDS is provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997. Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA's. There are approximately 102 CUPA's and Local Oversight Programs (LOP's) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA's) that in turn, CUPA's are required to report search or removal in accordance with the 1998 RCRA standards. Sites that were not included in the FIDS/SWEEPS database but were included in this report search or removal where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 39	DIST/DIR: 0.26 SW	ELEVATION: 62	MAP ID: 21
LUST			
NAME: INDEPENDANT DMW	REV: 07/11/02		
ADDRESS: 400 EMERSON ST	ID1: 43-0716		
CONTACT: PALO ALTO CA 94301	ID2:		
SOURCE: SANTA CLARA	STATUS: CASE CLOSED		
PHONE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTS Database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY: LOCAL CASE NUMBER: RESPONSIBLE PARTY: ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:	LOCAL AGENCY: SAN FRANCISCO BAY REGION LOCAL CASE NUMBER: 06349202 RESPONSIBLE PARTY: BLANK RP ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:		
CASE NUMBER: 43-0716	CASE TYPE: SOIL ONLY		
SUBSTANCE LEAKED: MINERAL SPIRITS	LEAK CAUSE: STRUCTURE FAILURE		
HOW LEAK WAS DISCOVERED: TANK CLOSURE	HOW LEAK WAS STOPPED: TANK CLOSURE		
STOP DATE (blank if not reported): 12/20/86	STATUS: CASE CLOSED		
<p>ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCHATE AND DISPOSE. REMOVE CONTAMINATED SOIL AND DISPOSE IN APPROVED SITE ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): DATE OF ENFORCEMENT (blank if not reported):</p>			
ENTER DATE (blank if not reported): 6/26/89	DATE OF LEAK CONFIRMATION (blank if not reported): 3/18/93		
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):	DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):		
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):	DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): 3/6/93		
REPORT DATE (blank if not reported): 12/29/86			
<p>MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. MTBE DATE (date of highest maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION: MTBE CNTS: 0 MTBE FUEL: 0 MTBE TESTED: NOT REQUIRED TO BE TESTED MTBE CLASS: *</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 40	DIST/DIR: 0.26 SW	ELEVATION: 62	MAP ID: 21
LUST			
NAME: INDEPENDANT DMW	REV: 03/01/00		
ADDRESS: 400 EMERSON ST	ID1: 1608890743		
CONTACT: PALO ALTO CA 94301	ID2:		
SOURCE: SANTA CLARA	STATUS: COMPLETED - CASE CLOSED		
PHONE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTS Database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY: LOCAL CASE NUMBER: RESPONSIBLE PARTY: ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:	LOCAL AGENCY: SANTA CLARA COUNTY LOP LOCAL CASE NUMBER: RESPONSIBLE PARTY: ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:		
CASE TYPE: LUST Cleanup Site	POTENTIAL CONTAMINANTS OF CONCERN:		
LEAK CAUSE: Soil	HOW LEAK WAS DISCOVERED:		
HOW LEAK WAS STOPPED:	STOP DATE (blank if not reported):		
STATUS: Completed - Case Closed	ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):		
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):	DATE OF ENFORCEMENT (blank if not reported):		
SITE HISTORY (blank if not reported):	ACTION TYPE (blank if not reported): Other		
	DATE (blank if not reported): 10/0-01/01/00/00/00		
	ACTION (blank if not reported): Leak Reported		

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
26	0.29 SW	61	22
NAME:	CITY OF PALO ALTO PARKING LOT	REV:	03/01/00
ADDRESS:	PALO ALTO CA 94301	ID:	1060859080
CONTACT:	SANTA CLARA	STATUS:	OPEN - SITE ASSESSMENT
SOURCE:	CA SWRCB	PHONE:	
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY:	SANTA CLARA COUNTY LOP		
REGIONAL BOARD CASE NUMBER:	19740		
LOCAL AGENCY NUMBER:	3874 CLARA COUNTY LOP		
RESPONSIBLE PARTY:	063102C037		
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE:	LUST Cleanup Site		
POTENTIAL CONTAMINANTS OF CONCERN:	Other Solvent or Non-Petroleum Hydrocarbon		
POTENTIAL MEDIA AFFECTED:	Other Groundwater (uses other than drinking water)		
LEAK CAUSE:			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):	2005-07-27 00:00:00		
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):	Open Site Assessment		
STATUS DATE:	06/23/00		
ABATEMENT METHOD:	(please note that not all code translations have been provided by the reporting agency):		
ENFORCEMENT TYPE:	(please note that not all code translations have been provided by the reporting agency):		
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported):	ENFORCEMENT		
DATE (blank if not reported):	2005-07-27 00:00:00		
ACTION (blank if not reported):	Notice of Responsibility - 30727		
ACTION TYPE (blank if not reported):	Other		
DATE (blank if not reported):	1999-01-01 00:00:00		
ACTION (blank if not reported):	Leak Discovery		
ACTION TYPE (blank if not reported):	Other		
DATE (blank if not reported):	1999-01-01 00:00:00		
ACTION (blank if not reported):	Leak Reported		

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
72	0.29 SE	47	23
NAME:	SHUCK RESIDENCE	REV:	03/01/00
ADDRESS:	305 HONER AVE	ID:	1060877215
CONTACT:	PALO ALTO CA 94301	STATUS:	COMPLETED - CASE CLOSED
SOURCE:	SANTA CLARA	PHONE:	
	CA SWRCB		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY:	SANTA CLARA COUNTY LOP		
REGIONAL BOARD CASE NUMBER:			
LOCAL AGENCY NUMBER:	SANTA CLARA COUNTY LOP		
RESPONSIBLE PARTY:			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE:	LUST Cleanup Site		
POTENTIAL CONTAMINANTS OF CONCERN:	Heating Oil / Fuel Oil		
POTENTIAL MEDIA AFFECTED:	Soil		
LEAK CAUSE:			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):	Completed - Case Closed		
STATUS DATE:	2002-08-22		
ABATEMENT METHOD:	(please note that not all code translations have been provided by the reporting agency):		
ENFORCEMENT TYPE:	(please note that not all code translations have been provided by the reporting agency):		
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported):	Other		
DATE (blank if not reported):	1999-01-01 00:00:00		
ACTION (blank if not reported):	Leak Stopped		
ACTION TYPE (blank if not reported):	Other		
DATE (blank if not reported):	1999-01-01 00:00:00		
ACTION (blank if not reported):	Leak Reported		

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 38	DIST/DIR: 0.31 SW	ELEVATION: 62	MAP ID: 24
LUST			
NAME: HEWLETT-PACKARD COMPANY ADDRESS: 150 LYTTON AVE PALO ALTO CA 94301 CONTACT: SANTA CLARA SOURCE: CA SWRCB			
REV: 04/11/08 ID1: T0608570350 ID2: STATUS: CASE CLOSED PHONE:			
LEAD AGENCY: REGIONAL BOARD REGIONAL BOARD: 02 LOCAL CASE NUMBER: 14286 RESPONSIBLE PARTY: KATHYAN RAUER ADDRESS OF RESPONSIBLE PARTY: 1501 PAGE HILL ROAD SITE OPERATOR: WATER SYSTEM:			
CASE NUMBER: 4350574 CASE TYPE: SOIL ONLY SUBSTANCE LEAKED: SOLVENTS SUBSTANCE QUANTITY: LEAK CAUSE: LEAK SOURCE: UNKNOWN HOW LEAK WAS DISCOVERED: TANK CLOSURE DATE DISCOVERED (blank if not reported): 1987-01-01 00:00:00 HOW LEAK WAS STOPPED: CLOSE TANK STOP DATE (blank if not reported): STATUS: CASE CLOSED ADAPTMENT METHOD (please note that not all code translations have been provided by the reporting agency): ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): DATE OF ENFORCEMENT (blank if not reported):			
ENTER DATE (blank if not reported): REVIEW DATE (blank if not reported): 1995-01-01 00:00:00 DATE OF LEAK CONFIRMATION (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIATION ACTION UNDERWAY (blank if not reported): DATE REMEDIATION ACTION BEGAN (blank if not reported): 1989-01-01 00:00:00 DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1989-01-01 00:00:00 REPORT DATE (blank if not reported): 1989-01-01 00:00:00			
MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. MTBE DATE (date of historical maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION (parts per billion): MTBE SOIL CONCENTRATION (parts per million): MTBE CNTS: 0 MTBE FUEL: 0 MTBE TESTED: * NOT REQUIRED TO BE TESTED MTBE CLASS: *			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 60	DIST/DIR: 0.31 SE	ELEVATION: 57	MAP ID: 25
LUST			
NAME: PALO ALTO TRANSMISSIONS SERVICE ADDRESS: 701 EMBERSON ST PALO ALTO CA 94303 CONTACT: SANTA CLARA SOURCE: CA SWRCB			
REV: 07/11/02 ID1: 43-2362 ID2: STATUS: CASE CLOSED PHONE:			
LEAD AGENCY: LOCAL AGENCY REGIONAL BOARD: SAN FRANCISCO BAY REGION LOCAL CASE NUMBER: 14286 RESPONSIBLE PARTY: KATHYAN RAUER ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:			
CASE NUMBER: 43-2362 CASE TYPE: SOIL ONLY SUBSTANCE LEAKED: GASOLINE SUBSTANCE QUANTITY: LEAK CAUSE: UNKNOWN LEAK SOURCE: UNKNOWN HOW LEAK WAS DISCOVERED: TANK CLOSURE DATE DISCOVERED (blank if not reported): HOW LEAK WAS STOPPED: CLOSE TANK STOP DATE (blank if not reported): STATUS: CASE CLOSED ADAPTMENT METHOD (please note that not all code translations have been provided by the reporting agency): ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): DATE OF ENFORCEMENT (blank if not reported):			
ENTER DATE (blank if not reported): 5/1/00 REVIEW DATE (blank if not reported): 5/1/00 DATE OF LEAK CONFIRMATION (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIATION ACTION UNDERWAY (blank if not reported): DATE REMEDIATION ACTION BEGAN (blank if not reported): DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 4/20/00 REPORT DATE (blank if not reported): 11/03/00			
MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. MTBE DATE (date of historical maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION: MTBE SOIL CONCENTRATION: MTBE CNTS: 0 MTBE FUEL: 1 MTBE TESTED: * SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED MTBE CLASS: *			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST	
SEARCH ID: 59	DIST/DIR: 0.31 SE
ELEVATION: 57	MAP ID: 25
NAME: PALO ALTO TRANSMISSION SERVICE ADDRESS: 701 EMBERSON ST PALO ALTO CA 94301 CONTACT: SANTA CLARA SOURCE: CA SWRCB	
RXY: 03/01/00 ID: 10608501028 STATUS: COMPLETED - CASE CLOSED PHONE:	
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. <i>Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Inclusions that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</i></p>	
LEAD AGENCY: SANTA CLARA COUNTY LOP REGIONAL BOARD CASE NUMBER: LOCAL AGENCY: SANTA CLARA COUNTY LOP CASE NUMBER: RESPONSE PARTY: ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:	
CASE TYPE: LUST Cleanup Site POTENTIAL CONTAMINANTS OF CONCERN: Waste Oil / Motor / Hydraulic / Lubricating POTENTIAL MEDIA AFFECTED: Soil LEAK CAUSE: LEAK SOURCE: HOW LEAK WAS DISCOVERED: DATE DISCOVERED (blank if not reported): HOW LEAK WAS STOPPED: STOP DATE (blank if not reported): STATUS: Completed - Case Closed START DATE: 2000-04-20 END DATE: 2000-04-20 ACTION METHOD (blank if not reported): ENFORCEMENT TYPE (blank if not reported): DATE OF ENFORCEMENT (blank if not reported): SITE HISTORY (blank if not reported):	
ACTION TYPE (blank if not reported): ENFORCEMENT DATE (blank if not reported): 1999-01-14 00:00:00 ACTION (blank if not reported): Staff Letter - 29351	
ACTION TYPE (blank if not reported): ENFORCEMENT DATE (blank if not reported): 1999-07-14 00:00:00 ACTION (blank if not reported): Staff Letter - 29356	
ACTION TYPE (blank if not reported): ENFORCEMENT DATE (blank if not reported): 1999-05-14 00:00:00 ACTION (blank if not reported): Notice of Responsibility - 40103	
ACTION TYPE (blank if not reported): ENFORCEMENT DATE (blank if not reported): 1998-10-21 00:00:00 ACTION (blank if not reported): Staff Letter - 29349	
ACTION TYPE (blank if not reported): ENFORCEMENT DATE (blank if not reported): 1998-09-22 00:00:00 ACTION (blank if not reported): Staff Letter - 29347	
ACTION TYPE (blank if not reported): Other DATE (blank if not reported): 1999-07-01 00:00:00 ACTION (blank if not reported): Leak Reported	

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST	
SEARCH ID: 59	DIST/DIR: 0.31 SE
ELEVATION: 57	MAP ID: 25
NAME: PALO ALTO TRANSMISSION SERVICE ADDRESS: 701 EMBERSON ST PALO ALTO CA 94301 CONTACT: SANTA CLARA SOURCE: CA SWRCB	
RXY: 03/01/00 ID: 10608501028 STATUS: COMPLETED - CASE CLOSED PHONE:	
ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 1998-12-31 00:00:00 ACTION (blank if not reported): Soil and Water Investigation Workplan	
ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 1998-10-07 00:00:00 ACTION (blank if not reported): Soil and Water Investigation Report	
ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 1999-02-16 00:00:00 ACTION (blank if not reported): Soil and Water Investigation Report	
ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 1999-04-09 00:00:00 ACTION (blank if not reported): Soil and Water Investigation Report	

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 58 DIST/DIR: 0.31 SE ELEVATION: 57 MAP ID: 25

NAME: PALO ALTO TRANSMISSION SERVICE REV: 07/10/02
 ADDRESS: 701 EMERSON ST ID1: 43-1033
 PALO ALTO CA 94301 ID2: PRELIM: SITE ASSES. WKPLA SUDM
 CONTACT: SANTA CLARA STATUS: PHONE:
 SOURCE: CA SWRCH

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.
 Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
 REGIONAL BOARD: SAN FRANCISCO BAY REGION
 LOCAL CASE NUMBER: 06337002
 RESPONSIBLE PARTY: BLANK RP
 ADDRESS OF RESPONSIBLE PARTY:
 CITY: STATE: ZIP: PHONE: FAX:
 WATER SYSTEM:

CASE NUMBER: 43-1033
 CASE TYPE: SOIL ONLY
 SUBSTANCE LEAKED: WASTE OIL
 SUBSTANCE QUANTITY:
 LEAK SOURCE: TANK
 HOW LEAK WAS DISCOVERED: STRUCTURE FAILURE
 HOW LEAK WAS DISCOVERED: TANK CLOSURE
 DATE DISCOVERED (blank if not reported): 7/26/91
 HOW LEAK WAS STOPPED: CLOSE TANK
 STOP DATE (blank if not reported):

PRELIMINARY SITE ASSES. (TRKPL) SUBMITTED
 ACTION HAS NOT BEEN TAKEN AT THE SITE
 ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN - NO
 DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 7/30/92
 REVIEW DATE (blank if not reported): 8/28/91
 DATE OF LEAK CONFIRMATION (blank if not reported):
 DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1/2/63
 DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
 DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
 DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
 DATE REMEDIATION ACTION UNDERWAY (blank if not reported):
 DATE POST REMEDIATION ACTION MONTH BEGAN (blank if not reported):
 DATE POST REMEDIATION ACTION MONTH ENDED (blank if not reported):
 REPORT DATE (blank if not reported): 8/8/91

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE
 MTBE DATE (Date of historical maximum MTBE concentration):
 MTBE GROUNDWATER CONCENTRATION:
 MTBE SOIL CONCENTRATION:
 MTBE CNTS: 0
 MTBE FUEL: 0
 MTBE TESTED: * NOT REQUIRED TO BE TESTED
 MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 36 DIST/DIR: 0.32 SE ELEVATION: 51 MAP ID: 26

NAME: GRANADA RESIDENCE REV: 07/11/02
 ADDRESS: 548 HOMER AVE ID1: 43-2320
 PALO ALTO CA 94301 ID2: STATUS: CASH CLOSED
 CONTACT: SANTA CLARA PHONE:
 SOURCE: CA SWRCH

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.
 Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
 REGIONAL BOARD: SAN FRANCISCO BAY REGION
 LOCAL CASE NUMBER: 06337008
 RESPONSIBLE PARTY: BLANK RP
 ADDRESS OF RESPONSIBLE PARTY:
 CITY: STATE: ZIP: PHONE: FAX:
 WATER SYSTEM:

CASE NUMBER: 43-2320
 CASE TYPE: SOIL ONLY
 SUBSTANCE LEAKED: HEATER FUEL
 SUBSTANCE QUANTITY:
 LEAK SOURCE: TANK
 HOW LEAK WAS DISCOVERED: CORROSION
 HOW LEAK WAS DISCOVERED: TANK CLOSURE
 DATE DISCOVERED (blank if not reported): 2/1/97
 HOW LEAK WAS STOPPED: CLOSE TANK
 STOP DATE (blank if not reported): 2/1/97

PRELIMINARY SITE ASSES. (TRKPL) SUBMITTED
 ACTION HAS NOT BEEN TAKEN AT THE SITE
 ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
 DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 3/4/99
 REVIEW DATE (blank if not reported): 3/18/99
 DATE OF LEAK CONFIRMATION (blank if not reported):
 DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
 DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
 DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
 DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
 DATE REMEDIATION ACTION UNDERWAY (blank if not reported):
 DATE POST REMEDIATION ACTION MONTH BEGAN (blank if not reported):
 DATE POST REMEDIATION ACTION MONTH ENDED (blank if not reported):
 REPORT DATE (blank if not reported): 3/29/99

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE
 MTBE DATE (Date of historical maximum MTBE concentration):
 MTBE GROUNDWATER CONCENTRATION:
 MTBE SOIL CONCENTRATION:
 MTBE CNTS: 0
 MTBE FUEL: 0
 MTBE TESTED: * NOT REQUIRED TO BE TESTED
 MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 37	DIST/DIR: 0.32 SE	ELEVATION: 51	MAP ID: 27
NAME: GRANIXONA RESIDENCE	REV: 03/01/00	REV: 03/01/00	MAP ID: 28
ADDRESS: 268 HOMER AVE	IDI: T0608502132	IDI: T060850716	
PALO ALTO CA 94301	STATUS: COMPLETED - CASE CLOSED	STATUS: COMPLETED - CASE CLOSED	
CONTACT: SANTA CLARA	PHONE:	PHONE:	
SOURCE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE <i>Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</i></p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER:	LOCAL AGENCY: SANTA CLARA COUNTY LOP	
RESPONSIBLE PARTY:	SITE OPERATOR:	WATER SYSTEM:	
CASE TYPE: LUST Cleanup Site	POTENTIAL CONTAMINANTS OF CONCERN: Gasoline	POTENTIAL MEDIA AFFECTED: Soil	
LEAK CAUSE:	LEAK SOURCE:	HOW LEAK WAS DISCOVERED:	
DATE DISCOVERED (blank if not reported):	HOW LEAK WAS STOPPED:	STOP DATE (blank if not reported):	
STATUS: Completed - Case Closed	STATUS DATE: 1999-03-29	STATUS: Completed - Case Closed	
ENFORCEMENT TYPE: (please note that not all code translations have been provided by the reporting agency):	DATE OF ENFORCEMENT (blank if not reported):	SITE HISTORY (blank if not reported):	
ACTION TYPE (blank if not reported): ENFORCEMENT	DATE (blank if not reported): 1998-12-10 00:00:00	ACTION TYPE (blank if not reported): ENFORCEMENT	
ACTION (blank if not reported): Staff Letter - 29160		DATE (blank if not reported): 1999-02-02 00:00:00	
ACTION TYPE (blank if not reported): ENFORCEMENT	DATE (blank if not reported): 1999-02-02 00:00:00	ACTION (blank if not reported): Staff Letter - 29162	
ACTION TYPE (blank if not reported): Other	DATE (blank if not reported): 1999-01-21 00:00:00	ACTION TYPE (blank if not reported): Other	
ACTION (blank if not reported): Leak Reported		ACTION TYPE (blank if not reported): RESPONSE	
ACTION (blank if not reported): Soil and Water Investigation Report		DATE (blank if not reported): 1999-02-01 00:00:00	
ACTION TYPE (blank if not reported): RESPONSE	DATE (blank if not reported): 1999-02-01 00:00:00	ACTION (blank if not reported): Soil and Water Investigation Workshop	

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 78	DIST/DIR: 0.32 SW	ELEVATION: 64	MAP ID: 28
NAME: TINY TOWN CLEANERS	REV: 03/01/00	REV: 03/01/00	MAP ID: 28
ADDRESS: 101 EVBETT ST	IDI: T060850716	IDI: T060850716	
PALO ALTO CA 94301	STATUS: COMPLETED - CASE CLOSED	STATUS: COMPLETED - CASE CLOSED	
CONTACT: SANTA CLARA	PHONE:	PHONE:	
SOURCE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE <i>Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</i></p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER:	LOCAL AGENCY: SANTA CLARA COUNTY LOP	
RESPONSIBLE PARTY:	SITE OPERATOR:	WATER SYSTEM:	
CASE TYPE: LUST Cleanup Site	POTENTIAL CONTAMINANTS OF CONCERN:	POTENTIAL MEDIA AFFECTED: Soil	
LEAK CAUSE:	LEAK SOURCE:	HOW LEAK WAS DISCOVERED:	
DATE DISCOVERED (blank if not reported):	HOW LEAK WAS STOPPED:	STOP DATE (blank if not reported):	
STATUS: Completed - Case Closed	STATUS DATE: 1992-02-11	STATUS: Completed - Case Closed	
ENFORCEMENT TYPE: (please note that not all code translations have been provided by the reporting agency):	DATE OF ENFORCEMENT (blank if not reported):	SITE HISTORY (blank if not reported):	
ACTION TYPE (blank if not reported): Other	DATE (blank if not reported): 1990-01-01 00:00:00	ACTION TYPE (blank if not reported): Leak Reported	
ACTION (blank if not reported): Leak Reported			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 77 DIST/DIR: 0.32 SW ELEVATION: 64 MAP ID: 28

NAME: TUDY TOWN CLEANERS REV: 07/1/02
 ADDRESS: 169 EVERETT ID#: 43-1475
 CONTACT: SANTA CLARA STATUS: CASE CLOSED
 SOURCE: CA SWRCB PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.
 Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY: SAN FRANCISCO RAY REGION
 REGIONAL BOARD: SAN FRANCISCO RAY REGION
 REGIONAL CASE NUMBER: 43-1475
 DISTRICT PARTY: TANK W/ DIESEL
 ADDRESS: PALO ALTO CA 94301
 RESPONSIBLE PARTY:
 SITE OPERATOR:
 WATER SYSTEM:

CASE NUMBER: 43-1475
 CASE TYPE: SOIL ONLY
 SUBSTANCE LEAKED: DIESEL
 LEAK QUANTITY:
 LEAK SOURCE: STRUCTURE FAILURE
 HOW LEAK WAS DISCOVERED: TANK CLOSURE
 DATE DISCOVERED (blank if not reported): 1/16/86
 HOW LEAK WAS STOPPED: CLOSE TANK
 STOP DATE (blank if not reported): 1/16/86
 STOP DATE (blank if not reported): 1/16/86

STATUS DATE: CASE CLOSED
 STATUS DATE: 1/16/86
 REVIEW METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE.
 ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
 DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 9/2/91
 REVIEW DATE (blank if not reported): 8/27/91
 DATE OF LEAK CONFIRMATION (blank if not reported):
 DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
 DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
 DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
 DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
 DATE REMEDIATION ACTION UNDERWAY (blank if not reported):
 DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):
 DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 2/11/92
 REPORT DATE (blank if not reported): 1/16/86

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.
 MTBE DATE (date of detection, minimum at the concentration):
 MTBE GROUNDWATER CONCENTRATION:
 MTBE SOIL CONCENTRATION:
 MTBE CNTS: 0
 MTBE FUEL: B
 MTBE TESTER: *
 MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 27 DIST/DIR: 0.34 SE ELEVATION: 52 MAP ID: 29

NAME: CITY OF BARK CLEANERS REV: 03/01/00
 ADDRESS: 58 HOMER AVE ID#: T0608301601
 CONTACT: SANTA CLARA STATUS: COMPLETED - CASE CLOSED
 SOURCE: CA SWRCB PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.
 Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: SAN FRANCISCO BAY RICH (REGION 2)
 REGIONAL BOARD CASE NUMBER: 43-1737
 LOCAL AGENCY: SANTA CLARA COUNTY LOP
 REGIONAL CASE NUMBER:
 RESPONSIBLE PARTY:
 ADDRESS OF RESPONSIBLE PARTY:
 OPERATOR:
 WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
 POTENTIAL CONTAMINANTS OF CONCERN: Stocked solvent / Mineral Spirits / Distillates
 POTENTIAL MEDIA AFFECTED: Soil
 LEAK SOURCE:
 HOW LEAK WAS DISCOVERED:
 DATE DISCOVERED (blank if not reported):
 HOW LEAK WAS STOPPED:
 STOP DATE (blank if not reported):
 STOP DATE (blank if not reported): Completed - Case Closed
 STATUS DATE: 1/19/01-23

REVIEW METHOD (please note that not all code translations have been provided by the reporting agency):
 ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
 DATE OF ENFORCEMENT (blank if not reported):
 SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
 DATE (blank if not reported): 1/19/01-01/06/06/00
 ACTION (blank if not reported): Leak Reported
 ACTION TYPE (blank if not reported): Other
 DATE (blank if not reported): 1/19/01-01/06/06/00
 ACTION (blank if not reported): Leak Stopped
 ACTION TYPE (blank if not reported): Other
 DATE (blank if not reported): 1/19/01-01/06/06/00
 ACTION (blank if not reported): Leak Discovery

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 71	DIST/DIR: 0.35 SW	ELEVATION: 64	MAP ID: 30
NAME: SHELL	REV: 0300/10		
ADDRESS: 355 ALMA ST	IDI: T0608501291		
PALO ALTO CA 94301	STATUS: COMPLETED - CASE CLOSED		
CONTACT: SANTA CLARA	PHONE:		
SOURCE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD CASE NUMBER: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER: SANTA CLARA COUNTY LOP			
RESPONSIBLE PARTY:			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site			
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline			
POTENTIAL MEDIA AFFECTED: Other Groundwater (axis other than drinking water)			
LEAK CAUSE:			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):			
STATUS DATE: 09/05/11			
STATUS: Sampled - Case Closed			
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):			
ACTION HAS NOT BEEN TAKEN AT THIS SITE			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1991-07-19 00:00:00			
ACTION (blank if not reported): Notice of Responsibility - 0651			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1996-05-29 00:00:00			
ACTION (blank if not reported): Sign Letter - 29186			
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 1990-01-01 00:00:00			
ACTION (blank if not reported): Leak Reported			
ACTION TYPE (blank if not reported): REMEDIATION			
DATE (blank if not reported): 1990-01-01 00:00:00			
ACTION (blank if not reported): Excavate and Dispose			
ACTION TYPE (blank if not reported): RESPONSE			
DATE (blank if not reported): 1996-03-31 00:00:00			
ACTION (blank if not reported): Monitoring Report - Quarterly			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 22	DIST/DIR: 0.37 SW	ELEVATION: 58	MAP ID: 31
NAME: BILL S ALTO GLASS	REV: 0701/02		
ADDRESS: 744 HIGH ST	IDI: 43-1726		
PALO ALTO CA 94301	STATUS: CASH CLOSED		
CONTACT: SANTA CLARA	PHONE:		
SOURCE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY			
REGIONAL BOARD: SAN FRANCISCO BAY REGION			
LOCAL CASE NUMBER: 0633102908			
RESPONSIBLE PARTY: BLANK PP			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE NUMBER: 43-1726			
CASE TYPE: UNDEFINED			
SUBSTANCE LEAKED: MISCELLANEOUS MOTOR VEHICLE FUELS			
LEAK CAUSE: UNKNOWN			
LEAK SOURCE: UNKNOWN			
HOW LEAK WAS DISCOVERED: TANK CLOSURE			
DATE DISCOVERED (blank if not reported): 7/1/93			
HOW LEAK WAS STOPPED: CLOSE TANK			
STOP DATE (blank if not reported): 7/1/93			
STATUS: CASE CLOSED			
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN. NO			
ACTION HAS NOT BEEN TAKEN AT THIS SITE			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
ENTER DATE (blank if not reported): 7/992			
REVIEW DATE (blank if not reported): 7/992			
DATE OF LEAK CONFIRMATION (blank if not reported):			
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):			
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):			
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):			
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):			
DATE REMEDIATION ACTION UNDERWAY (blank if not reported):			
DATE SYSTEMS REMEDIAL ACTION MONITORING BEGAN (blank if not reported): 3/25/93			
DATE CASE NUMBER LETTER ISSUED (SITE CLOSED) (blank if not reported): 7/1/93			
REPORT DATE (blank if not reported): 7/1/93			
MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE			
MTBE DATA (Date of historical maximum MTBE concentration):			
MTBE GROUNDWATER CONCENTRATION:			
MTBE SOIL CONCENTRATION:			
MTBE CNTS: 0			
MTBE FUEL: 0			
MTBE TESTED: NOT REQUIRED TO BE TESTED			
MTBE CLASS:			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 23	DIST/DIR: 0.37 SE	ELEVATION: 57	MAP ID: 32
NAME: BILLS AUTO GLASS	REV: 03/01/0	ID1: T068501662	STATUS: COMPLETED - CASE CLOSED
ADDRESS: 741 HIGH ST PALO ALTO CA 94301	REV: 03/01/0 ID2: T068502110	STATUS: COMPLETED - CASE CLOSED	PHONE:
CONTACT: SANTA CLARA	SOURCE: CA SWRCB	<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>	
LEAD AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER:	LOCAL AGENCY: SANTA CLARA COUNTY LOP	LEAK SOURCE: Soil
LEAK CAUSE: Soil	LEAK SOURCE: Soil	HOW LEAK WAS DISCOVERED: (blank if not reported);	HOW LEAK WAS STOPPED: (blank if not reported);
STOP DATE (blank if not reported):	STATUS: Completed - Case Closed	ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):	DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):	ACTION TYPE (blank if not reported):	DATE (blank if not reported):	ACTION (blank if not reported):

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 25	DIST/DIR: 0.37 SW	ELEVATION: 64	MAP ID: 33
NAME: CITY OF PALO ALTO (SIDEWALKS)	REV: 03/01/0	ID1: T068502110	STATUS: COMPLETED - CASE CLOSED
ADDRESS: 301 ALMA ST PALO ALTO CA 94301	REV: 03/01/0 ID2: T068502110	STATUS: COMPLETED - CASE CLOSED	PHONE:
CONTACT: SANTA CLARA	SOURCE: CA SWRCB	<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>	
LEAD AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER:	LOCAL AGENCY: SANTA CLARA COUNTY LOP	LEAK SOURCE: Soil
LEAK CAUSE: Soil	LEAK SOURCE: Soil	HOW LEAK WAS DISCOVERED: (blank if not reported);	HOW LEAK WAS STOPPED: (blank if not reported);
STOP DATE (blank if not reported):	STATUS: Completed - Case Closed	ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):	DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):	ACTION TYPE (blank if not reported):	DATE (blank if not reported):	ACTION (blank if not reported):

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 25	DIST/DIR: 0.37 SW	ELEVATION: 64	MAP ID: 33
NAME: CITY OF PALO ALTO (SIDEWALK)	REV: 03/01/10	REV: 03/01/10	
ADDRESS: 291 ALMA ST	ID: T066830110	ID: T066830441	
CONTACT: SANTA CLARA	STATUS: COMPLETED - CASE CLOSED	STATUS: COMPLETED - CASE CLOSED	
SOURCE: CA SWRCB		PHONE:	
<p>ACTION TYPE (blank if not reported): RESPONSE</p> <p>DATE (blank if not reported): 2001-12-28 00:00:00</p> <p>ACTION (blank if not reported): Soil and Water Investigation Mapplan</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID: 29	DIST/DIR: 0.37 SW	ELEVATION: 64	MAP ID: 33
NAME: COLDWELL BANKER	REV: 03/01/10	REV: 03/01/10	
ADDRESS: 291 ALMA ST	ID: T066830110	ID: T066830441	
CONTACT: SANTA CLARA	STATUS: COMPLETED - CASE CLOSED	STATUS: COMPLETED - CASE CLOSED	
SOURCE: CA SWRCB		PHONE:	
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LISTS DATABASE</p> <p>Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have such information. Field headers with blank information following after should be interpreted as unsupported by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER:		
LOCAL AGENCY: SANTA CLARA COUNTY LOP	LOCAL CASE NUMBER:		
RESPONSIBLE PARTY:			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site	POTENTIAL CONTAMINANTS OF CONCERN: Heavy Oil / Motor / Hydraulic / Lubricating		
LEAK SOURCE: Soil			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):			
STATUS: Completed - Case Closed			
STATUS DATE: 1996-02-01			
LABORATORY METHOD (please note that not all code translations have been provided by the reporting agency):			
PAUSE REASON (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 1999-01-01 00:00:00			
ACTION (blank if not reported): Leak Reported			

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 53	DIST/DIR: 0.37 SW	ELEVATION: 64	MAP ID: 33
LUST			
NAME: PALO ALTO CITY OF SIDEWALK	REV: 07/11/02		
ADDRESS: 291 ALMA ST	ID: 43-2297		
CONTACT: SANTA CLARA	PRELIM: SITE ASSES. WKFLN SUBM		
SOURCE: CA SWRCB	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY	REGIONAL BOARD: SAN FRANCISCO BAY REGION		
LOCAL CASE NUMBER: 43-2297	ADDRESS OF PARTY: PALO ALTO		
RESponsible Party: SANTA CLARA	ADDRESS OF RESPONSIBLE PARTY:		
SITE OPERATOR:	WATER SYSTEM:		
CASE NUMBER: 43-2297	CASE TYPE: UNDEFINED		
SUBSTANCE LEAKED: GASOLINE	SUBSTANCE QUANTITY:		
LEAK CAUSE: UNKNOWN	LEAK SOURCE: UNKNOWN		
HOW LEAK WAS DISCOVERED: TANK CLOSURE	DATE DISCOVERED (blank if not reported): 1/23/87		
HOW LEAK WAS STOPPED: LEAK TANK	STOP DATE (blank if not reported): 1/23/87		
STATUS: PRELIM SITE ASSES. REPORT SUBMITTED	ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN- NO ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):		
ENTER DATE (blank if not reported): 1/23/87	REVIEW DATE (blank if not reported):		
DATE OF LEAK CONFIRMATION (blank if not reported): 1/26/83	DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):		
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):	DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):		
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):	DATE POST REMEDIATION MONITORING BEGAN (blank if not reported):		
DATE OF LEAK LETTER ISSUED (SITE CLOSED) (blank if not reported):	REPORT DATE (blank if not reported): 1/23/87		
<p>MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. MTBE DATE (Date of historical maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION: MTBE SOIL CONCENTRATION: MTBE CNTS: / MTBE FUEL: / MTBE TESTED: * MTBE CLASS: *</p>			

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 28	DIST/DIR: 0.37 SW	ELEVATION: 64	MAP ID: 33
LUST			
NAME: COLDWELL BANKER	REV: 07/11/02		
ADDRESS: PALO ALTO CA 94301	ID: 43-0390		
CONTACT: SANTA CLARA	STATUS: CASE CLOSED		
SOURCE: CA SWRCB	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY	REGIONAL BOARD: SAN FRANCISCO BAY REGION		
LOCAL CASE NUMBER: 43-0390	ADDRESS OF PARTY: PALO ALTO		
RESponsible Party: SANTA CLARA	ADDRESS OF RESPONSIBLE PARTY:		
SITE OPERATOR:	WATER SYSTEM:		
CASE NUMBER: 43-0390	CASE TYPE: OTHER		
SUBSTANCE LEAKED: WASTE OIL	SUBSTANCE QUANTITY:		
LEAK CAUSE: STRUCTURE FAILURE	LEAK SOURCE: TANK		
HOW LEAK WAS DISCOVERED: TANK CLOSURE	DATE DISCOVERED (blank if not reported): 1/14/87		
HOW LEAK WAS STOPPED: CLOSE TANK	STOP DATE (blank if not reported): 1/14/87		
STATUS: CASE CLOSED	ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN- NO ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):		
ENTER DATE (blank if not reported): 1/23/87	REVIEW DATE (blank if not reported): 2/6/96		
DATE OF LEAK CONFIRMATION (blank if not reported): 3/29/95	DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):		
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):	DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):		
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):	DATE POST REMEDIATION MONITORING BEGAN (blank if not reported):		
DATE OF LEAK LETTER ISSUED (SITE CLOSED) (blank if not reported): 2/1/96	REPORT DATE (blank if not reported): 1/23/87		
<p>MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. MTBE DATE (Date of historical maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION: MTBE SOIL CONCENTRATION: MTBE CNTS: 0 MTBE FUEL: 0 MTBE TESTED: * MTBE CLASS: *</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 57	DIST/DIR: 0.37 SW	ELEVATION: 64	MAP ID: 34
LUST			
NAME: PALO ALTO FIBRE STATION 1	REV: 03/01/00		
ADDRESS: 301 ALAMA ST	ID1: T0608501024		
CONTACT: SANTA CLARA	STATUS: COMPLETED - CASE CLOSED		
SOURCE: CA SWRCB	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD CASE NUMBER:			
LOCAL AGENCY: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER:			
RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleaning Site			
POTENTIAL CONTAMINANTS OF CONCERN: Diesel			
POTENTIAL MEDIA AFFECTED: Soil			
LEAK CAUSE:			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):			
STATUS: Completed - Case Closed			
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1990-09-03 00:00:00			
ACTION (blank if not reported): Notice of Responsibility - 40010			
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 1990-01-01 00:00:00			
ACTION (blank if not reported): Leak Reported			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 70	DIST/DIR: 0.37 SW	ELEVATION: 64	MAP ID: 35
LUST			
NAME: SHELL	REV: 07/11/02		
ADDRESS: 355 ALAMA ST	ID1: 43-1313		
CONTACT: SANTA CLARA	STATUS: CASE CLOSED		
SOURCE: CA SWRCB	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY			
REGIONAL BOARD: SAN FRANCISCO BAY REGION			
LOCAL CASE NUMBER: 0651102205			
RESPONSIBLE PARTY: BLANK NP			
SITE OPERATOR:			
WATER SYSTEM:			
CASE NUMBER: 43-1313			
CASE TYPE: OTHER			
SUBSTANCE LEAKED: GASOLINE			
SUBSTANCE QUANTITY:			
LEAK SOURCE: STRUCTURE FAILURE			
HOW LEAK WAS DISCOVERED: TANK CLOSURE			
DATE DISCOVERED (blank if not reported): 1/22/87			
HOW LEAK WAS STOPPED: CLOSE TANK			
STOP DATE (blank if not reported): 1/22/87			
STATUS: CASE CLOSED			
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ENTER DATE (blank if not reported): 1/22/87			
REVIEW DATE (blank if not reported): 1/11/90			
DATE OF LEAK CONFIRMATION (blank if not reported):			
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):			
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 9/29/88			
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):			
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): 1/6/87			
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):			
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 10/31/00			
REPORT DATE (blank if not reported): 1/22/87			
MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE.			
MTBE DATE (date of identified maximum MTBE concentration): 1/2/85			
MTBE GROUNDWATER CONCENTRATION: 3/0			
MTBE CNTS: /			
MTBE FUEL: /			
MTBE TESTED: YES			
MTBE CLASS:			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 56	DIST/DIR: 0.38 SW	ELEVATION: 64	MAP ID: 36
LUST			
NAME: PALO ALTO FIRE STATION	REV: 07/1/02	REV: 03/01/10	MAP ID: 37
ADDRESS: 301 ALMA ST	ID: 43-1029	ID: 106850164	
CONTACT: SANTA CLARA	STATUS: CASE CLOSED	STATUS: COMPLETED - CASE CLOSED	
SOURCE: CA SWRCB	PHONE:	PHONE:	
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY: SAN FRANCISCO BAY REGION	REGIONAL BOARD CASE NUMBER: 43-1029	REGIONAL BOARD CASE NUMBER: SANTA CLARA COUNTY LOP	
LOCAL CASE NUMBER: BLANK #	RESPONSIBLE PARTY: BLANK #	LOCAL AGENCY: SANTA CLARA COUNTY LOP	
ADDRESS OF RESPONSIBLE PARTY:	RESPONSIBLE PARTY:	RESPONSIBLE PARTY:	
SITE OPERATOR:	ADDRESS OF RESPONSIBLE PARTY:	ADDRESS OF RESPONSIBLE PARTY:	
WATER SYSTEM:	WATER SYSTEM:	WATER SYSTEM:	
CASE NUMBER: 43-1039	CASE TYPE: SOIL ONLY	CASE TYPE: LUST Cleanup Site	
SUBSTANCE LEAKED: DIESEL	LEAK CAUSE: STRUCTURE FAILURE	POTENTIAL CONTAMINANTS OF CONCERN: Waste Oil / Motor / Hydraulic / Lubricating	
HOW LEAK WAS DISCOVERED: TANK CLOSURE	HOW LEAK WAS STOPPED: TANK CLOSURE	LEAK CAUSE: SOIL	
STOP LEAK WAS STOPPED: 3/1/86	STOP DATE (blank if not reported): 3/1/86	HOW LEAK WAS DISCOVERED: TANK CLOSURE	
STATUS: CASE CLOSED	STATUS: 3/1/86	HOW LEAK WAS STOPPED: TANK CLOSURE	
ABATEMENT METHOD (please note that not all code translators have been provided by the reporting agency): EXCAVATE AND DISPOSE	ABATEMENT METHOD (please note that not all code translators have been provided by the reporting agency): EXCAVATE AND DISPOSE	HOW LEAK WAS STOPPED: TANK CLOSURE	
ENFORCEMENT TYPE (please note that not all code translators have been provided by the reporting agency):	ENFORCEMENT TYPE (please note that not all code translators have been provided by the reporting agency):	STOP DATE (blank if not reported): 3/1/86	
DATE OF ENFORCEMENT (blank if not reported):	DATE OF ENFORCEMENT (blank if not reported):	STATUS: Completed - Case Closed	
ENTER DATE (blank if not reported): 7/5/89	ENTER DATE (blank if not reported): 7/5/89	REVIEW DATE (blank if not reported): 7/5/89	
REVIEW DATE (blank if not reported): 8/16/93	REVIEW DATE (blank if not reported): 8/16/93	DATE OF LEAK CONFIRMATION (blank if not reported):	
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):	DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):	DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):	
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):	DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):	DATE POLLUTION CHARACTERIZATION PLAN WAS SUBMITTED (blank if not reported):	
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):	DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):	DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):	
DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):	DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):	DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 8/16/93	
REPORT DATE (blank if not reported): 3/31/86	REPORT DATE (blank if not reported): 3/31/86	REPORT DATE (blank if not reported): 3/31/86	
<p>MEMORANDA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE ATTN: DATE (date of biserial maximum ATMB concentration): ATTN: GROUNDWATER CONCENTRATION: ATTN: SOIL CONCENTRATION: ATTN: CNTS: 0 ATTN: FUEL: 0 ATTN: TESTED: NOT REQUIRED TO BE TESTED ATTN: CLASS: *</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 73	DIST/DIR: 0.38 SW	ELEVATION: 64	MAP ID: 37
LUST			
NAME: STANFORD I.M.W.	REV: 03/01/10	REV: 03/01/10	MAP ID: 37
ADDRESS: 275 ALMA ST	ID: 106850164	ID: 106850164	
CONTACT: SANTA CLARA	STATUS: COMPLETED - CASE CLOSED	STATUS: COMPLETED - CASE CLOSED	
SOURCE: CA SWRCB	PHONE:	PHONE:	
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER: 43-1029	REGIONAL BOARD CASE NUMBER: SANTA CLARA COUNTY LOP	
LOCAL CASE NUMBER: BLANK #	RESPONSIBLE PARTY: BLANK #	LOCAL AGENCY: SANTA CLARA COUNTY LOP	
ADDRESS OF RESPONSIBLE PARTY:	RESPONSIBLE PARTY:	RESPONSIBLE PARTY:	
SITE OPERATOR:	ADDRESS OF RESPONSIBLE PARTY:	ADDRESS OF RESPONSIBLE PARTY:	
WATER SYSTEM:	WATER SYSTEM:	WATER SYSTEM:	
CASE TYPE: LUST Cleanup Site	CASE TYPE: LUST Cleanup Site	CASE TYPE: LUST Cleanup Site	
POTENTIAL CONTAMINANTS OF CONCERN: Waste Oil / Motor / Hydraulic / Lubricating	POTENTIAL CONTAMINANTS OF CONCERN: Waste Oil / Motor / Hydraulic / Lubricating	POTENTIAL CONTAMINANTS OF CONCERN: Waste Oil / Motor / Hydraulic / Lubricating	
LEAK CAUSE: SOIL	LEAK CAUSE: SOIL	LEAK CAUSE: SOIL	
HOW LEAK WAS DISCOVERED: TANK CLOSURE	HOW LEAK WAS DISCOVERED: TANK CLOSURE	HOW LEAK WAS DISCOVERED: TANK CLOSURE	
HOW LEAK WAS STOPPED: TANK CLOSURE	HOW LEAK WAS STOPPED: TANK CLOSURE	HOW LEAK WAS STOPPED: TANK CLOSURE	
STOP LEAK WAS STOPPED: 3/1/86	STOP LEAK WAS STOPPED: 3/1/86	STOP LEAK WAS STOPPED: 3/1/86	
STATUS: CASE CLOSED	STATUS: 3/1/86	STATUS: 3/1/86	
ABATEMENT METHOD (please note that not all code translators have been provided by the reporting agency): EXCAVATE AND DISPOSE	ABATEMENT METHOD (please note that not all code translators have been provided by the reporting agency): EXCAVATE AND DISPOSE	ABATEMENT METHOD (please note that not all code translators have been provided by the reporting agency): EXCAVATE AND DISPOSE	
ENFORCEMENT TYPE (please note that not all code translators have been provided by the reporting agency):	ENFORCEMENT TYPE (please note that not all code translators have been provided by the reporting agency):	ENFORCEMENT TYPE (please note that not all code translators have been provided by the reporting agency):	
DATE OF ENFORCEMENT (blank if not reported):	DATE OF ENFORCEMENT (blank if not reported):	DATE OF ENFORCEMENT (blank if not reported):	
ENTER DATE (blank if not reported): 7/5/89	ENTER DATE (blank if not reported): 7/5/89	ENTER DATE (blank if not reported): 7/5/89	
REVIEW DATE (blank if not reported): 8/16/93	REVIEW DATE (blank if not reported): 8/16/93	REVIEW DATE (blank if not reported): 8/16/93	
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):	DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):	DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):	
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):	DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):	DATE POLLUTION CHARACTERIZATION PLAN WAS SUBMITTED (blank if not reported):	
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):	DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):	DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):	
DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):	DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):	DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 8/16/93	
REPORT DATE (blank if not reported): 3/31/86	REPORT DATE (blank if not reported): 3/31/86	REPORT DATE (blank if not reported): 3/31/86	
<p>MEMORANDA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE ATTN: DATE (date of biserial maximum ATMB concentration): ATTN: GROUNDWATER CONCENTRATION: ATTN: SOIL CONCENTRATION: ATTN: CNTS: 0 ATTN: FUEL: 0 ATTN: TESTED: NOT REQUIRED TO BE TESTED ATTN: CLASS: *</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 46	DIST/DIR: 0.39 SE	ELEVATION: 56	MAP ID: 38
NAME: KURT'S AUTO CARE	REV: 0301/10		
ADDRESS: 780 HIGLEY	ID: 7068501702		
PALO ALTO CA 94301	STATUS: COMPLETED - CASE CLOSED		
CONTACT: SANTA CLARA	PHONE:		
SOURCE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD CASE NUMBER:			
LOCAL AGENCY: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER:			
RESPONSIBLE PARTY:			
OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleaning Site			
POTENTIAL CONTAMINANTS OF CONCERN: Dissol			
POTENTIAL MEDIA AFFECTED: Other Groundwater (less other than drinking water)			
LEAK CAUSE:			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):			
STATUS: Completed - Case Closed			
STATUS DATE: 2003-05-21			
ENFORCEMENT TYPE: (blank if not reported)			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1993-07-02 00:00:00			
ACTION (blank if not reported): Staff Letter - 29112			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1993-05-12 00:00:00			
ACTION (blank if not reported): Staff Letter - 29128			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1996-01-13 00:00:00			
ACTION (blank if not reported): Staff Letter - 29122			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1991-03-27 00:00:00			
ACTION (blank if not reported): Notice of Violation - 40018			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1995-08-17 00:00:00			
ACTION (blank if not reported): Staff Letter - 29130			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1999-05-20 00:00:00			
ACTION (blank if not reported): Staff Letter - 29110			

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 46	DIST/DIR: 0.39 SE	ELEVATION: 56	MAP ID: 38
NAME: KURT'S AUTO CARE	REV: 0301/10		
ADDRESS: 780 HIGLEY	ID: 7068501702		
PALO ALTO CA 94301	STATUS: COMPLETED - CASE CLOSED		
CONTACT: SANTA CLARA	PHONE:		
SOURCE: CA SWRCB			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1997-01-23 00:00:00			
ACTION (blank if not reported): Staff Letter - 29136			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1999-07-30 00:00:00			
ACTION (blank if not reported): Staff Letter - 29138			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1994-08-07 00:00:00			
ACTION (blank if not reported): Staff Letter - 29120			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1994-05-04 00:00:00			
ACTION (blank if not reported): Staff Letter - 29118			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 2002-08-12 00:00:00			
ACTION (blank if not reported): Iteming Letter - 38123			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1996-07-26 00:00:00			
ACTION (blank if not reported): Staff Letter - 29134			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1993-05-21 00:00:00			
ACTION (blank if not reported): Staff Letter - 29126			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1994-01-28 00:00:00			
ACTION (blank if not reported): Staff Letter - 29116			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1993-10-29 00:00:00			
ACTION (blank if not reported): Staff Letter - 29114			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1994-10-31 00:00:00			
ACTION (blank if not reported): Staff Letter - 29122			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1994-12-21 00:00:00			
ACTION (blank if not reported): Staff Letter - 29174			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 2001-07-27 00:00:00			
ACTION (blank if not reported): Staff Letter - 29140			
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 1995-01-01 00:00:00			
ACTION (blank if not reported): Leak Reported			

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	46	DIST/DIR:	0.39 SE	ELEVATION:	56	MAP ID:	38
LUST							
NAME:	KURT S AUTO CARE			REV:	03/01/00		
ADDRESS:	780 HIGH ST PALO ALTO CA 94301			IDI:	T0608501702		
CONTACT:	SANTA CLARA			STATUS:	COMPLETED - CASE CLOSED		
SOURCE:	CA SWRCB			PHONE:			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1993-11-30 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1995-08-21 00:00:00			Soil and Water Investigation Report			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1994-12-02 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1999-08-02 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	2001-08-30 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1993-03-09 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1993-07-12 00:00:00			Soil and Water Investigation Report			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1994-05-09 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1991-05-20 00:00:00			Preliminary Site Assessment Report			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1994-02-09 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1994-12-27 00:00:00			Soil and Water Investigation Workplan			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1995-06-05 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1996-01-17 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	46	DIST/DIR:	0.39 SE	ELEVATION:	56	MAP ID:	38
LUST							
NAME:	KURT S AUTO CARE			REV:	03/01/00		
ADDRESS:	780 HIGH ST PALO ALTO CA 94301			IDI:	T0608501702		
CONTACT:	SANTA CLARA			STATUS:	COMPLETED - CASE CLOSED		
SOURCE:	CA SWRCB			PHONE:			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1996-07-29 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1997-01-28 00:00:00			Monitoring Report - Quarterly			
ACTION TYPE (blank if not reported):	RESPONSE						
DATE (blank if not reported):	1994-03-16 00:00:00			Monitoring Report - Quarterly			

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 45 DIST/DIR: 0.39 SE ELEVATION: 56 MAP ID: 38

NAME: KURT S. AUTO CARE
ADDRESS: 780 HIGH ST
PALO ALTO CA 94301
CONTACT: SANTA CLARA
SOURCE: CA SWRCB

REV: 07/1/02
ID1: 43-1772
ID2: POLLUTION CHARACTERIZATION
STATUS:
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.
Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unsupported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: SAN FRANCISCO BAY REGION
LOCAL CASE NUMBER: 063702906
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 43-1772
CASE TYPE: OTHER
SUBSTANCE LEAKED: DIESEL
SUBSTANCE QUANTITY:
LEAK SOURCE: STRUCTURE FAILURE
TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 7/31/86
HOW LEAK WAS STOPPED: CLOSE TANK
STOP DATE (blank if not reported): 7/31/86

STATUS: POLLUTION CHARACTERIZATION
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN- NO ACTION HAS BEEN TAKEN AT THE SITE
ACTION HAS BEEN TAKEN AT THE SITE
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 5/5/89
REVIEW DATE (blank if not reported): 5/6/94
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 9/14/89
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 5/6/94
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIATION ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
REPORT DATE (blank if not reported): 5/2/86

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.
MTBE DATE (date of highest maximum MTBE concentration): 12/65
MTBE GROUNDWATER CONCENTRATION: LESS THAN 3
MTBE SOIL CONCENTRATION:
MTBE CNTS: 1
MTBE FULL: 0
MTBE TESTED: YES
MTBE CLASS: D

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 74 DIST/DIR: 0.39 SW ELEVATION: 64 MAP ID: 39

NAME: STANGORD BAW
ADDRESS: 275 ALMA ST
PALO ALTO CA 94301
CONTACT: SANTA CLARA
SOURCE: CA SWRCB

REV: 07/1/02
ID1: 43-1389
ID2:
STATUS: CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.
Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unsupported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: SAN FRANCISCO BAY REGION
LOCAL CASE NUMBER: 063702903
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 43-1389
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED: WASTE OIL
SUBSTANCE QUANTITY:
LEAK SOURCE: STRUCTURE FAILURE
TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 5/22/86
HOW LEAK WAS STOPPED: CLOSE TANK
STOP DATE (blank if not reported): 5/22/86

STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN- NO ACTION HAS BEEN TAKEN AT THE SITE
ACTION HAS BEEN TAKEN AT THE SITE
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 5/22/86
REVIEW DATE (blank if not reported): 5/6/96
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 12/15/85
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIATION ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
REPORT DATE (blank if not reported): 5/2/86

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.
MTBE DATE (date of highest maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FULL: 0
MTBE TESTED: NOT REQUIRED TO BE TESTED
MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
61	0.40 SE	55	40
NAME: PENINSULA CREAMERY ADDRESS: 800 HIGH ST PALO ALTO CA 94301 CONTACT: SANTA CLARA SOURCE: CA SWRCB			
RBY: 03/01/10 ID1: T0608564540 ID2: STATUS: COMPLETED - CASE CLOSED PHONE:			
RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. <i>Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</i>			
LEAD AGENCY: SANTA CLARA COUNTY LOP REGIONAL BOARD CASE NUMBER: LOCAL AGENCY: SANTA CLARA COUNTY LOP LOCAL CASE NUMBER: RESPONSIBLE PARTY: ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site POTENTIAL CONTAMINANTS OF CONCERN: Illicit Oil / Motor / Hydraulic / Lubricating POTENTIAL MEDIA AFFECTED: Soil LEAK CAUSE: LEAK SOURCE: HOW LEAK WAS DISCOVERED: DATE DISCOVERED (blank if not reported): HOW LEAK WAS STOPPED: STOP DATE (blank if not reported): STATUS DATE: Completed - Case Closed STATUS DATE: 03/01/10			
ABATEMENT METHOD: (please note that not all code translations have been provided by the reporting agency): ENFORCEMENT TYPE: (please note that not all code translations have been provided by the reporting agency): DATE OF ENFORCEMENT (blank if not reported): SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): Other DATE (blank if not reported): 1959-01-01 00:00:00 ACTION (blank if not reported): Leak Discovery			
ACTION TYPE (blank if not reported): Other DATE (blank if not reported): 1959-01-01 00:00:00 ACTION (blank if not reported): Leak Reported			
ACTION TYPE (blank if not reported): Other DATE (blank if not reported): 1959-01-01 00:00:00 ACTION (blank if not reported): Excavate and Dispose			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
43	0.41 SW	57	41
NAME: KIDMAN LAND CO ADDRESS: 35 ALMA ST PALO ALTO CA 94301 CONTACT: SANTA CLARA SOURCE: CA SWRCB			
RBY: 03/01/10 ID1: T0608581913 ID2: STATUS: COMPLETED - CASE CLOSED PHONE:			
RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. <i>Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</i>			
LEAD AGENCY: SANTA CLARA COUNTY LOP REGIONAL BOARD CASE NUMBER: LOCAL AGENCY: SANTA CLARA COUNTY LOP LOCAL CASE NUMBER: RESPONSIBLE PARTY: ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site POTENTIAL CONTAMINANTS OF CONCERN: Diesel POTENTIAL MEDIA AFFECTED: Soil LEAK CAUSE: LEAK SOURCE: HOW LEAK WAS DISCOVERED: DATE DISCOVERED (blank if not reported): HOW LEAK WAS STOPPED: STOP DATE (blank if not reported): STATUS DATE: Completed - Case Closed STATUS DATE: 1995-11-02			
ABATEMENT METHOD: (please note that not all code translations have been provided by the reporting agency): ENFORCEMENT TYPE: (please note that not all code translations have been provided by the reporting agency): DATE OF ENFORCEMENT (blank if not reported): SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): Other DATE (blank if not reported): 1959-01-01 00:00:00 ACTION (blank if not reported): Leak Reported			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 44	DIST/DIR: 0.41 SW	ELEVATION: 57	MAP ID: 42
LUST			
NAME: KERNAN LAND COMPANY ADDRESS: 753 ALAMA ST PALO ALTO CA 94301 CONTACT: SANTA CLARA SOURCE: CA SWRCB			
REV: 07/11/02 ID1: 43-2082 STATUS: CASE CLOSED PHONE:			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as interpreted by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY REGIONAL BOARD: SAN FRANCISCO BAY REGION LOCAL CASE NUMBER: 063102P71 RESPONSIBLE PARTY: BLANK RP ADDRESS OF RESPONSIBLE PARTY: CITY: STATE: WATER SYSTEM:			
CASE NUMBER: 43-2082 CASE TYPE: SOIL ONLY SUBSTANCE LEAKED: DIESEL SUBSTANCE QUANTITY: LEAK CAUSE: TANK LEAK SOURCE: TANK HOW LEAK WAS DISCOVERED: TANK CLOSURE DATE DISCOVERED (blank if not reported): 6/21/95 HOW LEAK WAS STOPPED: REMOVED CONTENTS STOP DATE (blank if not reported): 2/11/95 STATUS: CASE CLOSED ABANDONED METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE ADDRESS METHOD (please note that not all code translations have been provided by the reporting agency): APPROXIMATE SITE ENFORCEMENT TYPE (blank if not reported): DATE OF ENFORCEMENT (blank if not reported):			
ENTER DATE (blank if not reported): 1/12/95 REVIEW DATE (blank if not reported): 1/12/95 DATE OF LEAK CONFIRMATION (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIAL ACTION UNDERWAY (blank if not reported): DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1/12/95 REPORT DATE (blank if not reported): 7/21/95			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as interpreted by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY REGIONAL BOARD: SAN FRANCISCO BAY REGION LOCAL CASE NUMBER: 063102P71 RESPONSIBLE PARTY: BLANK RP ADDRESS OF RESPONSIBLE PARTY: CITY: STATE: WATER SYSTEM:			
CASE NUMBER: 43-2082 CASE TYPE: SOIL ONLY SUBSTANCE LEAKED: DIESEL SUBSTANCE QUANTITY: LEAK CAUSE: TANK LEAK SOURCE: TANK HOW LEAK WAS DISCOVERED: TANK CLOSURE DATE DISCOVERED (blank if not reported): 6/21/95 HOW LEAK WAS STOPPED: REMOVED CONTENTS STOP DATE (blank if not reported): 2/11/95 STATUS: CASE CLOSED ABANDONED METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE ADDRESS METHOD (please note that not all code translations have been provided by the reporting agency): APPROXIMATE SITE ENFORCEMENT TYPE (blank if not reported): DATE OF ENFORCEMENT (blank if not reported):			
ENTER DATE (blank if not reported): 1/12/95 REVIEW DATE (blank if not reported): 1/12/95 DATE OF LEAK CONFIRMATION (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIAL ACTION UNDERWAY (blank if not reported): DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1/12/95 REPORT DATE (blank if not reported): 7/21/95			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as interpreted by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY REGIONAL BOARD: SAN FRANCISCO BAY REGION LOCAL CASE NUMBER: 063102P71 RESPONSIBLE PARTY: BLANK RP ADDRESS OF RESPONSIBLE PARTY: CITY: STATE: WATER SYSTEM:			
CASE NUMBER: 43-2082 CASE TYPE: SOIL ONLY SUBSTANCE LEAKED: DIESEL SUBSTANCE QUANTITY: LEAK CAUSE: TANK LEAK SOURCE: TANK HOW LEAK WAS DISCOVERED: TANK CLOSURE DATE DISCOVERED (blank if not reported): 6/21/95 HOW LEAK WAS STOPPED: REMOVED CONTENTS STOP DATE (blank if not reported): 2/11/95 STATUS: CASE CLOSED ABANDONED METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE ADDRESS METHOD (please note that not all code translations have been provided by the reporting agency): APPROXIMATE SITE ENFORCEMENT TYPE (blank if not reported): DATE OF ENFORCEMENT (blank if not reported):			
ENTER DATE (blank if not reported): 1/12/95 REVIEW DATE (blank if not reported): 1/12/95 DATE OF LEAK CONFIRMATION (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIAL ACTION UNDERWAY (blank if not reported): DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1/12/95 REPORT DATE (blank if not reported): 7/21/95			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 24	DIST/DIR: 0.42 SE	ELEVATION: 52	MAP ID: 43
LUST			
NAME: BILL YOUNG S AUTOMOTIVE ADDRESS: 897 HIGHL ST PALO ALTO CA 94301 CONTACT: SANTA CLARA SOURCE: CA SWRCB			
REV: 03/01/76 ID1: T668573149 STATUS: COMPLETED - CASE CLOSED PHONE:			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as interpreted by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP REGIONAL BOARD CASE NUMBER: LOCAL AGENCY: SANTA CLARA COUNTY LOP LOCAL CASE NUMBER: RESPONSIBLE PARTY: ADDRESS OF RESPONSIBLE PARTY: CITY: STATE: WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site POTENTIAL CONTAMINANTS OF CONCERN: Gasoline LEAK CAUSE: LEAK SOURCE: HOW LEAK WAS DISCOVERED: DATE DISCOVERED (blank if not reported): HOW LEAK WAS STOPPED: STOP DATE (blank if not reported): STATUS: Completed - Case Closed ABANDONED METHOD (please note that not all code translations have been provided by the reporting agency): ADDRESS METHOD (please note that not all code translations have been provided by the reporting agency): ENFORCEMENT TYPE (blank if not reported): DATE OF ENFORCEMENT (blank if not reported): SITE HISTORY (blank if not reported):			
ENTER DATE (blank if not reported): REVIEW DATE (blank if not reported): DATE OF LEAK CONFIRMATION (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIAL ACTION UNDERWAY (blank if not reported): DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): REPORT DATE (blank if not reported):			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as interpreted by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP REGIONAL BOARD CASE NUMBER: LOCAL AGENCY: SANTA CLARA COUNTY LOP LOCAL CASE NUMBER: RESPONSIBLE PARTY: ADDRESS OF RESPONSIBLE PARTY: CITY: STATE: WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site POTENTIAL CONTAMINANTS OF CONCERN: Gasoline LEAK CAUSE: LEAK SOURCE: HOW LEAK WAS DISCOVERED: DATE DISCOVERED (blank if not reported): HOW LEAK WAS STOPPED: STOP DATE (blank if not reported): STATUS: Completed - Case Closed ABANDONED METHOD (please note that not all code translations have been provided by the reporting agency): ADDRESS METHOD (please note that not all code translations have been provided by the reporting agency): ENFORCEMENT TYPE (blank if not reported): DATE OF ENFORCEMENT (blank if not reported): SITE HISTORY (blank if not reported):			
ENTER DATE (blank if not reported): REVIEW DATE (blank if not reported): DATE OF LEAK CONFIRMATION (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIAL ACTION UNDERWAY (blank if not reported): DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): REPORT DATE (blank if not reported):			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as interpreted by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP REGIONAL BOARD CASE NUMBER: LOCAL AGENCY: SANTA CLARA COUNTY LOP LOCAL CASE NUMBER: RESPONSIBLE PARTY: ADDRESS OF RESPONSIBLE PARTY: CITY: STATE: WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site POTENTIAL CONTAMINANTS OF CONCERN: Gasoline LEAK CAUSE: LEAK SOURCE: HOW LEAK WAS DISCOVERED: DATE DISCOVERED (blank if not reported): HOW LEAK WAS STOPPED: STOP DATE (blank if not reported): STATUS: Completed - Case Closed ABANDONED METHOD (please note that not all code translations have been provided by the reporting agency): ADDRESS METHOD (please note that not all code translations have been provided by the reporting agency): ENFORCEMENT TYPE (blank if not reported): DATE OF ENFORCEMENT (blank if not reported): SITE HISTORY (blank if not reported):			
ENTER DATE (blank if not reported): REVIEW DATE (blank if not reported): DATE OF LEAK CONFIRMATION (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIAL ACTION UNDERWAY (blank if not reported): DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): REPORT DATE (blank if not reported):			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 41	DIST/DIR: 0.43 SE	ELEVATION: 56	MAP ID: 44
LUST			
NAME: INDEPENDENT BMW	REV: 03/01/00	REV: 07/11/02	
ADDRESS: 799 ALMA ST.	IDI: T0668803061	IDI: 45-2346	
CONTACT: SANTA CLARA	STATUS: COMPLETED - CASH CLOSED	STATUS: CASH CLOSED	
SOURCE: CA SWRCB		PHONE:	
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER: SANTA CLARA COUNTY LOP	LOCAL AGENCY: SANTA CLARA COUNTY LOP	
RESPONSIBLE PARTY: SANTA CLARA COUNTY LOP	ADDRESS OF RESPONSIBLE PARTY:	SITE OPERATOR:	
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site	CASE NUMBER: 43-2246	CASE TYPE: UNDEFINED	
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline	SUBSTANCE LEAKED: GASOLINE	LEAK CAUSE: UNKNOWN	
LEAK SOURCE: Soil	LEAK SOURCE: UNKNOWN	HOW LEAK WAS DISCOVERED: TANK CLOSURE	
DATE DISCOVERED (blank if not reported):	DATE DISCOVERED (blank if not reported): 1/1/91	HOW LEAK WAS STOPPED: CLOSE TANK	
STOP DATE (blank if not reported):	STOP DATE (blank if not reported): 1/1/91	STATUS: CASH CLOSED	
ABATEMENT METHOD: Other	ABATEMENT TYPE: Other	ENFORCEMENT TYPE: Other	
DATE OF ENFORCEMENT (blank if not reported):	DATE OF ENFORCEMENT (blank if not reported):	SITE HISTORY (blank if not reported):	
ACTION TYPE (blank if not reported): Other	DATE (blank if not reported): 19/01-01 00:00:00	REVIEW DATE (blank if not reported): 10/16/98	
ACTION (blank if not reported): Leak Reported		DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):	
		DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):	
		DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):	
		DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):	
		DATE REMEDIATION ACTION UNDERWAY (blank if not reported):	
		DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported): 8/6/95	
		DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1/1/91	
		REPORT DATE (blank if not reported): 1/1/91	
		MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE:	
		MTBE DATE (Date of historical maximum MTBE concentration):	
		MTBE GROUNDWATER CONCENTRATION:	
		MTBE SOIL CONCENTRATION:	
		MTBE CMTS:	0
		MTBE FUEL:	1
		MTBE TESTED:	1
		MTBE CLASS:	1

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 42	DIST/DIR: 0.43 SW	ELEVATION: 55	MAP ID: 45
LUST			
NAME: INDEPENDENT BMW	REV: 07/11/02	REV: 07/11/02	
ADDRESS: 799 ALMA ST.	IDI: 45-2346	IDI: 45-2346	
CONTACT: SANTA CLARA	STATUS: CASH CLOSED	STATUS: CASH CLOSED	
SOURCE: CA SWRCB		PHONE:	
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCH AGENCY	REGIONAL BOARD CASE NUMBER: SAN FRANCISCO BAY REGION	LOCAL AGENCY: SAN FRANCISCO BAY REGION	
RESPONSIBLE PARTY: BLANK NP	ADDRESS OF RESPONSIBLE PARTY:	SITE OPERATOR:	
WATER SYSTEM:			
CASE NUMBER: 43-2246	CASE TYPE: UNDEFINED	LEAK CAUSE: UNKNOWN	
SUBSTANCE LEAKED: GASOLINE	LEAK SOURCE: UNKNOWN	HOW LEAK WAS DISCOVERED: TANK CLOSURE	
LEAK SOURCE: UNKNOWN	HOW LEAK WAS STOPPED: CLOSE TANK	STOP DATE (blank if not reported): 1/1/91	
STATUS: CASH CLOSED	ABATEMENT METHOD: Other	ABATEMENT TYPE: Other	
ENFORCEMENT TYPE: Other	DATE OF ENFORCEMENT (blank if not reported):	SITE HISTORY (blank if not reported):	
ACTION TYPE (blank if not reported): Other	DATE (blank if not reported): 10/16/98	REVIEW DATE (blank if not reported): 10/16/98	
ACTION (blank if not reported): Leak Reported		DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):	
		DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):	
		DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):	
		DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):	
		DATE REMEDIATION ACTION UNDERWAY (blank if not reported):	
		DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported): 8/6/95	
		DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1/1/91	
		REPORT DATE (blank if not reported): 1/1/91	
		MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE:	
		MTBE DATE (Date of historical maximum MTBE concentration):	
		MTBE GROUNDWATER CONCENTRATION:	
		MTBE SOIL CONCENTRATION:	
		MTBE CMTS:	0
		MTBE FUEL:	1
		MTBE TESTED:	1
		MTBE CLASS:	1

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 79 DIST/DIR: 0.43 SE ELEVATION: 53 MAP ID: 46

NAME: TOM YOUNG'S AUTOMOTIVE REV: 07/10/02
ADDRESS: 849 HIGH ST ID#: 42-2347
PALO ALTO CA 94303 STATUS: CASE CLOSED
SANTA CLARA PHONE:

SOURCE: CA SWRCB

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE
Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: SAN FRANCISCO BAY REGION
LOCAL CASE NUMBER: 42-2347
ADDRESS OF PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 42-2347
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED: GASOLINE
LEAK CAUSE: UNKNOWN
LEAK SOURCE: UNKNOWN
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED: CLOSE TANK
STOP DATE (blank if not reported):

STATUS: CASE CLOSED
ADAPTMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 2/6/00
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIATION ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1/13/00
REPORT DATE (blank if not reported): 1/13/00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE
MTBE DATE (date of highest measured MTBE concentration): 1/2/03
MTBE GROUNDWATER CONCENTRATION: 0
MTBE SOIL CONCENTRATION:
MTBE CNTS: /
MTBE FUEL: /
MTBE TESTED: YES
MTBE CLASS:

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 33 DIST/DIR: 0.44 SE ELEVATION: 49 MAP ID: 47

NAME: O'HAN AUTO REPAIR REV: 07/11/02
ADDRESS: 191 CHANNING AVE ID#: 42-5025
PALO ALTO CA 94301 STATUS: CASE CLOSED
SANTA CLARA PHONE:

SOURCE: CA SWRCB

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE
Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: SAN FRANCISCO BAY REGION
LOCAL CASE NUMBER: 063092607
ADDRESS OF PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 42-2653
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED: GASOLINE
LEAK CAUSE: UNKNOWN
LEAK SOURCE: UNKNOWN
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 12/09/93
HOW LEAK WAS STOPPED: CLOSE TANK
STOP DATE (blank if not reported): 12/09/93

STATUS: CASE CLOSED
ADAPTMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 2/14/95
DATE OF LEAK CONFIRMATION (blank if not reported): 2/14/95
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 5/4/94
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIATION ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): 6/29/95
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 6/29/95
REPORT DATE (blank if not reported): 3/4/94

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE
MTBE DATE (date of highest measured MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: /
MTBE TESTED: /
MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 34	DIST/DIR: 0.44 SE	ELEVATION: 50	MAP ID: 48
LUST			
NAME: DOMAM AUTO REPAIR	REV: 0360/10	REV: 0711/02	
ADDRESS: 190 CHAMNING AVE	DI1: 10608501889	DI2: 451-1400	
ADDRESS: PALO ALTO CA 94301	STATUS: COMPLETED - CASH CLOSED	STATUS: CASH CLOSED	
CONTACT: SANTA CLARA	PHONE:	PHONE:	
SOURCE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER:	LOCAL AGENCY NUMBER:	LOCAL CASE NUMBER:
LOCAL AGENCY: LUST Cleanup Site		3574 CLARA COUNTY LOP	
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline	RESPONSIBLE PARTY:	ADDRESS OF RESPONSIBLE PARTY:	
LEAK CAUSE: Soil	SITE OPERATOR:	WATER SYSTEM:	
CASE TYPE: LUST Cleanup Site			
POTENTIAL MEDIA AFFECTED: Soil			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
HOW LEAK WAS STOPPED:			
STOP DATE (blank if not reported):			
STATUS: Completed - Case Closed			
ABATEMENT METHOD: 1/23/06/09			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 10/01/01 00:00:00			
ACTION (blank if not reported): Leak Reported			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 75	DIST/DIR: 0.44 SE	ELEVATION: 54	MAP ID: 49
LUST			
NAME: STEVE S FOREIGN AUTO SERVICE	REV: 0711/02	REV: 0711/02	
ADDRESS: 809 ALMA ST	DI1: 451-1400	DI2: 451-1400	
ADDRESS: PALO ALTO CA 94301	STATUS: CASH CLOSED	STATUS: CASH CLOSED	
CONTACT: SANTA CLARA	PHONE:	PHONE:	
SOURCE: CA SWRCB			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY	REGIONAL BOARD CASE NUMBER:	LOCAL AGENCY NUMBER:	LOCAL CASE NUMBER:
LOCAL AGENCY: SAN FRANCISCO BAY REGION		663H02F04	
POTENTIAL CONTAMINANTS OF CONCERN:	RESPONSIBLE PARTY:	ADDRESS OF RESPONSIBLE PARTY:	
LEAK CAUSE: WASTE OIL	SITE OPERATOR:	WATER SYSTEM:	
CASE TYPE: SOIL ONLY			
POTENTIAL MEDIA AFFECTED: Waste Oil			
LEAK SOURCE: WASTE OIL			
HOW LEAK WAS DISCOVERED: TANK FAILURE			
DATE DISCOVERED (blank if not reported): 6/2/86			
HOW LEAK WAS STOPPED: TANK CLOSURE			
STOP DATE (blank if not reported): 6/2/86			
STATUS: CASE CLOSED			
ABATEMENT METHOD: (please note that not all code translations have been provided by the reporting agency). EXC/MATE AND DISPOSE.			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): 3/30/86			
DATE (blank if not reported): 1/8/92			
ACTION (blank if not reported): 4/30/91			
ENTER DATE (blank if not reported):			
DATE OF LEAK CONFIRMATION (blank if not reported):			
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):			
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):			
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):			
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):			
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1/8/92			
REPORT DATE (blank if not reported): 3/20/86			
MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE.			
MTBE DATA (numeric of numerical maximum MTBE concentration):			
MTBE GROUNDWATER CONCENTRATION:			
MTBE SOIL CONCENTRATION:			
MTBE CNTS: 0			
MTBE FUEL: 0			
MTBE TESTED: *			
MTBE CLASS: NOT REQUIRED TO BE TESTED			

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 76	DIST/DIR: 0.44 SE	ELEVATION: 55	MAP ID: 50
LUST			
NAME: STEVES FOREIGN AUTO SERVICE ADDRESS: 809 ALMA ST PALO ALTO CA 94301 CONTACT: SANTA CLARA SOURCE: CA SWRICH			
REV: 03/01/0 ID: T0608501375 STATUS: COMPLETED - CASE CLOSED PHONE:			
RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following their should be interpreted as unreported by the agency.			
LEAD AGENCY: SANTA CLARA COUNTY LOP REGIONAL BOARD CASE NUMBER: LOCAL AGENCY: SANTA CLARA COUNTY LOP LOCAL CASE NUMBER: RESPONSIBLE PARTY: ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site POTENTIAL CONTAMINANTS OF CONCERN: Diesel POTENTIAL MEDIA AFFECTED: Soil LEAK SOURCE: LEAK CAUSE: HOW LEAK WAS DISCOVERED: DATE DISCOVERED (blank if not reported): HOW LEAK WAS STOPPED: STOP DATE (blank if not reported): STATUS: Completed - Case Closed 1992-01-05 ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): ENFORCEMENT TYPE: (blank if not reported) DATE OF ENFORCEMENT (blank if not reported): SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): ENFORCEMENT DATE (blank if not reported): 1991-10-27 00:00:00 ACTION (blank if not reported): Notice of Responsibility - 0016 ACTION TYPE (blank if not reported): Other DATE (blank if not reported): 1998-01-01 00:00:00 ACTION (blank if not reported): Leak Reported			

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 32	DIST/DIR: 0.46 SE	ELEVATION: 54	MAP ID: 51
LUST			
NAME: DODD B AUTOMOTIVE ADDRESS: 841 ALMA ST PALO ALTO CA 94301 CONTACT: SANTA CLARA SOURCE: CA SWRICH			
REV: 07/1/02 ID: 45-0-035 STATUS: CASE CLOSED PHONE:			
RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following their should be interpreted as unreported by the agency.			
LEAD AGENCY: LOCAL AGENCY REGIONAL BOARD: SAN FRANCISCO BAY REGION LOCAL CASE NUMBER: 0653102705 RESPONSIBLE PARTY: BLANK RP ADDRESS OF RESPONSIBLE PARTY: SITE OPERATOR: WATER SYSTEM:			
CASE NUMBER: 43-0435 CASE TYPE: SOIL ONLY SUBSTANCE LEAKED: WASTE OIL SUBSTANCE QUANTITY: LEAK SOURCE: TANK LEAK CAUSE: STRUCTURE FAILURE HOW LEAK WAS DISCOVERED: TANK CLOSURE DATE DISCOVERED (blank if not reported): 10/3/85 HOW LEAK WAS STOPPED: CLOSE TANK STOP DATE (blank if not reported): 10/3/85 STATUS: CASE CLOSED ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE ENFORCEMENT TYPE: (blank if not reported) DATE OF ENFORCEMENT (blank if not reported): ENTER DATE (blank if not reported): 6/2/89 REVIEW DATE (blank if not reported): 6/16/93 DATE OF LEAK CONFIRMATION (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): DATE REMEDIATION ACTION UNDERWAY (blank if not reported): DATE MOST RECENT REMEDIATION ACTION MONITORING BEGAN (blank if not reported): 6/22/98 DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 3/13/97 REPORT DATE (blank if not reported): 3/13/97			
MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE. MTBE DATE (date of historical maximum MTBE concentration): MTBE GROUND WATER CONCENTRATION: MTBE SOIL CONCENTRATION: MTBE CNTS: 0 MTBE FUEL: 0 MTBE TESTED: NOT REQUIRED TO BE TESTED MTBE CLASS:			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 35	DIST/DIR: 0-46 SE	ELEVATION: 54	MAP ID: 52
LUST			
NAME: DUMB AUTOMOTIVE	REV: 03/01/00	REV: 03/01/00	MAP ID: 52
ADDRESS: 841 ALMA ST	ID1: T0628500485	ID2: 1608500485	
CONTACT: SANTA CLARA	STATUS: COMPLETED - CASE CLOSED	PHONE:	
SOURCE: CA SWRCJ			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS Database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD CASE NUMBER: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER: SANTA CLARA COUNTY LOP			
RESPONSIBLE PARTY:			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site			
POTENTIAL CONTAMINANTS OF CONCERN: Heavy Oil / Motor / Hydraulic / Lubricating			
POTENTIAL MEDIA AFFECTED: Soil			
LEAK CAUSE:			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
STOP DATE (blank if not reported):			
STATUS: Completed - Case Closed			
STATUS DATE: 1998-06-23			
ADAPTMENT METHOD (please note that not all code translations have been provided by the reporting agency):			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1999-07-12 09:00:00			
ACTION (blank if not reported): Notice of Responsibility - 40017			
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 1999-01-01 00:00:00			
ACTION (blank if not reported): Leak Reported			
ACTION TYPE (blank if not reported): REMEDIATION			
DATE (blank if not reported): 1999-01-01 00:00:00			
ACTION (blank if not reported): Excavate and Dispose			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 48	DIST/DIR: 0-46 SE	ELEVATION: 53	MAP ID: 53
LUST			
NAME: LAWSON BROTHERS CLEANERS	REV: 03/01/00	REV: 03/01/00	MAP ID: 53
ADDRESS: 833 ALMA ST	ID1: T0608500485	ID2: 1608500485	
CONTACT: SANTA CLARA	STATUS: COMPLETED - CASE CLOSED	PHONE:	
SOURCE: CA SWRCJ			
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS Database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP			
REGIONAL BOARD CASE NUMBER: SANTA CLARA COUNTY LOP			
LOCAL CASE NUMBER: SANTA CLARA COUNTY LOP			
RESPONSIBLE PARTY:			
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE TYPE: LUST Cleanup Site			
POTENTIAL CONTAMINANTS OF CONCERN: Standard solvent / Aqueous Sprays / Disinfectants			
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)			
LEAK CAUSE:			
LEAK SOURCE:			
HOW LEAK WAS DISCOVERED:			
DATE DISCOVERED (blank if not reported):			
STOP DATE (blank if not reported):			
STATUS: Completed - Case Closed			
STATUS DATE: 1998-12-06			
ADAPTMENT METHOD (please note that not all code translations have been provided by the reporting agency):			
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):			
DATE OF ENFORCEMENT (blank if not reported):			
SITE HISTORY (blank if not reported):			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1991-09-24 00:00:00			
ACTION (blank if not reported): Notice of Violation - 40013			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1995-12-21 00:00:00			
ACTION (blank if not reported): Staff Letter - 29100			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1999-07-13 00:00:00			
ACTION (blank if not reported): Staff Letter - 28997			
ACTION TYPE (blank if not reported): ENFORCEMENT			
DATE (blank if not reported): 1998-07-01 00:00:00			
ACTION (blank if not reported): Staff Letter - 29104			
ACTION TYPE (blank if not reported): Other			
DATE (blank if not reported): 1999-01-01 00:00:00			
ACTION (blank if not reported): Leak Reported			
ACTION TYPE (blank if not reported): REMEDIATION			
DATE (blank if not reported): 1999-01-01 00:00:00			
ACTION (blank if not reported): Excavate and Dispose			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
48	0.46 SE	53	53
NAME:	LAWSON BROTHERS CLEANERS	REV:	03/01/00
ADDRESS:	833 ALMA ST	ID1:	T060K50825
CONTACT:	SANTA CLARA	STATUS:	COMPLETED - CASE CLOSED
SOURCE:	CA SWRCB	PHONE:	
<p>ACTION TYPE: (blank if not reported); RESPONSE DATE: (blank if not reported); 1995-09-18 00:00:00 <i>Preliminary Site Assessment Report</i></p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
47	0.47 SE	53	54
NAME:	LAWSON BROTHERS CLEANERS	REV:	07/11/02
ADDRESS:	833 ALMA ST	ID1:	43-0808
CONTACT:	SANTA CLARA	STATUS:	CASE CLOSED
SOURCE:	CA SWRCB	PHONE:	
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE <i>Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is now only being provided by the agency in the most recent edition. Incidents that occurred during other the year 2000 may not have such information. Field headers with blank information following other should be interpreted as unreported by the agency.</i></p>			
LEAD AGENCY:	LOCAL AGENCY		
REGIONAL BOARD:	SAN FRANCISCO BAY REGION		
LOCAL CASE NUMBER:	063702FR2		
RESPONSIBLE PARTY:	BLANK RP		
ADDRESS OF RESPONSIBLE PARTY:			
SITE OPERATOR:			
WATER SYSTEM:			
CASE NUMBER:	43-0808		
CASE TYPE:	OTHER		
SUBSTANCE LEAKED:	STANDARD SOLVENT		
SUBSTANCE QUANTITY:			
LEAK SOURCE:	STRUCTURE FAILURE		
HOW LEAK WAS DISCOVERED:	TANK CLOSURE		
DATE DISCOVERED (blank if not reported):	9/17/90		
HOW LEAK WAS STOPPED:	CLOSE TANK		
STOP DATE (blank if not reported):	9/17/90		
STATUS:	CASE CLOSED		
<p>ABATEMENT METHOD: (please note that not all code translations have been provided by the reporting agency): EXHUME AND DISPOSE - EXHUME AND DISPOSED SOIL AND DISPOSER APPROVED SITE ENFORCEMENT TYPE: (please note that not all code translations have been provided by the reporting agency): DATE OF ENFORCEMENT: (blank if not reported):</p>			
ENTER DATE (blank if not reported):	12/30/90		
REVIEW DATE (blank if not reported):	1/7/96		
DATE OF LEAK CONFIRMATION (blank if not reported):			
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):			
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):			
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):			
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):			
DATE REMEDIATION ACTION UNDERWAY (blank if not reported):			
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):	12/06/96		
REPORT DATE (blank if not reported):	6/28/88		
<p>MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE MTBE DATE RANGE: (blank if not reported) MTBE GROUNDWATER CONCENTRATION: MTBE CNTS: 0 MTBE FUEL: 0 MTBE TESTED: * MTBE CLASS: *</p>			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

JOB: SF_289541

LUST			
SEARCH ID: 62	DIST/DIR: 0-47 SE	ELEVATION: 51	MAP ID: 55
NAME: PENINSULA CREAMERY	REV: 07/1/02		
ADDRESS: 900 HIGH ST	IDI: 43-1701		
CONTACT: SANTA CLARA	STATUS: CASE CLOSED		
SOURCE: CA SWRCH	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred during after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: LOCAL AGENCY	REGIONAL BOARD CASE NUMBER: PENNSULA CREAMERY	REV: 07/1/02	
LOCAL CASE NUMBER: 06831206	LOCAL AGENCY: PENNSULA CREAMERY	IDI: 43-1701	
RESPONSIBLE PARTY: BLANK RP	ADDRESS OF RESPONSIBLE PARTY:	STATUS: CASE CLOSED	
SITE OPERATOR:	WATER SYSTEM:	PHONE:	
CASE NUMBER: 43-1701	CASE TYPE: SOIL ONLY		
SUBSTANCE LEAKED: DIESEL	POTENTIAL CONTAMINANTS OF CONCERN: Gasoline		
LEAK CAUSE: UNKNDJN	POTENTIAL MEDIA AFFECTED: Other Groundwater (use other than drinking water)		
HOW LEAK WAS DISCOVERED: TANK CLOSURE	LEAK SOURCE: UNKNDJN		
DATE DISCOVERED (blank if not reported): 9/2/99	HOW LEAK WAS STOPPED: TANK CLOSURE		
STOP DATE (blank if not reported): 9/2/99	DATE DISCOVERED (blank if not reported):		
STATUS: CASE CLOSED	STOP DATE (blank if not reported):		
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EVACUATE AND DISPOSE	STATUS: CASE CLOSED		
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):	ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):		
DATE OF ENFORCEMENT (blank if not reported):	ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):		
ENTER DATE (blank if not reported): 9/22/93	DATE OF ENFORCEMENT (blank if not reported):		
REVIEW DATE (blank if not reported): 8/3/93	ENTER DATE (blank if not reported):		
DATE OF LEAK CONFIRMATION (blank if not reported): 9/21/93	REVIEW DATE (blank if not reported):		
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):	DATE OF LEAK CONFIRMATION (blank if not reported):		
DATE POLIUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):	DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):		
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):	DATE POLIUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):		
DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):	DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):		
DATE CASE FILE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1/8/97	DATE POST REMEDIATION ACTION MONITORING BEGAN (blank if not reported):		
REPORT DATE (blank if not reported): 9/17/93	DATE CASE FILE LETTER ISSUED (SITE CLOSED) (blank if not reported):		
MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE	REPORT DATE (blank if not reported):		
MTBE DATE (date of historical maximum MTBE concentration): 1/2/05	MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE		
MTBE GROUNDWATER CONCENTRATION: 0	MTBE DATE (date of historical maximum MTBE concentration):		
MTBE SOIL CONCENTRATION: 1	MTBE GROUNDWATER CONCENTRATION:		
MTBE CNTS: 0	MTBE SOIL CONCENTRATION:		
MTBE FUEL: YES	MTBE CNTS:		
MTBE TESTED: YES	MTBE FUEL:		
MTBE CLASS:	MTBE TESTED:		

LUST			
SEARCH ID: 63	DIST/DIR: 0-47 SE	ELEVATION: 50	MAP ID: 56
NAME: PENINSULA CREAMERY	REV: 03/31/0		
ADDRESS: 900 HIGH ST	IDI: 10668801643		
CONTACT: SANTA CLARA	STATUS: COMPLETED - CASE CLOSED		
SOURCE: CA SWRCH	PHONE:		
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>			
LEAD AGENCY: SANTA CLARA COUNTY LOP	REGIONAL BOARD CASE NUMBER: PENNSULA CREAMERY	REV: 03/31/0	
LOCAL CASE NUMBER: SANTA CLARA COUNTY LOP	LOCAL AGENCY: SANTA CLARA COUNTY LOP	IDI: 10668801643	
RESPONSIBLE PARTY:	ADDRESS OF RESPONSIBLE PARTY:	STATUS: COMPLETED - CASE CLOSED	
SITE OPERATOR:	WATER SYSTEM:	PHONE:	
CASE TYPE: LUST Cleaning Site	CASE NUMBER: 43-1701		
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline	CASE TYPE: LUST Cleaning Site		
POTENTIAL MEDIA AFFECTED: Other Groundwater (use other than drinking water)	POTENTIAL CONTAMINANTS OF CONCERN: Gasoline		
LEAK CAUSE:	POTENTIAL MEDIA AFFECTED: Other Groundwater (use other than drinking water)		
HOW LEAK WAS DISCOVERED:	LEAK SOURCE:		
DATE DISCOVERED (blank if not reported):	HOW LEAK WAS DISCOVERED:		
STOP DATE (blank if not reported):	DATE DISCOVERED (blank if not reported):		
STATUS: Completed - Case Closed	STOP DATE (blank if not reported):		
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):	STATUS: Completed - Case Closed		
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):	ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):		
DATE OF ENFORCEMENT (blank if not reported):	ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):		
SITE HISTORY (blank if not reported):	DATE OF ENFORCEMENT (blank if not reported):		
ACTION TYPE (blank if not reported): Other	SITE HISTORY (blank if not reported):		
DATE (blank if not reported): 1999-01-01 00:00:00	ACTION TYPE (blank if not reported):		
ACTION (blank if not reported): Leak Reported	DATE (blank if not reported):		

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 30 DIST/DIR: 0.48 NE ELEVATION: 42 MAP ID: 57

NAME: CRIST PROPERTY REV: 07/1/02
ADDRESS: 865 HAMILTON AVE ID: 43-3000
PALO ALTO CA 94301 STATUS: CASE CLOSED
CONTACT: SANTA CLARA PHONE:
SOURCE: CA SWRCB

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE.

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS Database is not currently being provided by the agency in the most recent edition. Incidents that occurred during the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: SAN FRANCISCO BAY REGION
LOCAL CASE NUMBER: 43-3000
RESPONSIBLE PARTY: BLANK RP
SITE OPERATOR: RESPONSIBLE PARTY:
WATER SYSTEM:

CASE NUMBER: 43-3000
CASE TYPE: SOIL OIL
SUBSTANCE LEAKED: HEATER FUEL
LEAK CAUSE: UNKNOWN
LEAK SOURCE: UNKNOWN
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 8/1/94
HOW LEAK WAS STOPPED: CLOSE TANK
STOP DATE (blank if not reported): 8/1/94

STATUS: CASE CLOSED
ASSESSMENT METHOD: (blank if not reported)
ACTION/ASSET REVIEW: (blank if not reported)
ENFORCEMENT TYPE: (blank if not reported)
DATE OF ENFORCEMENT: (blank if not reported):

ENTER DATE: (blank if not reported): 8/1/94
REVIEW DATE: (blank if not reported): 8/1/94
DATE OF LEAK CONFIRMATION: (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED: (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN: (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN: (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED: (blank if not reported):
DATE REMEDIATION ACTION UNDERWAY: (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN: (blank if not reported): 8/1/94
REPORT DATE: (blank if not reported): 8/1/94

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE.

MTBE DATE: (blank if not reported)
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNYS: 0
MTBE FUEL: 0
MTBE TESTER: NOT REQUIRED TO BE TESTED
MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

LUST

SEARCH ID: 31 DIST/DIR: 0.49 NE ELEVATION: 42 MAP ID: 58

NAME: CRIST PROPERTY REV: 03/01/00
ADDRESS: 865 HAMILTON AVE ID: 10608569081
PALO ALTO CA 94301 STATUS: COMPLETED - CASE CLOSED
CONTACT: SANTA CLARA PHONE:
SOURCE: CA SWRCB

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE.

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS Database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: SANTA CLARA COUNTY LOP
REGIONAL BOARD CASE NUMBER:
LOCAL AGENCY: SANTA CLARA COUNTY LOP
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
SITE OPERATOR: RESPONSIBLE PARTY:
WATER SYSTEM:

CASE TYPE: LOST Cleaning Site
POTENTIAL CONTAMINANTS OF CONCERN:
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE: (blank if not reported):

STATUS: Completed - Case Closed
ASSESSMENT METHOD: (blank if not reported)
ACTION/ASSET REVIEW: (blank if not reported)
ENFORCEMENT TYPE: (blank if not reported)
DATE OF ENFORCEMENT: (blank if not reported):
SITE HISTORY: (blank if not reported):

ENTER DATE: (blank if not reported):
REVIEW DATE: (blank if not reported):
DATE OF LEAK CONFIRMATION: (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED: (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN: (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN: (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED: (blank if not reported):
DATE REMEDIATION ACTION UNDERWAY: (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN: (blank if not reported):
REPORT DATE: (blank if not reported):

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 85	DIST/DIR: NON GC	ELEVATION:	MAP ID:
NAME: BROWNING-FERRIS INDUSTRIES ADDRESS: EAST END OF MARSH ROAD, OFF HIGHWAY CONTACT: SAN MATEO SOURCE: CA EPA			
REV: 07/03/00 IDH: CAL14190048 IDI: STATUS: PROPERTY SITE REFERRED TO RWQC PHONE:			
PROJECTED ACTIVITIES (blank below = not reported by agency) PROJECTED ACTIVITIES (blank below = not reported by agency) PROJECTED ACTIVITIES (blank below = not reported by agency) PROJECTED ACTIVITIES (blank below = not reported by agency) PROJECTED ACTIVITIES (blank below = not reported by agency) PROJECTED ACTIVITIES (blank below = not reported by agency) PROJECTED ACTIVITIES (blank below = not reported by agency) PROJECTED ACTIVITIES (blank below = not reported by agency)			
DISCOVERY (DISC) Activity Status: REFERRED TO RWQC Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Gallons of Liquid Removed: Gallons of Liquid Treated:			
DISCOVERY (DISC) Activity Status: REFERRED TO RWQC Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Gallons of Liquid Removed: Gallons of Liquid Treated:			
ENFORCEMENT (OTIHER) Activity Status: REFERRED TO RWQC Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Gallons of Liquid Removed: Gallons of Liquid Treated:			
ENFORCEMENT (OTIHER) Activity Status: REFERRED TO RWQC Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Gallons of Liquid Removed: Gallons of Liquid Treated:			
DISC COMMENTS REGARDING THIS SITE (blank below = not reported by agency) DATE COMMENT 07/01/91 ENFORCEMENT (OTIHER) TRACTOR RAN OVER and EXPLODED DATE COMMENT			

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID: 85	DIST/DIR: NON GC	ELEVATION:	MAP ID:
NAME: BROWNING-FERRIS INDUSTRIES ADDRESS: EAST END OF MARSH ROAD, OFF HIGHWAY CONTACT: SAN MATEO SOURCE: CA EPA			
REV: 07/03/00 IDH: CAL14190048 IDI: STATUS: PROPERTY SITE REFERRED TO RWQC PHONE:			
FACILITY IDENTIFIED ON DATE: BY 08/1/90			
RIVQC DATE: 10/16/98 COMMENT: FILE SEARCH			
RIVQC DATE: 01/31/99 COMMENT: FACILITY DRIVE-BY. FAC NEEDS FURTHER RESEARCH			
RIVQC DATE: 02/28/99 COMMENT: FINAL STRATEG ID ABANDONED SITE			
RIVQC DATE: 09/10/99 COMMENT: INSPECTION (LOCAL) (FD 3/8/99) CO ENVIR/NSP WFTERY VIK NO 170			
RIVQC DATE: 11/23/99 COMMENT: INSPECTION (LOCAL) SHAMB. PONDYED WATER OBSERVED			
RIVQC DATE: 02/09/98 COMMENT: INSPECTION (OTHER) EMCON. SMALL LEACHATE SEEP ON S PERIMTR			
RIVQC DATE: 02/09/98 COMMENT: SLOPE. ADD COVER SOIL NEEDED.			
RIVQC DATE: 02/12/98 COMMENT: INSPECTION (OTHER) EMCON. LEACHATE SEEPS ALONG S PERIMETER			
RIVQC DATE: 02/12/98 COMMENT: SIDE SLOPE NEAR 9 ACRE LAKE.			
RIVQC DATE: 02/16/98 COMMENT: INSPECTION (OTHER) EMCON. MINOR SEEPAGE NEAR LEACHATE WELL			
RIVQC DATE: 10/31/98 COMMENT: INSPECTION (LOCAL) (and 10/13/98) CO ASBESTOS WASTE ARRIVING			
RIVQC DATE: 01/31/99 COMMENT: INSPECTION (OTHER) EMCON. LEACHATE SEEPAGE S OF UPPER RD 14AS			
RIVQC DATE: 01/31/99 COMMENT: SUBSIDED.			
RIVQC DATE: 03/04/99 COMMENT: INSPECTION (OTHER) EMCON. 2 MINOR SEEPAGE BY TOE OF LDFL			
RIVQC DATE: 04/01/99 COMMENT: INSPECTION (OTHER) EMCON. HIGH LEACHATE LEVEL IN SLUMP ON E			
RIVQC DATE: 04/01/99 COMMENT: SIDE OF 3 ACRE PARCEL PUMPED TO LOWER			
RIVQC DATE: 04/01/99 COMMENT: LEVEL.			

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	85	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	BROWNING-FERRIS INDUSTRIES	REV:	07/03/00		
ADDRESS:	EAST END OF MARSH ROAD, OF HIGHWAY	ID:	CALA1490648		
	MENLO PARK CA 94025	ID2:			
CONTACT:	SAN MATEO	STATUS:	PROPERTY/SITE REFERRED TO RWQC		
SOURCE:	CA EPA	PHONE:			
DATE	06/29/93	COMMENT			
		INSPECTION(OTHER) EACON. LEACHATE SEEP ON NE CORNER OF 22			
DATE	06/29/93	COMMENT			
		ACRE PARCEL HAS INCREASED.			
DATE	07/01/93	COMMENT			
		INSPECTION(OTHER) EACON. SPREAD CLAY SOIL ON SEEPAGE ON NE			
DATE	09/27/93	COMMENT			
		INSPECTION(OTHER) EACON. LEACHATE LEVELS HIGH			
DATE	10/21/93	COMMENT			
		FACILITY IDENTIFIED TO FROM ERRS			
DATE	12/19/93	COMMENT			
		INSPECTION(OTHER) EACON. SEVERAL EMPTY 55GAL DRUMS OBSERVD			
DATE	12/19/93	COMMENT			
		ALONG E PERMETER.			
DATE	12/21/93	COMMENT			
		INSPECTION(OTHER) EACON. LEACHATE SEEP AT TOP OF SLOPE			
DATE	12/21/93	COMMENT			
		RECONNECT PIPELINE TO SUMP.			
DATE	01/04/94	COMMENT			
		INSPECTION(OTHER) EACON. SMALL SEEPAGE AREA ON N PERMETER			
DATE	01/10/94	COMMENT			
		INSPECTION(OTHER) EACON. 3 SMALL LEACHATE SEEPS ON E SLOPE			
DATE	01/10/94	COMMENT			
		OF 30 ACRE PARCEL.			
DATE	02/01/94	COMMENT			
		INSPECTION(OTHER) EACON. DSP HIGH MOISTURE SEWAGE SLUDGE			
DATE	03/16/94	COMMENT			
		INSPECTION(OTHER) EACON. LEACHATE BLDG ON E PERMETER			
DATE	08/23/94	COMMENT			
		INSPECTION(LOCAL) CO OF SAN MATEO. SUBMIT PLAN OF CORRECTN			
DATE	08/23/94	COMMENT			
		ASAP. LEACHATE BELLS NEED TO BE DESIGNED			
DATE	08/23/94	COMMENT			
		and CONSIDER MOBILE TREAT and DISP OF LEACH			
DATE	08/23/94	COMMENT			
		GIS BELLS MUST BE SEALED OR FAULTED.			

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	85	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	BROWNING-FERRIS INDUSTRIES	REV:	07/03/00		
ADDRESS:	EAST END OF MARSH ROAD, OF HIGHWAY	ID:	CALA1490648		
	MENLO PARK CA 94025	ID2:			
CONTACT:	SAN MATEO	STATUS:	PROPERTY/SITE REFERRED TO RWQC		
SOURCE:	CA EPA	PHONE:			
DATE	08/17/94	COMMENT			
		INSPECTION(LOCAL) CITY OF MENLO PARK. PIPE INSTALLED ALONG			
DATE	08/17/94	COMMENT			
		11' and N PERMETER TO LOWER LEACHATE LEVEL.			
DATE	08/17/94	COMMENT			
		SUMP LEACHATE TO TREATMENT PLANT.			
DATE	08/17/94	COMMENT			
		INSPECTION(LOCAL) CITY OF MENLO. LEAK ON PERMETER RD AT			
DATE	09/01/94	COMMENT			
		LEACHATE SYSTEM INSTALLED			
DATE	09/14/94	COMMENT			
		INSPECTION(LOCAL) CITY OF MENLO. POWDED LEACHATES IN DITCH			
DATE	09/14/94	COMMENT			
		BY SUMP ON W SIDE OF 30 ACRE PARCEL.			
DATE	09/17/94	COMMENT			
		INSPECTION(LOCAL) CITY OF MENLO. LEACHATE PROO AT N OF			
DATE	09/17/94	COMMENT			
		DITCH EXCAVATION OF DITCH BEGUN			
DATE	10/13/94	COMMENT			
		INSPECTION(LOCAL) CITY OF MENLO. HIGH LEVEL OF LEACHATE			
DATE	10/13/94	COMMENT			
		ALONG NE SITE.			
DATE	12/20/94	COMMENT			
		INSPECTION(LOCAL) CITY OF MENLO. ELAVATED LEACHATE LEVEL			
DATE	12/20/94	COMMENT			
		ON W PERMETER OF 30' and 25 ACRE PARCELS			
DATE	12/20/94	COMMENT			
		PUMPING CONTINUES.			
DATE	12/28/94	COMMENT			
		INSPECTION(LOCAL) CITY OF MENLO. LEACHATE PUMPED FROM SUMP			
DATE	12/28/94	COMMENT			
		ON THE W SIDE.			
DATE	01/11/95	COMMENT			
		INSPECTION(LOCAL) CITY OF MENLO. SAMPLE OF CLAY SEAL MATL			
DATE		COMMENT			

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Environmental FirstSearch Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	85	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	BROWNING-FERRIS INDUSTRIES	REV:	07/03/00		
ADDRESS:	EAST END OF MARSH ROAD, DE HIGHWAY MENLO PARK CA 94025	IDI:	CAI414-09048		
CONTACT:	SAN MATEO	STATUS:	PROPERTY SITE REFERRED TO RWQC		
SOURCE:	CA EPA	PHONE:			
DATE	OBTAINED FOR COMPACTION TESTS.				
02/1/1983	INSPECTION/LOCALITY CITY OF MENLO CLAY SOLID FOR FINISH COIR				
04/0/1983	OTHER OPER: SAN MATEO DISP CO.223 STORE-				
04/0/1983	IPL SAN CARLOS CA 94070/145-726-1819				
04/0/1983	BROWING SAYS SMALL AMOUNTS OF HED HANTES				
04/0/1983	DISP. BUT CO ENFR SAYS LARGE AMOUNTS OF				
04/0/1983	INDUST WASTE. CITY CONTRACT 119 EMCON				
04/0/1983	ASSOC and HAS SELF-MONITORING PROGRAM				
04/0/1983	SUBMIT TO EPA				
04/0/1983	PRELIM ASSES DONE CERCLA 104				
04/0/1987	REPORTED FOR PRO/63				
12/03/1987	SITE SCREENING DONE S/STAT LIST: RANK 2				
09/1/1988	ON COURSE LIST				
11/30/1989	SEE ALSO MENLO PARK SANITATION DISTRICT.				
11/30/1989	ASTIS 41-49-9021				

Environmental FirstSearch Site Detail Report

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	86	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	FORMER PENINSULA SPORTSMEN'S CLUB	REV:	07/16/05		
ADDRESS:	EAST OF UNIVERSITY AVE MENLO PARK CA 94025	IDI:	CAL0409001		
CONTACT:	SAN MATEO	STATUS:	VOLUNTARY CLEANUP PROGRAM		
SOURCE:	CA EPA	PHONE:			
OTHER SITE NAMES (blank below = not reported by agency):	FORMER PENINSULA SPORTSMEN'S CLUB				
GENERAL SITE INFORMATION:	FORMER PENINSULA SPORTSMEN'S CLUB				
File Name (if different than site name):	VOLUNTARY CLEANUP PROGRAM				
Status:	VOLUNTARY CLEANUP PROGRAM				
AMP Site Type:	VOLUNTARY CLEANUP PROGRAM				
RPT. Site:	64023003				
and	DISP OF TOXIC SUBSTANCES CONTROL				
State:	JUNATO				
Loc:	BERKELEY				
OTSC Region and RWQCB :	NORTH COAST				
RWQCB:	SAN FRANCISCO BAY				
Site Access:					
Groundwater Contamination:	0				
Number of Sources Contributing to Contamination at the Site:	0				
OTHER AGENCY ID NUMBERS (blank below = not reported by agency):	CALSTATS CODE 20148				
ID SOURCE NAME, and VALUE:					
BACKGROUND INFORMATION (blank below = not reported by agency):	<p>Approximately 2 acres Site located south of the intersection of the Robinson Bridge east of University Avenue, north of the southern portion of the former Wood Otter Space Preserve and immediately west of the San Francisco Bay. The Site was used from 1939 to 1994. In 1994, approximately 40 acres of property owned by the San Francisco Public Utilities Commission, Activities have impacted the adjacent fence and soil found owned by Cerberus Inc. Site is being overseen by the San Francisco Regional Water Quality Control Board. Investigations have been completed by various consultants in 1996, 1999, 2000-2002 of soil, sediment, surface water and groundwater. Lead has been detected in soil up to 37,000 mg/kg, arsenic at up to 810 mg/kg, antimony at up to 3,700 mg/kg and PAFs at up to 664 mg/kg. Clay pitons were composed of clay until coal tar. Lead shot used at at this Site contained 95% lead and 2 to 3% each of arsenic and antimony.</p>				

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	87	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	HEWLETT-PACKARD	REV:	02/08/10		
ADDRESS:	3550 DEER CREEK ROAD	IDI:	CAL8001795		
	PALO ALTO CA 94304	ID2:	CORRECTIVE ACTION		
CONTACT:	SANTA CLARA	STATUS:	INACTIVE-NEEDS EVALUATION		
SOURCE:	CA DTSC	PHONE:			
GENERAL SITE INFORMATION					
Site Type:	Corrective Action				
Status:	Inactive - Needs Evaluation				
Status Date:	2009-06-29 00:00:00				
NPL Site:	NO				
Funding:	NONE SPECIFIED				
Regulatory Agencies Involved:	NONE SPECIFIED				
Lead Agency:	Ment Pios				
Project Manager:	Berkley				
Supervisor:	0				
Branch:	0				
Assessor's Parcel Number:	NONE SPECIFIED				
Past Uses:	NONE SPECIFIED				
Potential Contaminants:	NONE SPECIFIED				
Confirmed Contaminants:	NONE SPECIFIED				
Potential Media Affected:	NONE SPECIFIED				
Restricted Use:	NO				
Site Management Required:	NONE SPECIFIED				
Special Programs Associated with this Site:					
OTHER SITE NAMES (blank below = not reported by agency)					
	4320007				
	CAT000617266				
	80001795				
COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)					
Area Name:	Site With No Operable Unit				
Sub-Area Name:	ENTIRE FACILITY				
Document Type:	Initial Measure Questionnaire				
Completion Date:	1997-03-01 00:00:00				
Comments:					
Area Name:	Site With No Operable Unit				
Sub-Area Name:	ENTIRE FACILITY				
Document Type:	RCRA Facility Assessment Report				
Completion Date:	1997-03-01 00:00:00				
Comments:					

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	88	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	STANFORD UNIVERSITY	REV:	02/08/10		
ADDRESS:	OAK AND STOCKBORN ROADS ROAD	IDI:	CAL8001624		
	STANFORD CA 94305	ID2:	CORRECTIVE ACTION		
CONTACT:	SANTA CLARA	STATUS:	INACTIVE-NEEDS EVALUATION		
SOURCE:	CA DTSC	PHONE:			
GENERAL SITE INFORMATION					
Site Type:	Corrective Action				
Status:	Inactive - Needs Evaluation				
Status Date:	2009-06-29 00:00:00				
NPL Site:	NO				
Funding:	SVBRP				
Regulatory Agencies Involved:	ITM				
Lead Agency:	Ment Pios				
Project Manager:	Berkley				
Supervisor:	0				
Branch:	0				
Assessor's Parcel Number:	NONE SPECIFIED				
Past Uses:	NONE SPECIFIED				
Potential Contaminants:	NONE SPECIFIED				
Confirmed Contaminants:	NONE SPECIFIED				
Potential Media Affected:	NONE SPECIFIED				
Restricted Use:	NO				
Site Management Required:	NONE SPECIFIED				
Special Programs Associated with this Site:					
OTHER SITE NAMES (blank below = not reported by agency)					
	0001624				
	CAL000214214				
COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)					
Area Name:	Preliminary Assessment Report				
Sub-Area Name:					
Document Type:	Preliminary Assessment Report				
Completion Date:	1991-09-12 00:00:00				
Comments:					

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	89	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	STANFORD UNIVERSITY ESF	REV:	02/08/00		
ADDRESS:	640 OAK ROAD STANFORD CA 94305	IDI:	CAL8000487		
CONTACT:	SANTA CLARA	STATUS:	INACTIVE - NEEDS EVALUATION		
SOURCE:	CA DTSC	PHONE:			
GENERAL SITE INFORMATION					
Site Type:	Corrective Action				
Status:	Inactive - Needs Evaluation				
Status Date:	2909-06-26 00:00:00				
NPL Site:	NO				
Fundings:	SUBRP				
Regulatory Agencies Involved:	DJI				
Lead Agency:	Mud Pits				
Project Manager:	Risk				
Supervisor:	0				
Assessor & Parent Number:	NONE SPECIFIED				
Past Uses:	NONE SPECIFIED				
Potential Contaminants:	NONE SPECIFIED				
Confirmed Contaminants:	NONE SPECIFIED				
Potential Media Affected:	NONE SPECIFIED				
Restricted Use:	NO				
Site Management Required:	NONE SPECIFIED				
Special Programs Associated with this Site:					
OTHER SITE NAMES (blank below = not created by agency)					
8807407					
CAD83209439					
COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not created by agency)					
Area Name:	PROJECT WIDE				
Sub-Area Name:					
Document Type:	* O&M Instrument				
Completion Date:	1994-12-16 00:00:00				
Comments:					
Area Name:	PROJECT WIDE				
Sub-Area Name:					
Document Type:	Consent Order				
Completion Date:	1996-01-04 00:00:00				
Comments:					
Area Name:	Site With No Operable Unit				
Sub-Area Name:	ENTIRE FACILITY				
Document Type:	RCRA Facility Assessment Report				
Completion Date:	1994-12-30 00:00:00				
Comments:	Uploading RFA as part of clean up project. LA 9/2/88				
Area Name:	PROJECT WIDE				
Sub-Area Name:					
Document Type:	Inchm Measures Questionnaire				
Completion Date:	1992-04-03 00:00:00				
Comments:					

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**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	89	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	STANFORD UNIVERSITY ESF	REV:	02/08/00		
ADDRESS:	640 OAK ROAD STANFORD CA 94305	IDI:	CAL8000487		
CONTACT:	SANTA CLARA	STATUS:	INACTIVE - NEEDS EVALUATION		
SOURCE:	CA DTSC	PHONE:			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	90	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	PALO ALTO MEDICAL FOUNDATION	REV:	07/10/02		
ADDRESS:	UNKNOWN URBAN LN PALO ALTO CA 94301	ID1:	4350544		
CONTACT:	SANTA CLARA	ID2:			
SOURCE:	CA SWRCB	STATUS:	LEAK BEING CONFIRMED		
PHONE:					
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have such information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>					
LEAD AGENCY:	REGIONAL BOARD				
REGIONAL BOARD:	SAN FRANCISCO BAY REGION				
LOCAL CASE NUMBER:	BLANK RP				
RESPONSIBLE PARTY:	BLANK RP				
ADDRESS OF RESPONSIBLE PARTY:					
SITE OPERATOR:					
WATER SYSTEM:					
CASE NUMBER:	4350544				
CASE TYPE:	SOIL ONLY				
SUBSTANCE LEAKED:	GASOLINE				
SUBSTANCE QUANTITY:	0				
LEAK CAUSE:	UNKNOWN				
LEAK SOURCE:	UNKNOWN				
HOW LEAK WAS DISCOVERED:	TANK CLOSURE				
HOW LEAK WAS STOPPED:	CLOSE TANK				
STOP DATE (blank if not reported):					
STATUS:	LEAK BEING CONFIRMED				
ASSESSMENT METHOD:	LEAK BEING CONFIRMED				
ENTER DATE (blank if not reported):					
REVIEW DATE (blank if not reported):					
DATE OF LEAK CONFIRMATION (blank if not reported):	6/29/92				
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):					
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):					
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):					
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):					
DATE REMEDIATION ACTION UNDERWAY (blank if not reported):					
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):					
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):	10/05/91				
REPORT DATE (blank if not reported):					
<p>MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. MTBE DATE (date of highest maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION: MTBE SOIL CONCENTRATION: MTBE CNTS: MTBE FUEL: MTBE TESTED: MTBE CLASS:</p>					

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	91	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	MENLO PARK LEFT STATION	REV:	07/10/02		
ADDRESS:	190 HAMILTON AVE MENLO PARK CA 94025	ID1:	414696		
CONTACT:	SAN MATEO	ID2:			
SOURCE:	CA SWRCB	STATUS:	CASE CLOSED		
PHONE:					
<p>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have such information. Field headers with blank information following after should be interpreted as unreported by the agency.</p>					
LEAD AGENCY:	LOCAL AGENCY				
REGIONAL BOARD:	SAN FRANCISCO BAY REGION				
LOCAL CASE NUMBER:	40036				
RESPONSIBLE PARTY:	BLANK RP				
ADDRESS OF RESPONSIBLE PARTY:					
SITE OPERATOR:					
WATER SYSTEM:					
CASE NUMBER:	414696				
CASE TYPE:	UNDEFINED				
SUBSTANCE LEAKED:	MISCELLANEOUS MOTOR VEHICLE FUELS				
SUBSTANCE QUANTITY:					
LEAK CAUSE:	STRUCTURE FAILURE				
LEAK SOURCE:	TANK				
HOW LEAK WAS DISCOVERED:	TANK CLOSURE				
HOW LEAK WAS STOPPED:	CLOSE TANK				
STOP DATE (blank if not reported):	12/1/92				
STATUS:	CASE CLOSED				
ASSESSMENT METHOD:	CASE CLOSED				
ENTER DATE (blank if not reported):	12/1/92				
REVIEW DATE (blank if not reported):	12/1/92				
DATE OF LEAK CONFIRMATION (blank if not reported):					
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):					
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):					
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):					
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):					
DATE REMEDIATION ACTION UNDERWAY (blank if not reported):					
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):					
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):	2/9/95				
REPORT DATE (blank if not reported):	1/19/92				
<p>MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE. MTBE DATE (date of highest maximum MTBE concentration): MTBE GROUNDWATER CONCENTRATION: MTBE SOIL CONCENTRATION: MTBE CNTS: MTBE FUEL: MTBE TESTED: MTBE CLASS:</p>					

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

ERNS		SEARCH ID: 83	DIST/DIR: NON GC	ELEVATION:	MAP ID:
NAME:	EAST PALO ALTO POLICE DEPT.	REV:	6/17/96	TIME OF SPILL:	1400
ADDRESS:	UNIVERSITY AVE PALO ALTO CA	ID1:	51193		
CONTACT:	Sarah Clara	ID2:			
SOURCE:	EPA	STATUS:	FIXED FACILITY		
		PHONE:			
SPILL INFORMATION					
DATE OF SPILL:	6/17/96				
PRODUCT RELEASED (1):	ACETONE				
QUANTITY (1):	0				
UNITS (1):	UNK				
PRODUCT RELEASED (2):	DENATURED ALCOHOL				
QUANTITY (2):	0				
UNITS (2):	UNK				
PRODUCT RELEASED (3):	WATER				
QUANTITY (3):	0				
UNITS (3):	UNK				
MEDIUM/BEDIA AFFECTED					
AIR:	NO	GROUNDWATER:	NO		
LAND:	NO	FIXED FACILITY:	YES		
WATER:	NO	OTHER:	NO		
WATERBODY AFFECTED BY RELEASE:					
CAUSE OF RELEASE					
BOMBING:	NO	EQUIPMENT FAILURE:	NO		
FLUORIDE PHENOMENON:	NO	WATER BODY LEAK:	NO		
USE:	NO	TRANS: ACCIDENT:	NO		
UNKNOWN:	NO				
ACTIONS TAKEN: CLEAN UP BY CO DOH					
RELEASE DETECTION: EVIDENCE FROM A DRUG LAB BUST WAS STORED IN AN EVIDENCE ROOM AT THE POLICE DEPT. WHEN					
ROOM TEMP INCREASED THE MIXTURE EMITTED AN "CONT'L					
MISC. NOTES: QUANTITY - 1 QUART COMBINED WITH CONT-OFF-GAS, 5 PEOPLE EXPOSED, TWO WERE TREATED AND					
RELEASED, AND THREE WERE TRANSPORTED TO SAN MATEO CO. HOSPITAL WITH SYMPTOMS OF HEADACHES, WATERY EYES					
AND RESP. IRRITATIONS Previous Case :					
DISCHARGER INFORMATION					
DISCHARGER ID:	51393	DUN and UNADSTREET :			
TYPE OF DISCHARGER:	PUBLIC UTILITY				
NAME OF DISCHARGER:	EAST PALO ALTO POLICE DEPT.				
ADDRESS:					

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

TRIBALLAND		SEARCH ID: 93	DIST/DIR: NON GC	ELEVATION:	MAP ID:
NAME:	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	REV:	01/15/08		
ADDRESS:	UNKNOWN CA 94301	ID1:	BIA-94301		
CONTACT:	SANTA CLARA	ID2:			
SOURCE:	BIA	STATUS:			
		PHONE:			
BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION					
OFFICE:	Pacific Regional Office				
CONTACT:	CLAY GREGORY, REGIONAL DIRECTOR				
ADDRESS:	2800 Colgate Way Sacramento CA 95825 Phone: 916-978-6000 Fax: 916-978-6099				
PHONE:					
FAX:					
The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address: http://niam.sage.gov/nacd/					
BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION					
OFFICE:	Pacific Regional Office	REV:	01/15/08		
CONTACT:	CLAY GREGORY, REGIONAL DIRECTOR	ID1:	BIA-94301		
ADDRESS:	2800 Colgate Way Sacramento CA 95825 Phone: 916-978-6000 Fax: 916-978-6099	ID2:			
PHONE:		STATUS:			
FAX:		PHONE:			
The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address: http://niam.sage.gov/nacd/					

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	96	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	REV:	01/15/08		
ADDRESS:	UNKNOWN	ID1:	BIA-94305		
CONTACT:	SANTA CLARA	ID2:			
SOURCE:	BIA	STATUS:			
		PHONE:			
BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION					
OFFICE:	Pacific Regional Office				
CONTACT:	CLAY GREGORY, REGIONAL DIRECTOR				
ADDRESS:	2800 Cottage Way				
PHONE:	Sacramento CA 95825				
FAX:	Phone: 916-978-6000				
	Fax: 916-978-6099				
	The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address: http://hancaps.gov/nacp/				

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	98	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	FORNIA PENINSULA SPORTSMEN S CLUB	REV:	03/08/10		
ADDRESS:	EAST OF UNIVERSITY AVE	ID1:	CA14106001		
CONTACT:	SAN MATEO	ID2:	VOLUNTARY CLEANUP		
SOURCE:	CA DTSC	STATUS:			
		PHONE:			
		REFER:	KWQCI		
GENERAL SITE INFORMATION					
Site Type:	Voluntary Cleanup				
Status:	Refer: RI/QC/B				
Status Date:	2004-04-30 00:00:00				
NFL Site:	NO				
Funding:	Responsible Party				
Regulatory Agencies Involved:	SWARP, RI/QC/B 2 - San Francisco Bay				
Lead Agency:	RI/QC/B 2 - San Francisco Bay				
Project Manager:	JANET MITO				
Supervisor:	Barbara Cook				
Branch:	71				
Assessor's Parcel Number:	NONE SPECIFIED				
Pest Uses:	FIBING RANGE - SMALL ARMS ETC...				
Potential Contaminants:	3000, 3001, 3009				
Confirmed Contaminants:	3001, 3009, 3003				
Potential Media Affected:	SED. SOIL				
Restricted Use:	NO				
Site Management Required:	NONE SPECIFIED				
Special Programs Associated with this Site:	Voluntary Cleanup Program				
OTHER SITE NAME(S) (blank below = not reported by agency)					
	FORNIA PENINSULA SPORTSMEN S CLUB				
	110833614196				
	201489				
	41066601				
COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)					
	PROJECT WIDE				
Area Name:	Voluntary Cleanup Agreement				
Document Type:	100-084-105-0009				
Completion Date:	10/15/08				
	This Voluntary Cleanup Agreement with the San Francisco Public Utilities Commission covers the review of documents to determine if the actions proposed could be effected from DTSC permitting requirements pursuant to DTSC Section 253812.				

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

ERNS		DIST/DIR: NON GC	ELEVATION:	MAP ID:
SEARCH ID: 84				
NAME:	ON ROUTE 101 AT UNIVERSITY AVE	REV:	72491	
ADDRESS:	PALO ALTO CA	ID1:	22578	
CONTACT:	SAN MATEO	ID2:		FIXED FACILITY
SOURCE:	EPA	STATUS:		
		PHONE:		
SPILL INFORMATION				
DATE OF SPILL:	7/24/1991	TIME OF SPILL:	1245	
PRODUCT RELEASED (1):	OIL, MISC. MOTOR			
QUANTITY (1):	0			
UNITS (1):	UNK			
PRODUCT RELEASED (2):				
QUANTITY (2):				
UNITS (2):				
PRODUCT RELEASED (3):				
QUANTITY (3):				
UNITS (3):				
MEDIA/AREA AFFECTED:				
AIR:	NO	GROUNDWATER:	NO	
LAND:	YES	FIXED FACILITY:	NO	
WATER:	NO	OTHER:	NO	
WATERBODY AFFECTED BY RELEASE:				
SPILL INFORMATION				
DATE OF SPILL:	7/24/1991	TIME OF SPILL:	1245	
PRODUCT RELEASED (1):	OIL, MISC. MOTOR			
QUANTITY (1):	0			
UNITS (1):	UNK			
PRODUCT RELEASED (2):				
QUANTITY (2):				
UNITS (2):				
PRODUCT RELEASED (3):				
QUANTITY (3):				
UNITS (3):				
MEDIA/AREA AFFECTED:				
AIR:	NO	GROUNDWATER:	NO	
LAND:	YES	FIXED FACILITY:	NO	
WATER:	NO	OTHER:	NO	
WATERBODY AFFECTED BY RELEASE:				
CAUSE OF RELEASE				
DUMPING:	NO	EQUIPMENT FAILURE:	NO	
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO	
OTHER CAUSE:	NO	TRANSF. ACCIDENT:	NO	
UNKNOWN:	NO			
ACTIONS TAKEN: THE BUCKET IS HALF FULL, WITH NO EVIDENCE OF ANY SPILL FROM IT. THE BUCKET HAS BEEN TAKEN TO A DISPOSAL FACILITY.				

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

ERNS		DIST/DIR: NON GC	ELEVATION:	MAP ID:
SEARCH ID: 84				
NAME:	ON ROUTE 101 AT UNIVERSITY AVE	REV:	72491	
ADDRESS:	PALO ALTO CA	ID1:	22578	
CONTACT:	SAN MATEO	ID2:		FIXED FACILITY
SOURCE:	EPA	STATUS:		
		PHONE:		
RELEASE DETECTION: DISCOVERED AN OPEN TOP 2 GAL BUCKET SITTING ALONGSIDE THE FREEWAY / THERE HAS BEEN NO SPILL FROM THE BUCKET. WILL NOTIFY OES.				
MISC. NOTES:				
DISCHARGER INFORMATION:				
DISCHARGER ID:	22578	DUN and BRAUSTREET :		
TYPE OF DISCHARGER:				
NAME OF DISCHARGER:				
ADDRESS:				
CAUSE OF RELEASE				
DUMPING:	NO	EQUIPMENT FAILURE:	NO	
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO	
OTHER CAUSE:	NO	TRANSF. ACCIDENT:	NO	
UNKNOWN:	NO			
ACTIONS TAKEN: THE BUCKET IS HALF FULL, WITH NO EVIDENCE OF ANY SPILL FROM IT. THE BUCKET HAS BEEN TAKEN TO A DISPOSAL FACILITY.				
RELEASE DETECTION: DISCOVERED AN OPEN TOP 2 GAL BUCKET SITTING ALONGSIDE THE FREEWAY / THERE HAS BEEN NO SPILL FROM THE BUCKET. WILL NOTIFY OES.				
DISCHARGER INFORMATION:				
DISCHARGER ID:	22578	DUN and BRAUSTREET :		
TYPE OF DISCHARGER:				
NAME OF DISCHARGER:				
ADDRESS:				

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	82	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	CALIFORNIA DEPT. OF TRANS	REV:	7/24/1991		
ADDRESS:	ON ROUTE 101 AT UNIVERSITY	ID1:	466911		
CONTACT:	PALO ALTO CA 94301	ID2:	FIXED FACILITY		
SOURCE:	SANTA CLARA	STATUS:			
	EPA	PHONE:			
SPILL INFORMATION					
DATE OF SPILL:	7/24/1991	TIME OF SPILL:	1245		
PRODUCT RELEASED (I):	OIL, MISC, MOTOR				
QUANTITY (I):	0				
CAUSE OF RELEASE:	NO	EQUIPMENT FAILURE:	YES		
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO		
OTHER CAUSE:	NO	TRANS			

**Environmental FirstSearch
Site Detail Report**

Target Property: 429 UNIVERSITY AVE
PALO ALTO CA 94301

JOB: SF_289541

SEARCH ID:	92	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	MENLO IND PARK LIFT STATION	REV:	03/31/00		
ADDRESS:	1920 HAMILTON	ID1:	7668106943		
CONTACT:	MENLO PARK CA 94025	ID2:			
SOURCE:	SAN MATEO	STATUS:	COMPLETED - CASE CLOSED		
	CA SWRCB	PHONE:			
RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTS DATABASE.					
Please note that some data previously provided by the State Water Resources Control Board in the LUSTS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.					
LEAD AGENCY:	SAN MATEO COUNTY LOP				
REGIONAL BOARD CASE NUMBER:	41-0676				
LOCAL AGENCY:	SAN MATEO COUNTY LOP				
REGISTRATION NUMBER:	440936				
ADDRESS OF RESPONSIBLE PARTY:					
SITE OPERATOR:					
WATER SYSTEM:					
CASE TYPE:	LUST Cleanup Site				
POTENTIAL CONTAMINANTS OF CONCERN:	Gasoline				
POTENTIAL MEDIA AFFECTED:	Other Groundwater (uses other than drinking water)				
LEAK CAUSE:					
LEAK SOURCE:					
HOW LEAK WAS DISCOVERED:					
DATE DISCOVERED (blank if not reported):					
HOW LEAK WAS STOPPED:					
STOP DATE (blank if not reported):					
STATUS DATE:	Completed - Case Closed				
STATUS:	1992-03-00				
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):					
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):					
DATE OF ENFORCEMENT (blank if not reported):					
SITE HISTORY (blank if not reported):					
ACTION TYPE (blank if not reported):	ENFORCEMENT				
DATE (blank if not reported):	1992-12-11 00:00:00				
ACTION (blank if not reported):	Notice of Responsibility - 1				
ACTION TYPE (blank if not reported):	Other				
DATE (blank if not reported):	1999-01-01 00:00:00				
ACTION (blank if not reported):	Leak Discovery				
ACTION TYPE (blank if not reported):	Other				
DATE (blank if not reported):	1999-01-01 00:00:00				
ACTION (blank if not reported):	Leak Reported				

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL
PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.
DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS) - CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL - Site is part of NPL site
DELETED - Deleted from the Final NPL
FINAL - Currently on the Final NPL
NOT PROPOSED - Not on the NPL
NOT VALID - Not Valid Site or Incident
PROPOSED - Proposed for NPL
REMOVED - Removed from Proposed NPL
SCAN PLAN - Pre-proposal Site
WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP - No Further Remedial Action Plan
P - Site is part of NPL site
D - Deleted from the Final NPL
F - Currently on the Final NPL
N - Not on the NPL
O - Not Valid Site or Incident
P - Proposed for NPL
R - Removed from Proposed NPL
S - Pre-proposal Site
W - Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, AND DISPOSAL FACILITIES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEFACT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTS HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP.

VGN-MA - generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SGN-MA - generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA - generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

ERNS: EPA/OSRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Emergency Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are

Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMRRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMRRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMRRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REP)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: First Search Reports list the above sites as DB Type (STATE).
Please Note: First Search Reports list the above sites as DB Type (STATE).
Please Note: First Search Reports Referred to Another Local or State Agency (REP)
Please Note: Properties where a No Further Action Determination has been made (NFA)

Please Note: First Search Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMRRPD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST: Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CAL SITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collect each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES; SPL, LTANK; LUST, WB-LF; SWL

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA JHMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM- The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCC) are no longer on-going regulatory programs as described below. Chapter 15 (SCL15) is still an on-going regulatory program and information is updated periodically but not in the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCC, RCRA, Inspections, Violations, and Enforcement.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST: A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a

database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HEI7/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING- The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files retrieved at the State Water Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTs are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAs and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule, therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMRRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMRRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

Please Note: First Search Reports list the above sites as DB Type VC.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HEI7 PERMITS- The HEI7/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, and

underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

State Other: *USDOJ NATIONAL CLANDESTINE LABORATORY REGISTER* - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

State Other: *CA EPA/COUNTY SMBRPD / CAL SITES*: The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
 2. School Property Evaluation Program Properties (SCH)
 3. Voluntary Cleanup Program Properties (VCP)
 4. Unconfirmed Properties Needing Further Evaluation (RFE)
- Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
 6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

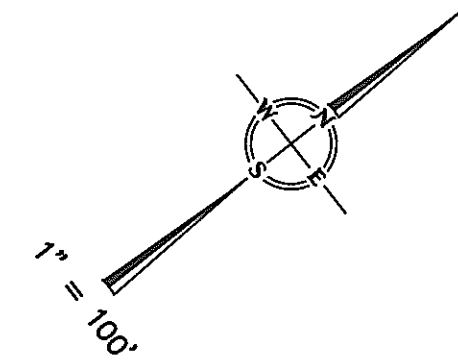
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMBRPD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Complaint Control Log.

ORANGE COUNTY INDUSTRIAL-SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

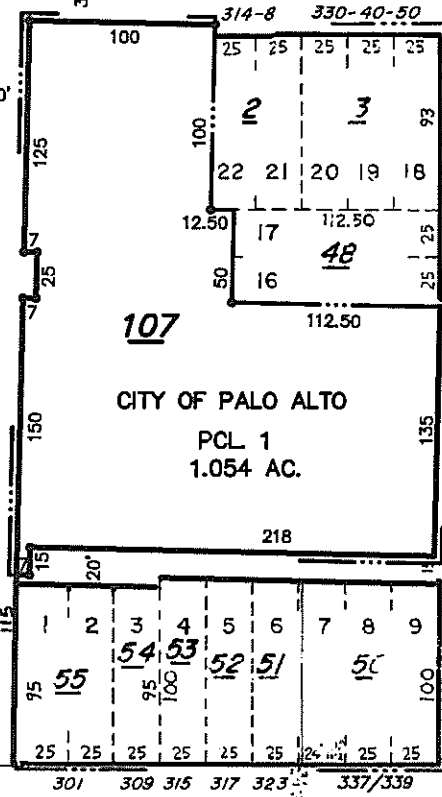


C.L.M. 16327059

STREET

LYTTON AVENUE

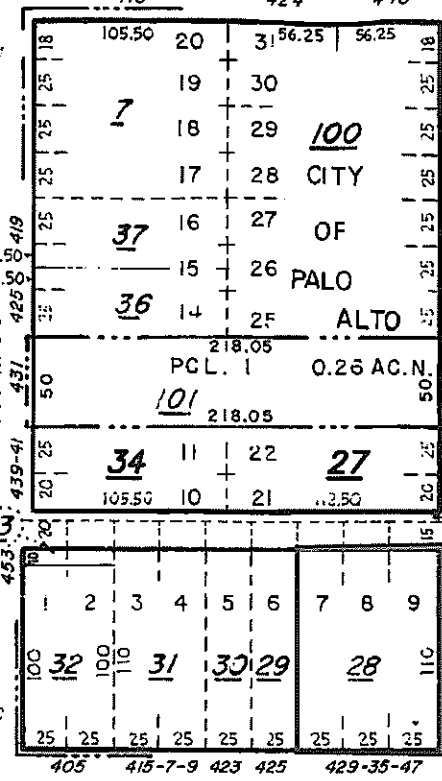
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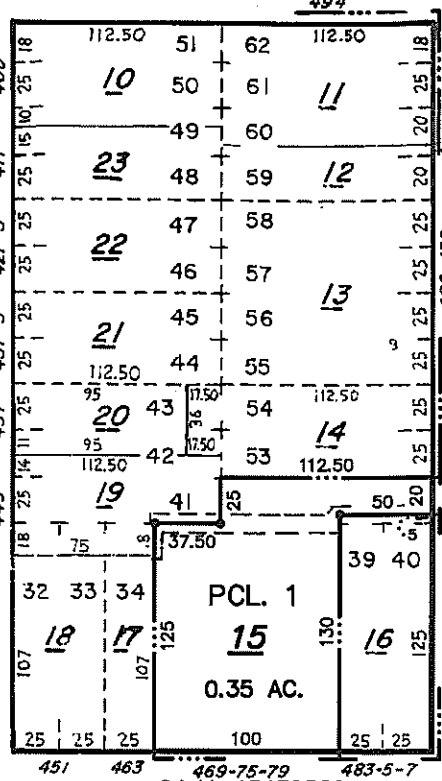
STREET

CITY OF PALO ALTO

STREET



STREET



STREET

UNIVERSITY AVENUE

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B.B. N38°15'00"E

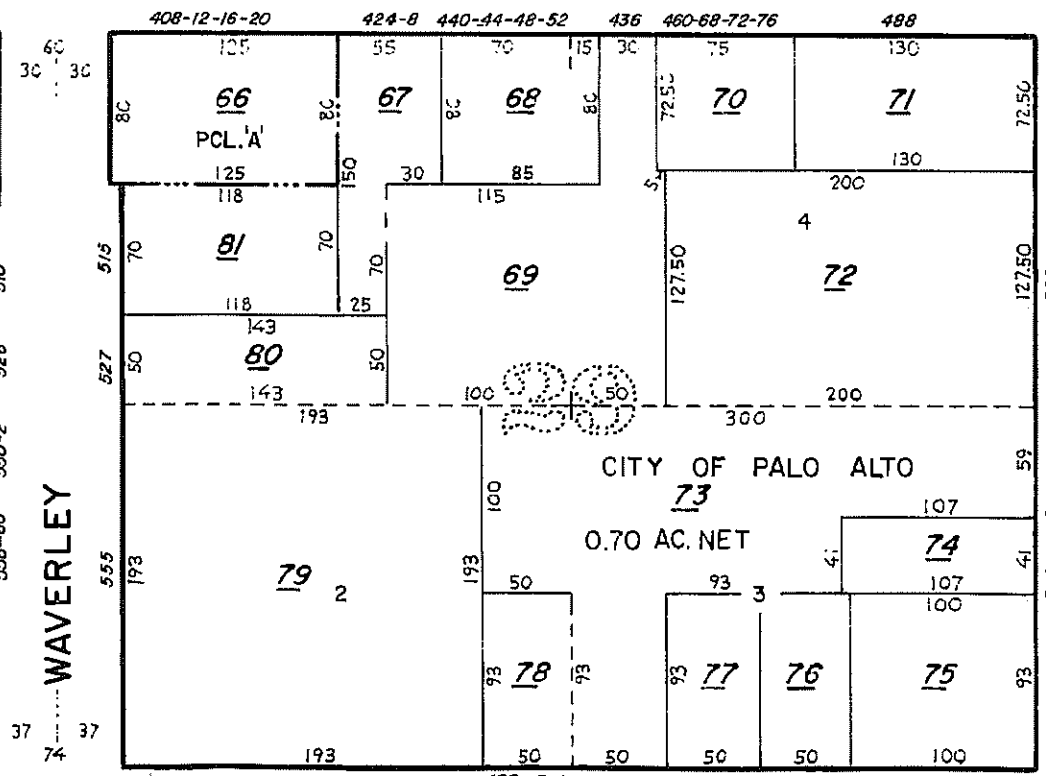
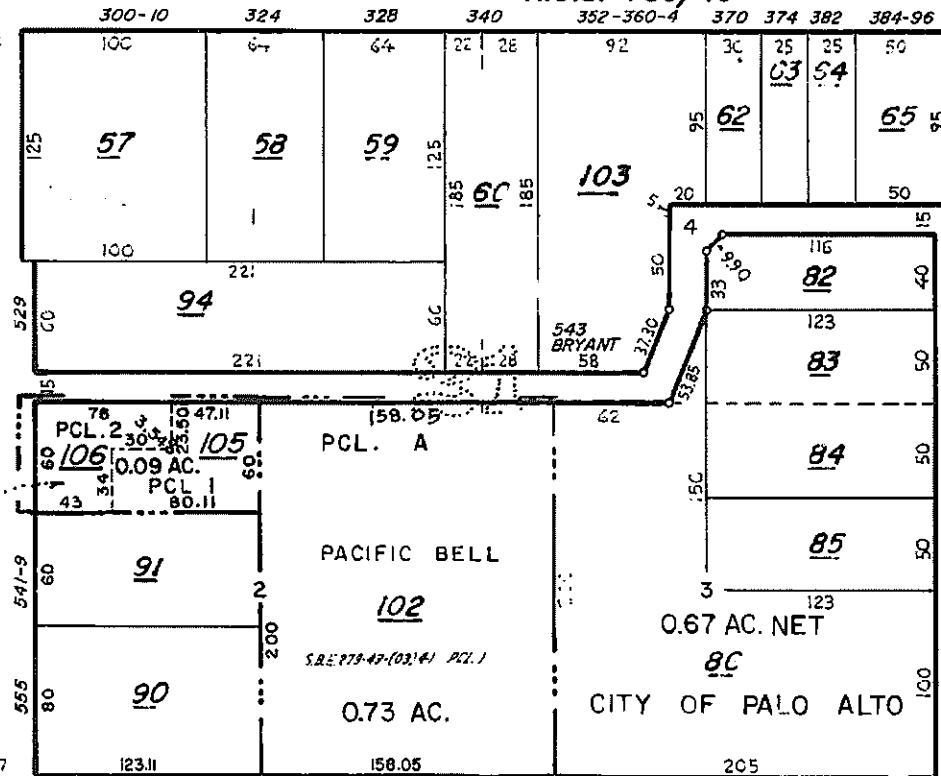
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UNIVERSITY AVENUE

R.O.S. 736/46

P.M. 268-M-33

AVENUE



STREET

HAMILTON AVENUE

UNIVERSITY PARK AVENUE

AVENUE

GILMAN STREET

UNIVERSITY PARK AVENUE

STREET

TRA DET. MAP 61

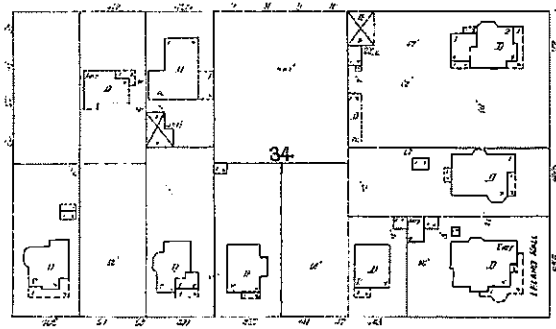
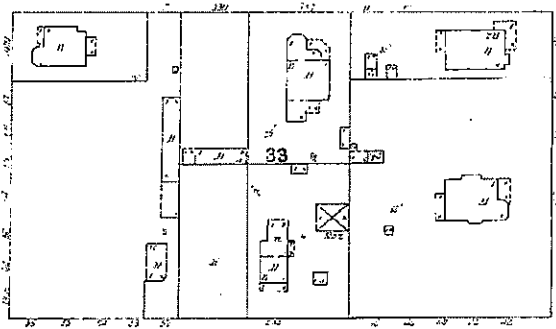
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2009-2010

HISTORICAL RESOURCES

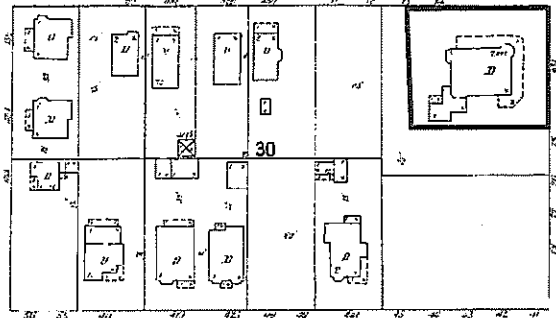
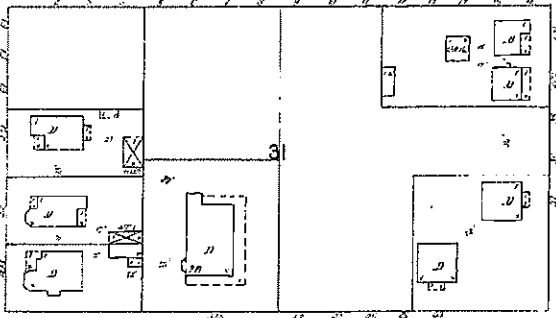
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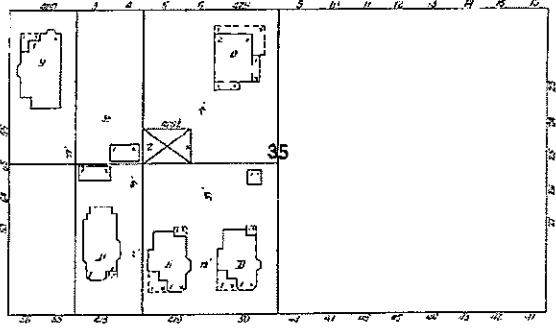
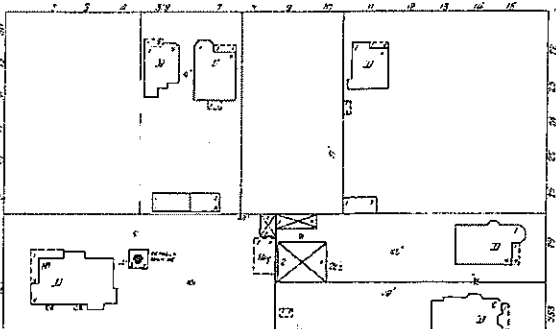
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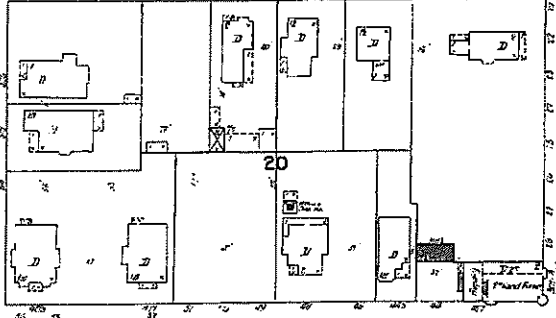
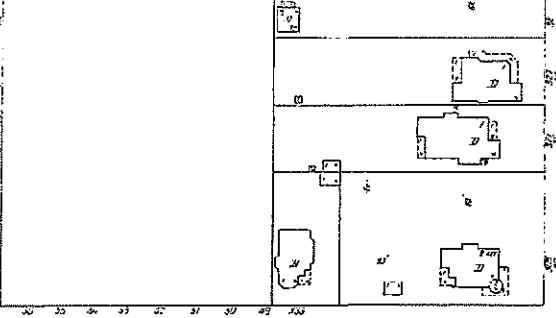
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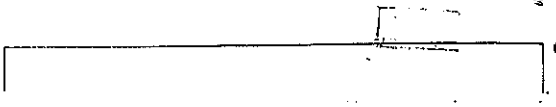
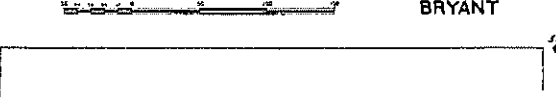
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LYTTON



BRYANT

FLORENCE



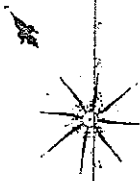
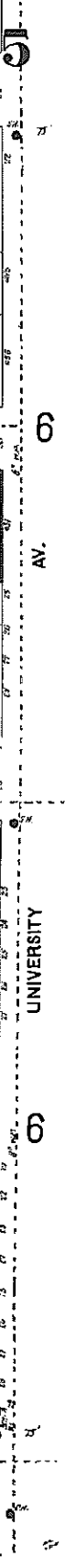
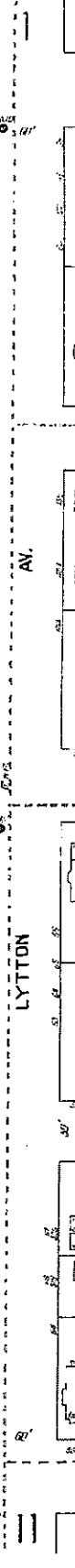
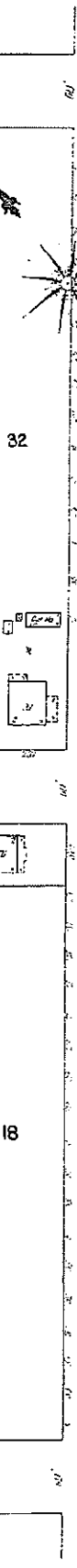
SCALE OF FEET.

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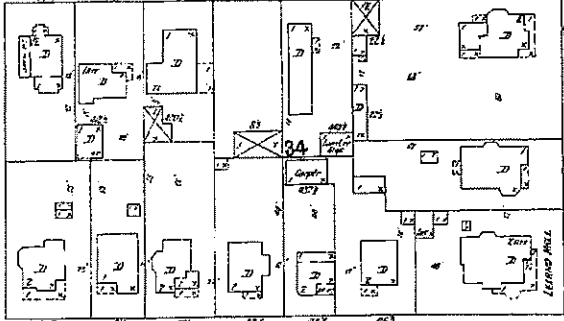
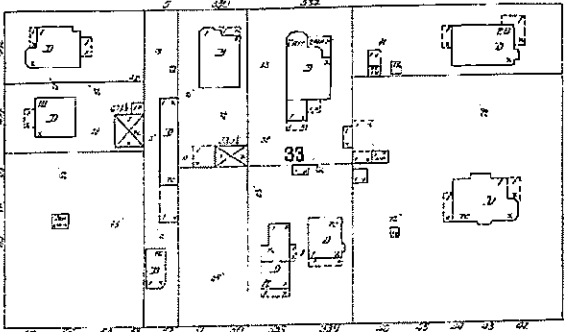
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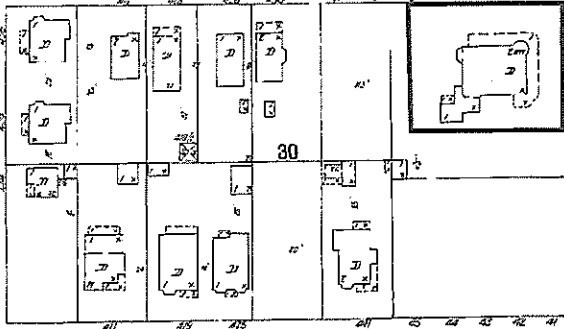
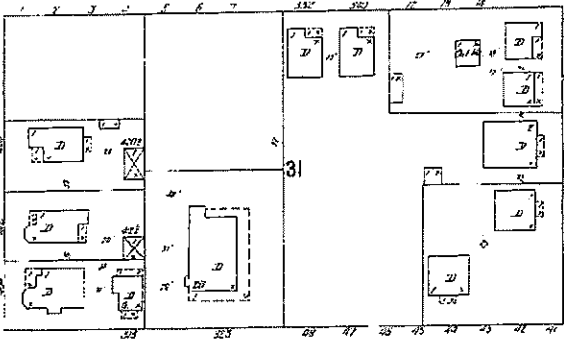
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PALO ALTO
CAL.



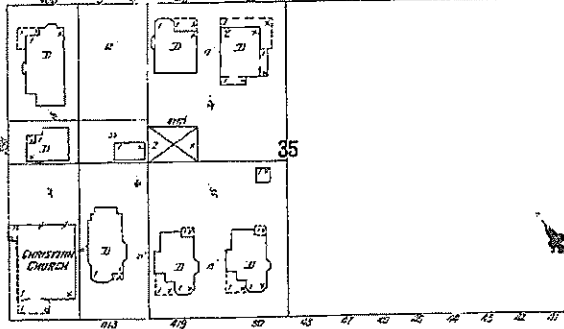
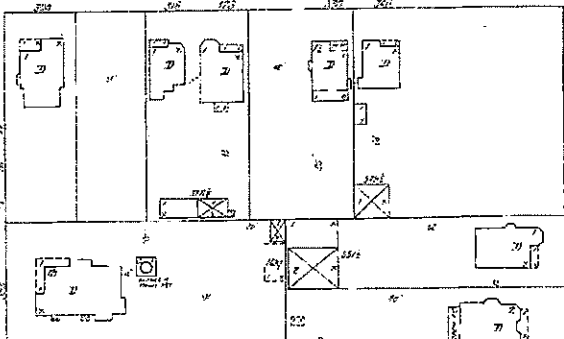
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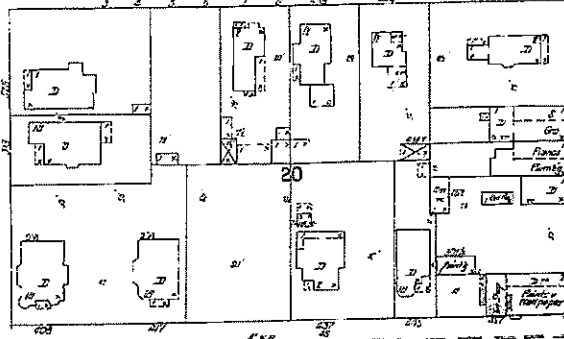
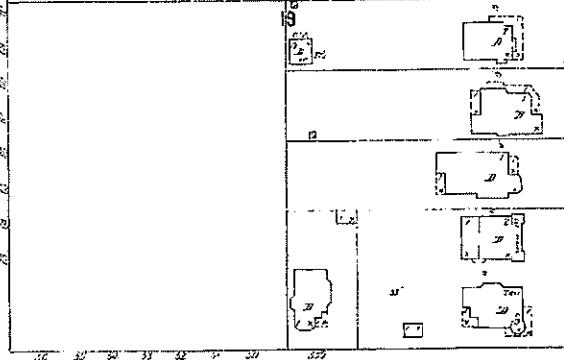
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FLORENCE



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LYTTON

UNIVERSITY



SCALE OF FEET.

13

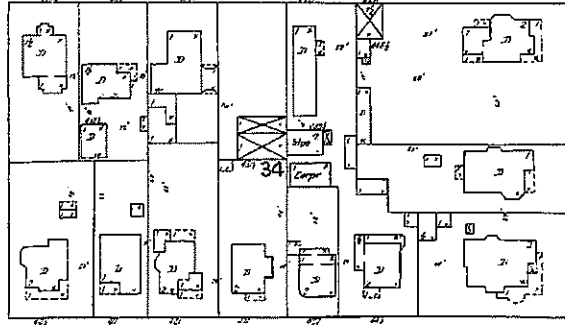
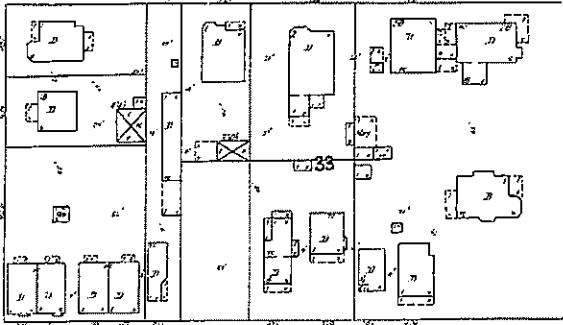
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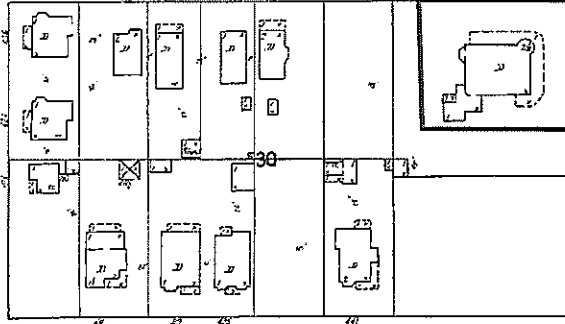
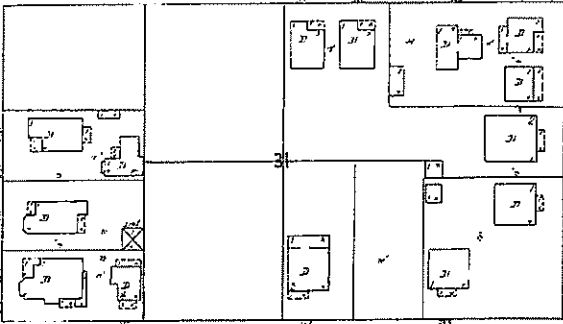
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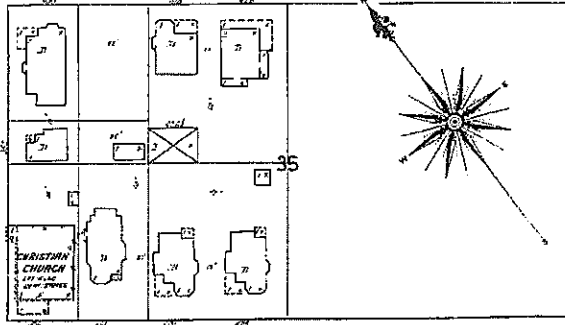
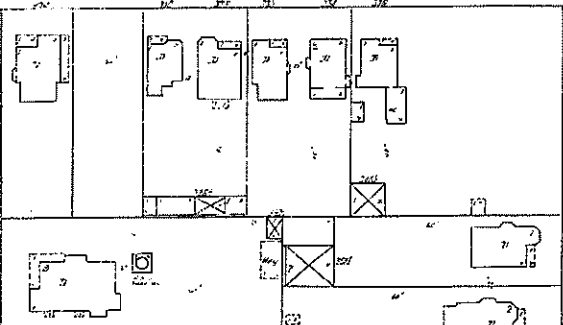


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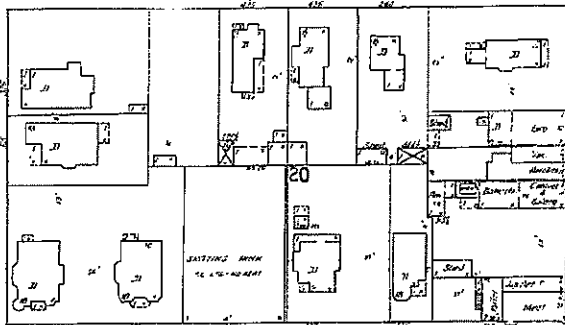
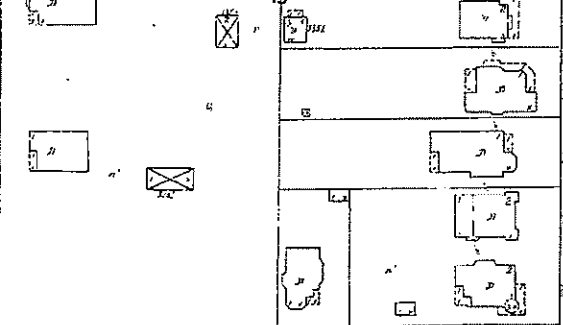
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GILMAN (FLORENCE)



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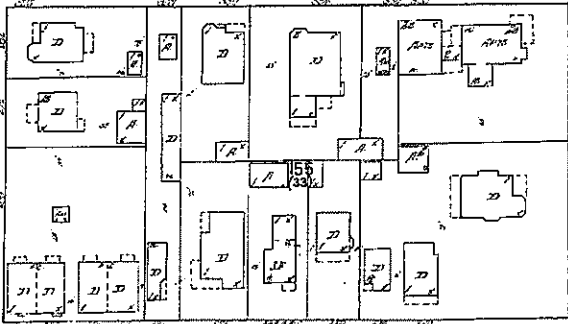
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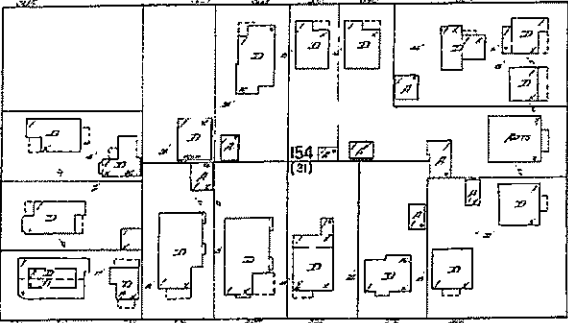
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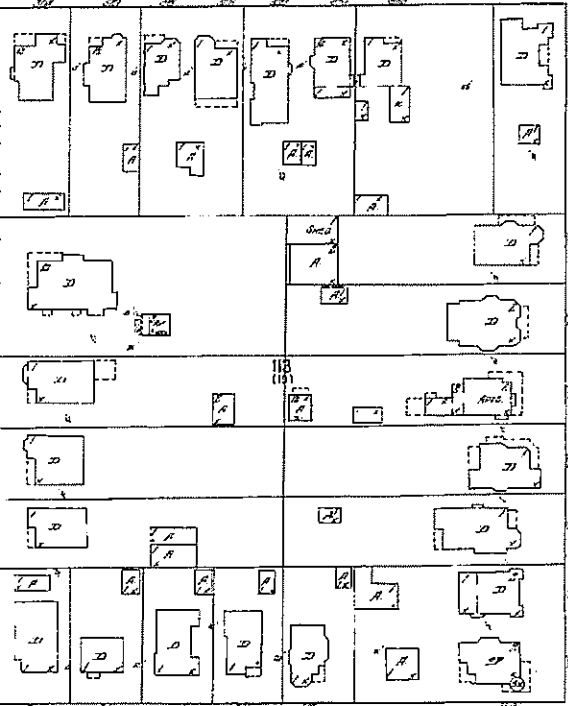
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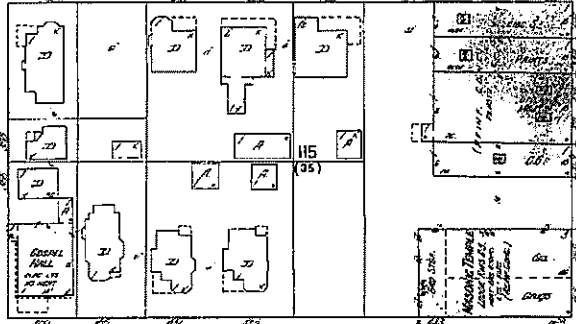
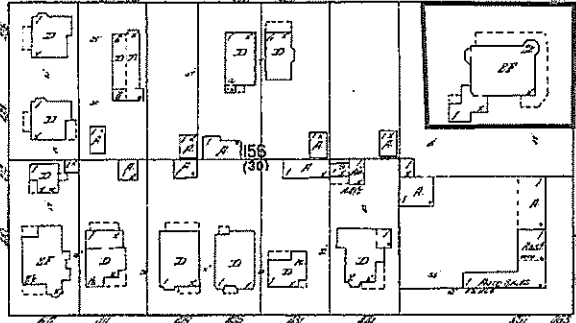
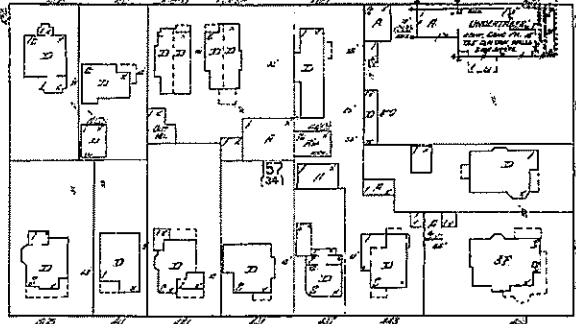
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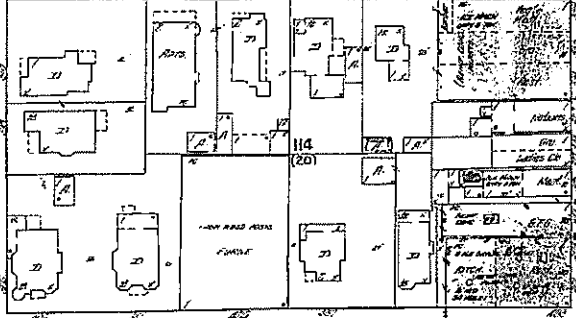
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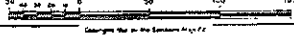
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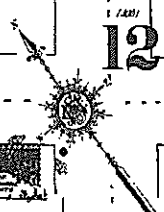


FLORENCE

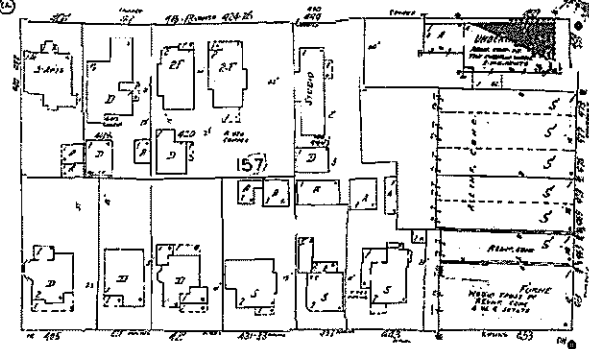
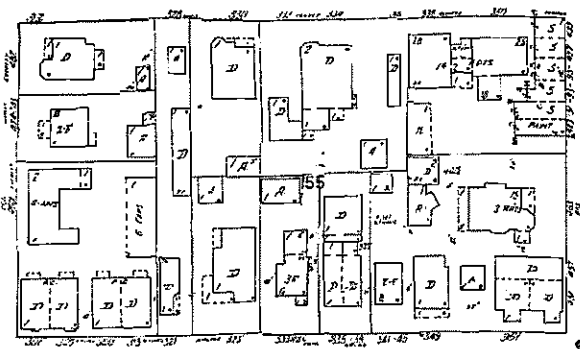


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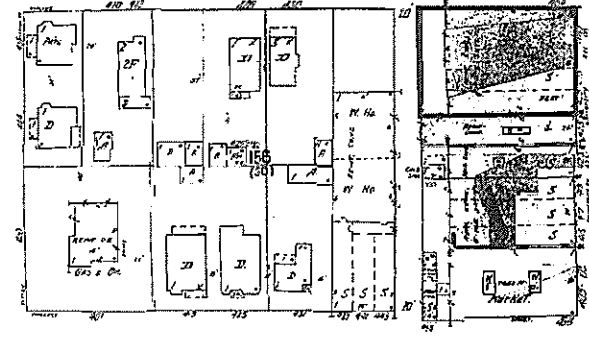
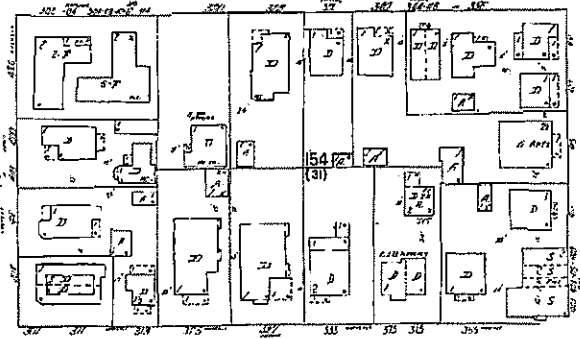




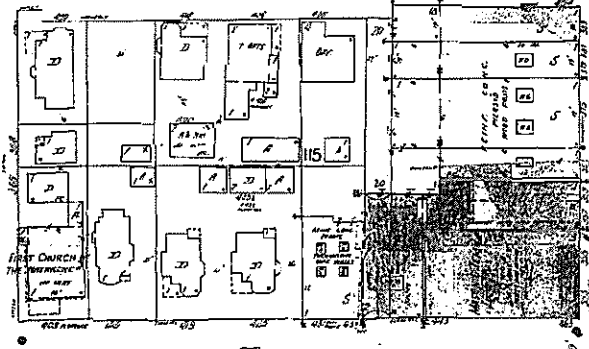
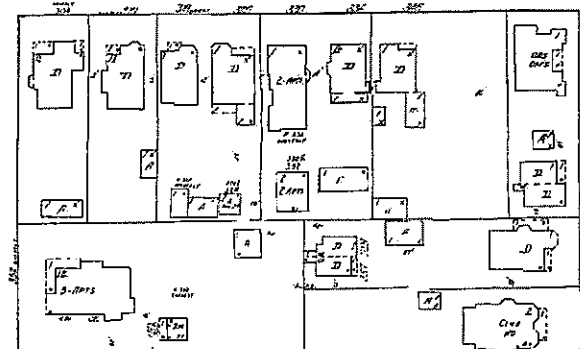
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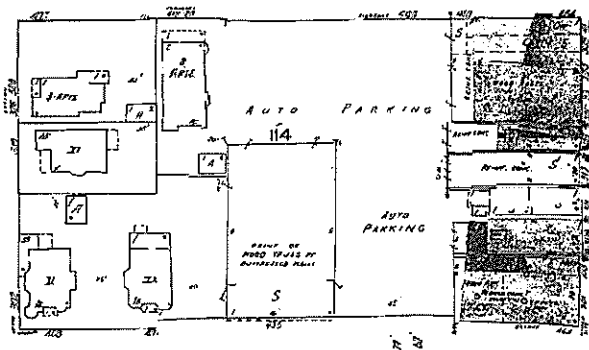
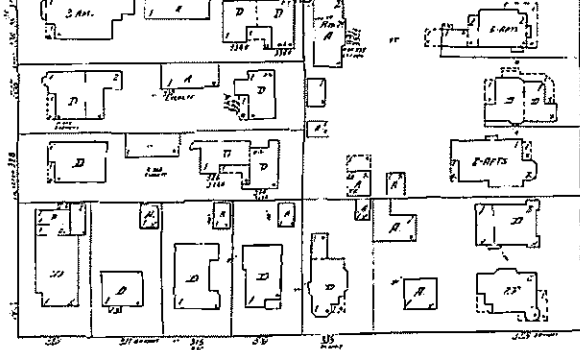


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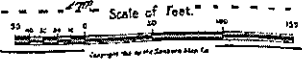
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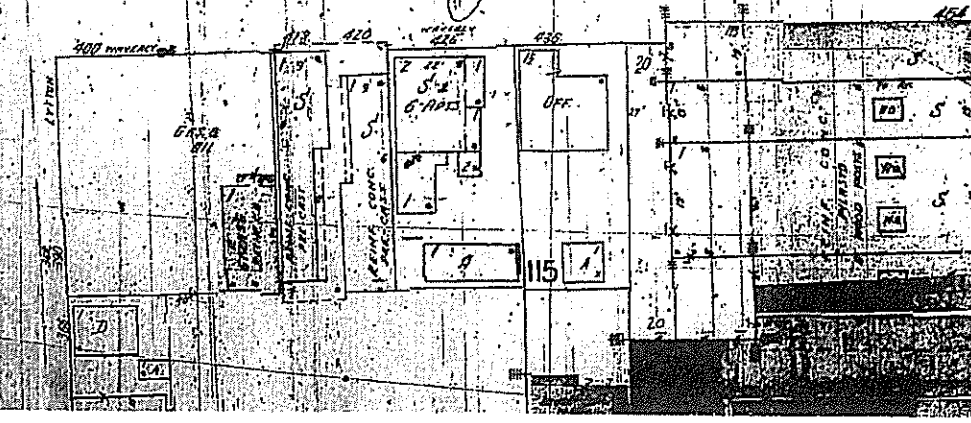
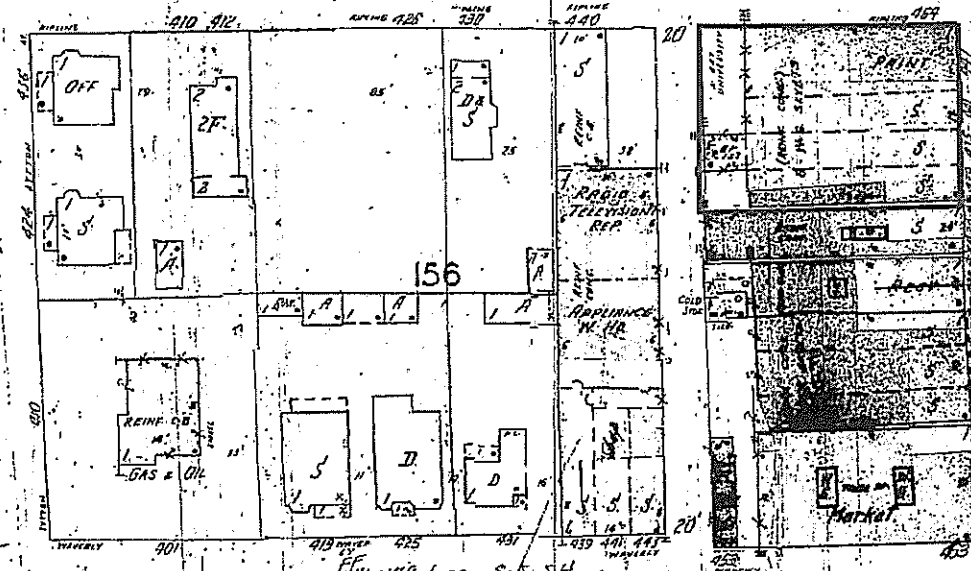
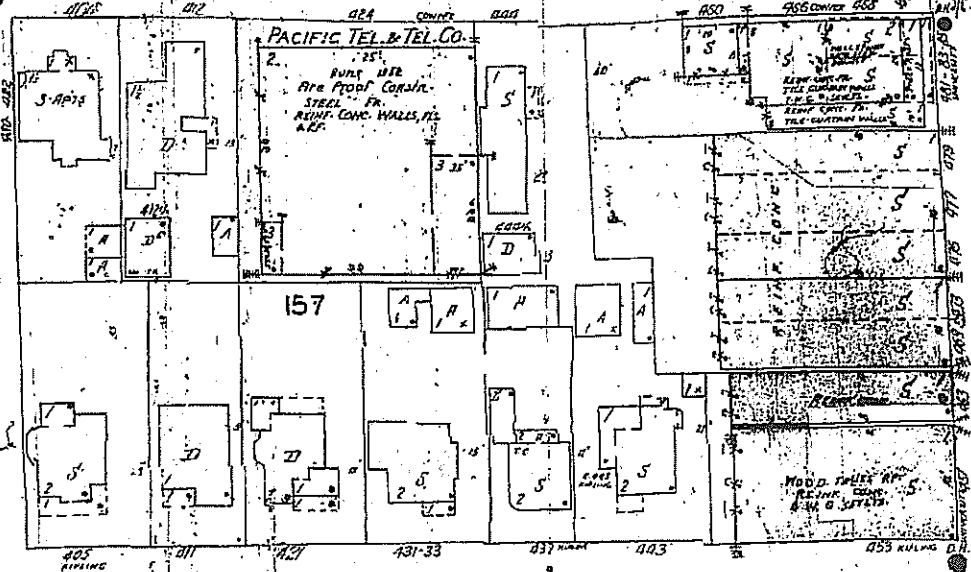
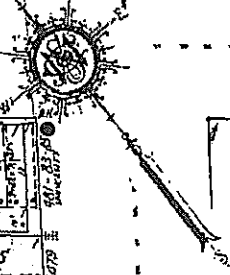


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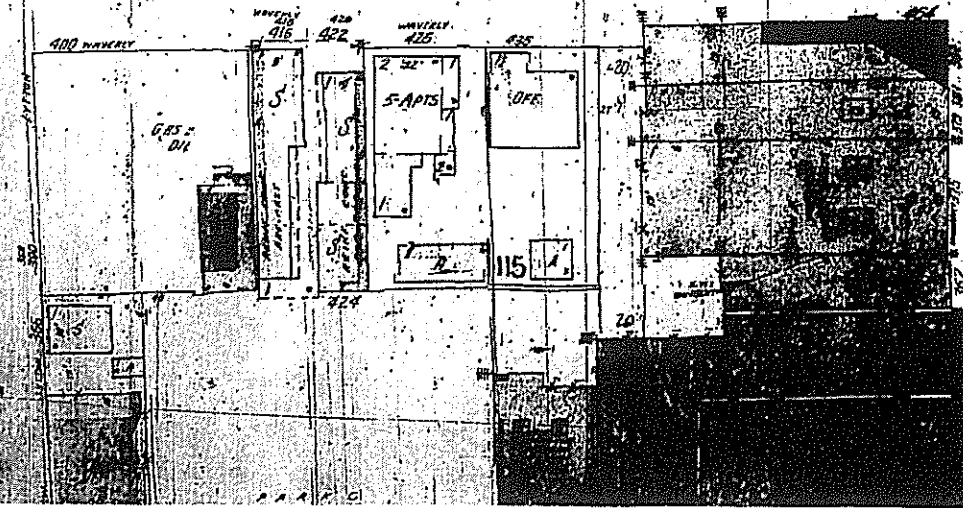
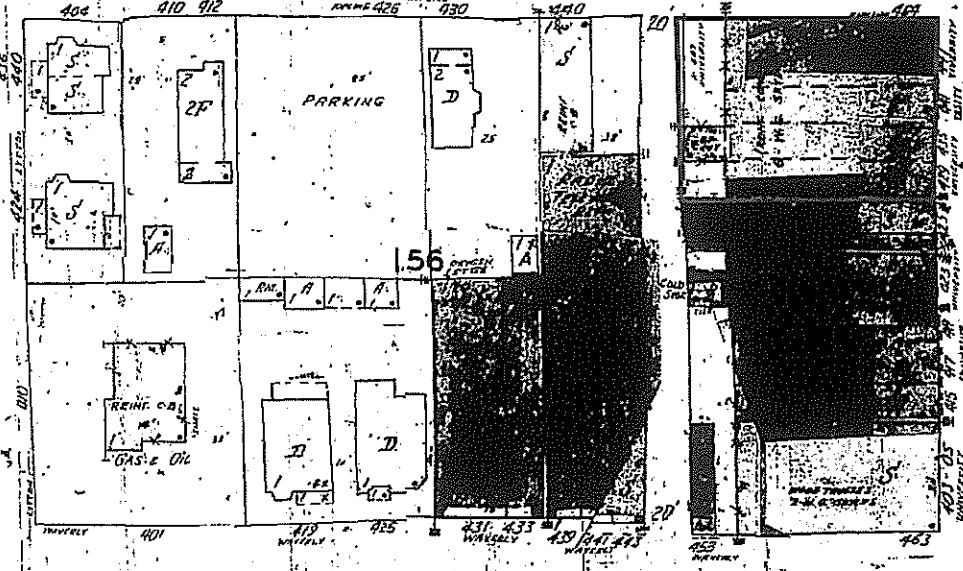
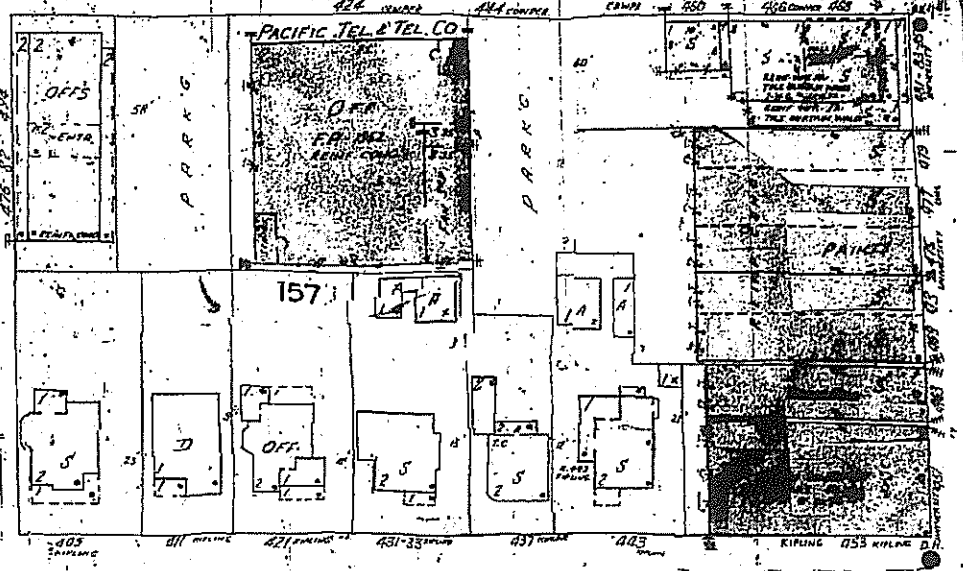
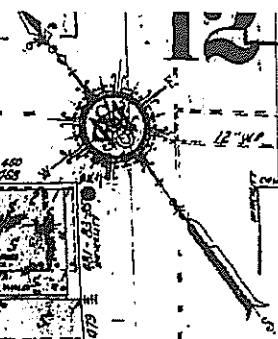
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LYTTON

UNIVERSITY

ETS QUESTIONNAIRE

AEI CONSULTANTS
ENVIRONMENTAL TRANSACTION SCREEN
QUESTIONNAIRE

Site Name/Address: 429-447 University Ave, Palo Alto, CA Interviewer: _____ Date: 6/14/10
Person Interviewed/Title: Elizabeth Wong, Landlord
Signature: [Signature] Date: 6/14/10

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
1. Is the property or any adjoining property used for an industrial purpose?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
2. To the best of your knowledge, has the property or any adjoining site been used for an industrial purpose?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
3. Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
4. To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal) or sacks of chemicals located on the property or at the facility?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
8. Are there currently, or to best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk

[Handwritten signature]

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
13. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
15. Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk

Question

Owner

Occupants
(if applicable)

Observed During
Site Visit

Edwards

17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
18. Does the property discharge waste water on or adjacent to the property other than storm water into a sanitary sewer system?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk

EPH

Katie Hindt – Project Manager

BA – Environmental Studies, University of California, Santa Cruz
40-Hour Federal OSHA HAZWOPER certification

Ms. Hindt has three years of experience in the environmental service industry and provides project management to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments, Environmental Transaction Screens, Environmental Transaction Analyses, Regulatory Database Reviews, and Historical Records Reviews.

Project experience for Ms. Hindt includes:

- Phase I Environmental Site Assessments
- Property Condition Assessments
- Environmental Transaction Screens
- Environmental Transaction Analyses
- Regulatory Database Reviews
- Historical Records Reviews

Charles Metzinger, REA – National Client Manager

MS course work - Geology, Portland State University, Portland, Oregon
BS - Geological Sciences, University of Washington
California Registered Environmental Assessor (REA I)-30155
OSHA 40-hour Hazardous Waste Worker Training

Mr. Metzinger has over 20 years of multi-disciplinary environmental consulting experience. His project experience includes direct responsibility for projects involving environmental/financial transaction due diligence, soil and groundwater investigation design and implementation, hazardous material assessments (asbestos, lead-based paint and mold), California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance, site remediation, regulatory permitting, environmental health & safety compliance, groundwater monitoring, stormwater management, and siting evaluations.

Mr. Metzinger's broad industry experience includes: State and local public agencies, telecommunications, semiconductor manufacturing, lending institutions, solidwaste landfills, power generation, forest products, mining, petroleum, utilities, redevelopment agencies/brownfields, transportation, law firms, real estate developers, and schools (public and private sector).

As National Client Manager, Mr. Metzinger provides senior author services for national clients, client management, and business development. Additional responsibilities include managing projects, providing quality control of work products, and mentorship of staff.

Project experience for Mr. Metzinger includes:

- Phase I Environmental Site Assessments – performance and review of thousands of ASTM E1527-00 and E1527-05 (All Appropriate Inquiry) Phase I investigations for sites ranging from multi-family properties to industrial facilities to brownfields.
- Design and implantation of hundreds of soil, soil gas, groundwater investigations, and preliminary endangerment assessments for environmental due diligence (Phase II and Phase III investigations) for a variety of suspected contaminants and sites, including gasoline service stations, agricultural operations, brownfields, dry-cleaning facilities, landfills, lumber mills, public agency maintenance yards, auto repair facilities, ports, power utilities, schools, and cellular towers.
- Managed numerous groundwater monitoring programs for private/commercial clients and public agencies at sites impacted with petroleum hydrocarbons including free product, metals, volatile organic compounds (VOCs), halogenated VOCs, polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides, nitrates, and PCBs.
- Oversight and management of numerous corrective action projects, involving removal action and various remedial technologies, including soil vapor

- extraction, air sparging, dual phase extraction, *in situ* chemical oxidation, bioremediation, and natural attenuation.
- Oversight and management of CEQA and NEPA compliance projects in support of construction projects, including schools and telecommunication facilities.
 - Client/Regulatory Liaison activities to negotiate scopes of work, report findings, obtain case closure or No Further Action status for impacted sites.
 - Project management on hundreds of projects with responsibility for technical content, scope management, cost and schedule performance, quality management, risk management, and staffing.

APPENDIX G

Impervious Area Worksheet and Special Projects Worksheet



IMPERVIOUS AREA WORKSHEET FOR LAND DEVELOPMENTS

Applicants for all projects creating or replacing 500 square feet or more of impervious surface must fill out this worksheet and submit it to the Building Inspection Division prior to issuance of a building permit.

Property Address 429 University Ave. APN 120-15-028
120-15-029
 Applicant Name Elizabeth Wong Lot size (sq. ft.) 11,000
 Title of Dwg. used to calculate revised impervious area C2.0 Dwg. Date 6/13/14
 Land Use (Circle one): Residential **Commercial** Industrial Roadway
 For residential uses ⇒ Number of living units (Circle one): 1 2 3 or more
 Project Type (Circle one): New Development **Redevelopment**
 Watershed (Circle one): **San Francisquito** Matadero Barron Adobe SF Bay
 (see attached watershed map)

Purpose of Worksheet

The City of Palo Alto is collecting information on impervious surfaces created by land development projects in order to meet the requirements of its Stormwater Discharge Permit, issued by the San Francisco Bay Regional Water Quality Control Board. In addition, this information is used to calculate the monthly Storm Drainage Fee for non-single-family residential properties (single-family residential properties are assessed a flat monthly Storm Drainage Fee).

Every developed land parcel in the City of Palo Alto is assessed a monthly Storm Drainage Fee. The fee is based upon the relative contribution of storm water runoff from each parcel to the City's storm drainage system. A parcel's relative contribution of storm water runoff is based upon the amount of "impervious surface" on that parcel.

"Impervious surface" means that part of a developed parcel that has been modified to reduce the land's natural ability to absorb and hold rainfall. It includes hard surfaces which cause water to run off the surface in greater quantities or at an increased rate of flow from the flow that existed under natural conditions prior to development. For example, common impervious surfaces include, but are not limited to, rooftops, walkways, patios, courtyards, driveways, parking lots, storage areas, concrete or asphalt paving, gravel roads, or any cleared, graded, graveled, paved, or compacted surfaces, or other surfaces which similarly impede the natural infiltration of surface water into the soil.

IMPERVIOUS AREA SUMMARY

Lot size (sq. ft.) 11,000 (a)
 Existing impervious surface (sq. ft.) 11,000 (b) Existing percent impervious [line (b)+ line (a)] (%) 100 (c)
 Area of impervious surface to be constructed (sq. ft.) 11,000 (d)
 Ratio of newly constructed impervious surface to existing impervious surface [line (d) + line (b)] (%) 100 (e)
 Approximate area of land disturbance during construction (sq. ft.) 100 (f)
 Final impervious surface (sq. ft.) 11,000 (g) Revised percent impervious [line (g) + line (a)] (%) 100 (h)
 (From "Impervious Area Calculation", see back side.)

STAFF ONLY

Building Permit # _____ Building Permit Application Date _____ Reviewer _____

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JUN 19 2014

IMPERVIOUS AREA CALCULATION

(Select one of the following methods and provide the required information)

<u>METHOD 1</u>	
Calculate the area of impervious surface by measuring all impervious improvements.	
	<u>Sq. ft.</u>
Buildings	+ _____ (1)
Parking/storage areas (including driveways)	+ _____ (2)
Walkways	+ _____ (3)
Patios and courtyards	+ _____ (4)
Other (specify _____)	+ _____ (5)
Total impervious area (sum #1 thru 5)	_____ (6)

<u>METHOD 2</u>	
Calculate the area of impervious surface by subtracting the area of pervious surface from the total area of the parcel.	
	<u>Sq. ft.</u>
Total area of parcel (from Assessor's Book)	+ <u>11,000</u> (7)
<u>Pervious Areas</u>	
Landscaping	- <u>0</u> (8)
Undisturbed areas	- <u>0</u> (9)
Other (specify _____)	- <u>NA</u> (10)
Total impervious area (sum #7 thru 10)	<u>11,000</u> (11)

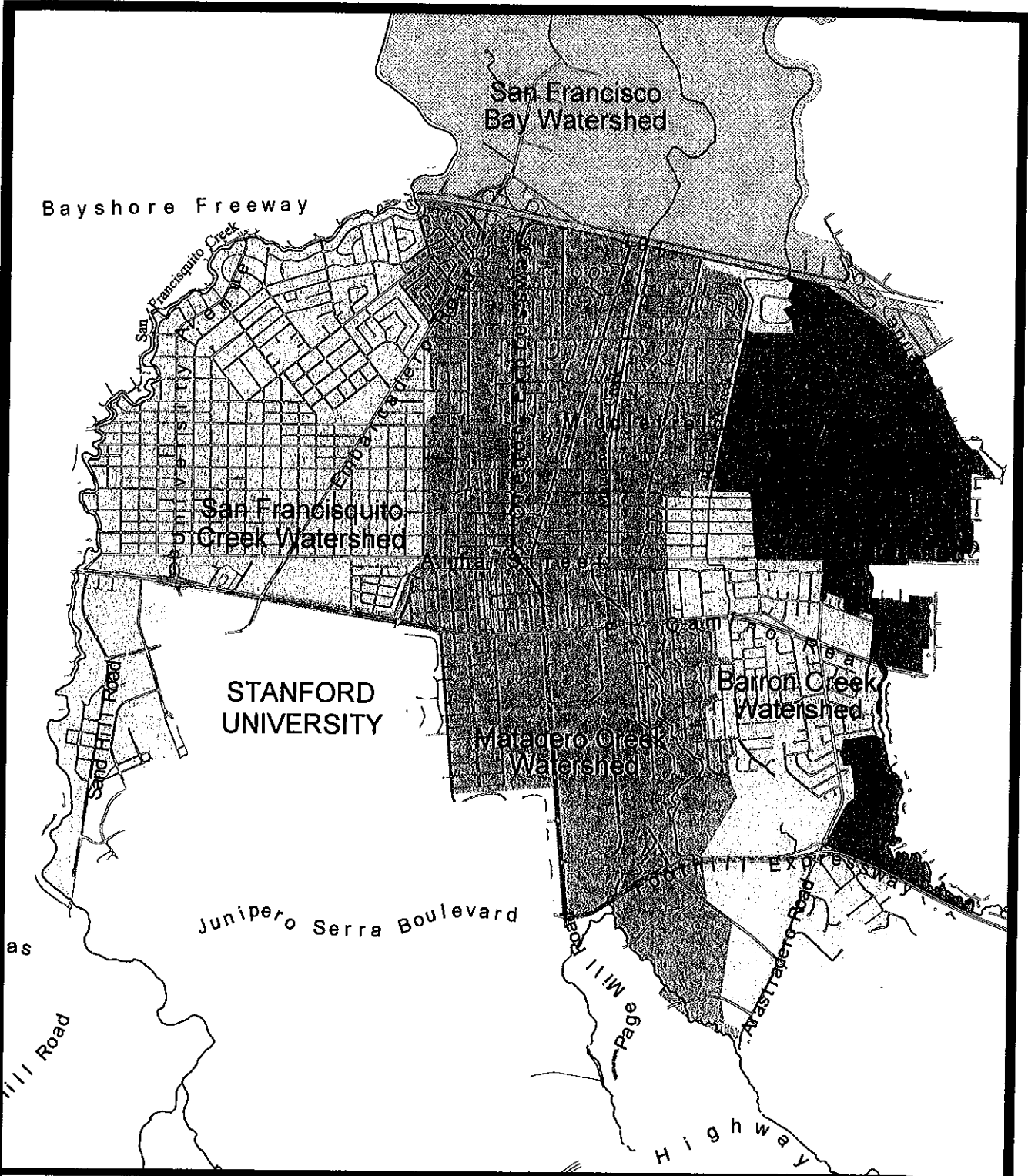
<u>METHOD 3</u>	
Calculate the area of impervious surface by adding (or subtracting) the net change in impervious surface as a result of construction to the impervious surface that existed prior to construction.	
	<u>Sq. ft.</u>
Existing impervious area	+ _____ (12)
<u>New Impervious Areas</u>	
Buildings	+ _____ (13)
Parking/storage areas (including driveways)	+ _____ (14)
Walkways	+ _____ (15)
Patios and courtyards	+ _____ (16)
Other (specify _____)	+ _____ (17)
<u>Impervious Area Removed</u>	
Buildings	- _____ (18)
Parking/storage areas (including driveways)	- _____ (19)
Walkways	- _____ (20)
Patios and courtyards	- _____ (21)
Other (specify _____)	- _____ (22)
Total impervious area (sum #12 thru 22)	_____ (23)

Instructions for Impervious Area Worksheet

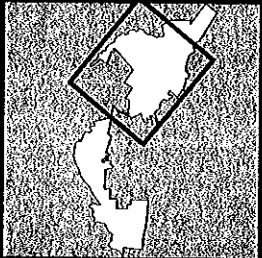
Beginning May 1, 2002, applicants for all projects creating or replacing 500 square feet or more of impervious surface must fill out an *Impervious Area Worksheet* and submit it to the Building Inspection Division prior to issuance of a building permit. If you have questions about the form or the requested data, please consult with Public Works Engineering staff at the Development Center.

Line-by-Line Instructions

- Property Address:** Insert the street name and address for the subject property.
- APN:** Insert the Assessor's Parcel Number (APN) for the subject property.
- Applicant Name:** Insert the name of the person applying for the building permit for the subject project.
- Lot Size:** Insert the size of the subject property in square feet.
- Title of Drawing:** Insert the name or number of the plan drawing used to calculate the impervious surface information.
- Drawing Date:** Insert the date of the drawing used to calculate the impervious surface information.
- Land Use:** Circle the appropriate land use for the subject property. If the property use is residential, circle the appropriate number of living units.
- Project Type:** Circle the appropriate project type. For purposes of this form, "new development" is construction on land that has never been built upon; everything else is considered "redevelopment".
- Watershed:** Circle the appropriate storm drain watershed for the subject property. Use the map on the reverse side of this form to identify the correct watershed.
- Existing Impervious Surface:** Insert the amount of impervious surface (in square feet) currently on the subject property (or on the property prior to any recent demolition). See the "Purpose of Worksheet" section of the form for a definition of "impervious surface".
- Area of Impervious Surface to be Constructed:** Insert the total amount of impervious surface (in square feet) to be constructed as part of the subject project (both construction of new impervious surface over existing pervious areas, as well as replacement of existing impervious surface with new impervious surface). **DO NOT INCLUDE** routine maintenance work such as reroofing, resurfacing of existing paved areas, etc. in the calculation of impervious surface.
- Approximate Area of Land Disturbance:** Insert the approximate area (in square feet) to be disturbed by construction operations (including clearing, grading, excavating,, etc.)
- Final Impervious Surface:** Insert the amount of impervious surface (in square feet) that will be on the subject property at the conclusion of the project (using the calculation worksheets on the back of the form).



The City of Palo Alto



Storm Drain Watersheds within the City of Palo Alto

This map is a product of the City of Palo Alto GIS





August 19, 2014

City of Palo Alto
Public Works Department
Attn: Michel Jermias
285 Hamilton Ave.
Palo Alto, CA 94301

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Department of Planning &
Community Environment

Project: 429 University Ave.
Hohbach-Lewin, Inc. Project 9283.31 c

Subject: C.3 Special Project – Category A

Special Project Category A Determination

- The project preserves or enhances a pedestrian-oriented type of urban design
- The project is located in a Commercial Downtown zone CD-C(GF)(P)
- Replaces less than ½ acre of impervious surface area
- The project does not have any surface parking (two levels of underground parking)
- More than 85% of the site is covered by the building (permanent structure)

Due to the above satisfied criteria per Special Project Category A, the project would receive 100% LID treatment reduction credit and be allowed to treat 100% of the amount of storm water runoff with non-LID treatment measures upon City approval.

Section J6 – Applying the LID Treatment Reduction Credits

1)

The impervious surface replaced: 11,000 sf

C.3.d water quality design flow of runoff:

$$Q = ciA$$

$$Q = (0.9)(0.2\text{in/hr})(0.252 \text{ ac})$$

$$Q = 0.045 \text{ cfs}$$

2) See attached Infiltration/Harvesting and Use Feasibility Screening Worksheet and Rainwater Harvesting and Use Feasibility Worksheet

Section J7 – LID Infeasibility Requirement for Special Projects

The existing site is 100% impervious being covered almost entirely by the existing building with the remainder of the site being asphalt parking area.

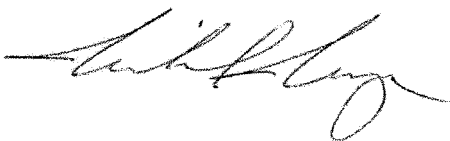
The proposed redevelopment consists of a four-story building with two levels of below grade parking. The building footprint at grade is 10,530 sf, making up 95% of the entire project site. The remaining 470 sf of area at grade consists of doorway entrances to the building as well as a portion of the driveway for the underground parking. There is no landscape (pervious) area on the project site and there is none in the existing conditions.

Offsite treatment is impossible as the surrounding area is nearly entirely impervious City sidewalk and street area while the applicant does not own property adjacent to or near the project site that could be used for treatment.

Based on the previous, *Special Project Category A Determination* section, as well as the reasons stated above, LID treatment would be infeasible.

As a result, a non-LID high flow-rate media filter is being proposed. The roof run-off will be collected by means of roof drains and drains on the exposed fourth floor terrace and then conveyed by means of rainwater leaders and/or piping which will then feed the non-LID treatment facilities. The non-LID treatment facilities will be comprised of a Contech Stormfilter type vault or similar product (see attached).

Sincerely,



Michael Morgan
Project Engineer
Hohbach-Lewin, Inc.

Attachments:

Infiltration/Harvesting and Use Feasibility Screening Worksheet
Rainwater Harvesting and Use Feasibility Worksheet
Contech Stormfilter product detail sheet



Infiltration/Harvesting and Use Feasibility Screening Worksheet

Apply these screening criteria for **C.3 Regulated Projects*** required to implement Provision C.3 stormwater treatment requirements. See the Glossary (Attachment 1) for definitions of terms marked with an asterisk (*). Contact municipal staff to determine whether the project meets **Special Project*** criteria. If the project meets Special Project criteria, it may receive LID treatment reduction credits.

1. Applicant Info

120-15-028

Site Address: 429 University Ave., Palo Alto, Ca. 94301, CA APN: 120-15-029

Applicant Name: Elizabeth Wong Phone No.: (650) 323-5295

Mailing Address: P.O. Box 204, Palo Alto, Ca. 94302

2. Feasibility Screening for Infiltration

Do site soils either (a) have a **saturated hydraulic conductivity*** (Ksat) that will NOT allow infiltration of 80% of the annual runoff (that is, the Ksat is LESS than 1.6 inches/hour), or, if the Ksat rate is not available, (b) consist of Type C or D soils?¹

- Yes (continue) No – complete the Infiltration Feasibility Worksheet. If infiltration of the C.3.d amount of runoff is found to be feasible, there is no need to complete the rest of this screening worksheet.

3. Recycled Water Use

Check the box if the project is installing and using a recycled water plumbing system for non-potable water use.

- The project is installing a recycled water plumbing system, and installation of a second non-potable water system for harvested rainwater is impractical, and considered infeasible due to cost considerations. Skip to Section 6.

4. Calculate the Potential Rainwater Capture Area* for Screening of Harvesting and Use

Complete this section for the entire project area. If rainwater harvesting and use is infeasible for the entire site, and the project includes one or more buildings that each have an individual roof area of 10,000 sq. ft. or more, then complete Sections 4 and 5 of this form for each of these buildings.

4.1 Table 1 for (check one): The whole project Area of 1 building roof (10,000 sq.ft. min.)

Table 1: Calculation of the Potential Rainwater Capture Area*				
<i>The Potential Rainwater Capture Area may consist of either the entire project area or one building with a roof area of 10,000 sq. ft. or more.</i>				
	1	2	3	4
	Pre-Project Impervious surface ² (sq.ft.), if applicable	Proposed Impervious Surface ² (IS), in sq. ft.		Post-project landscaping (sq.ft.), if applicable
		Replaced ³ IS	Created ⁴ IS	
a. Enter the totals for the area to be evaluated:	11,000	11,000	0	0
b. Sum of replaced and created impervious surface:	N/A	11,000		N/A
c. Area of existing impervious surface that will NOT be replaced by the project.	0	N/A		N/A

¹ Base this response on the site-specific soil report, if available. If this is not available, consult soil hydraulic conductivity maps in Attachment 3.
² Enter the total of all impervious surfaces, including the building footprint, driveway(s), patio(s), impervious deck(s), unroofed porch(es), uncovered parking lot (including top deck of parking structure), impervious trails, miscellaneous paving or structures, and off-lot impervious surface (new, contiguous impervious surface created from road projects, including sidewalks and/or bike lanes built as part of new street). Impervious surfaces do NOT include vegetated roofs or pervious pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding, unpaved landscaped areas, or that stores and infiltrates the **C.3.d amount of runoff***.
³ "Replaced" means that the project will install impervious surface where existing impervious surface is removed.
⁴ "Created" means the project will install new impervious surface where there is currently no impervious surface.
* For definitions, see Glossary (Attachment 1).

4.2 Answer this question ONLY if you are completing this section for the entire project area. If existing impervious surface will be replaced by the project, does the area to be replaced equal 50% or more of the existing area of impervious surface? (Refer to Table 1, Row "a". Is the area in Column 2 > 50% of Column 1?)

- Yes, C.3. stormwater treatment requirements apply to areas of impervious surface that will remain in place as well as the area created and/or replaced. This is known as the 50% rule.
- No, C.3. requirements apply only to the impervious area created and/or replaced.

4.3 Enter the square footage of the **Potential Rainwater Capture Area***. If you are evaluating only the roof area of a building, or you answered "no" to Question 4.2, this amount is from Row "b" in Table 1. If you answered "yes" to Question 4.2, this amount is the sum of Rows "b" and "c" in Table 1.:

11,000 square feet.

4.4 Convert the measurement of the **Potential Rainwater Capture Area*** from square feet to acres (divide the amount in Item 4.3 by 43,560):

0.252 acres.

5. Feasibility Screening for Rainwater Harvesting and Use

5.1 Use of harvested rainwater for landscape irrigation:

Is the onsite landscaping LESS than 2.5 times the size of the **Potential Rainwater Capture Area*** (Item 4.3)? (Note that the landscape area(s) would have to be contiguous and within the same Drainage Management Area to use harvested rainwater for irrigation via gravity flow.)

- Yes (continue) No – Direct runoff from impervious areas to **self-retaining areas*** OR refer to Table 11 and the curves in Appendix F of the LID Feasibility Report to evaluate feasibility of harvesting and using the C.3.d amount of runoff for irrigation.

5.2 Use of harvested rainwater for toilet flushing or non-potable industrial use:

a. Residential Projects: Proposed number of dwelling units: _____
Calculate the dwelling units per impervious acre by dividing the number of dwelling units by the acres of the **Potential Rainwater Capture Area*** in Item 4.4. Enter the result here:

Is the number of dwelling units per impervious acre LESS than 100 (assuming 2.7 occupants/unit)?

- Yes (continue) No – complete the Harvest/Use Feasibility Worksheet.

b. Commercial/Industrial Projects: Proposed interior floor area: _____ (sq. ft.)

Calculate the proposed interior floor area (sq.ft.) per acre of impervious surface by *dividing the interior floor area (sq.ft.) by the acres of the **Potential Rainwater Capture Area*** in Item 4.4.* Enter the result here:

Is the square footage of the interior floor space per impervious acre LESS than 70,000 sq. ft.?

- Yes (continue) No – complete the Harvest/Use Feasibility Worksheet

c. School Projects: Proposed interior floor area: _____ (sq. ft.)

Calculate the proposed interior floor area per acre of impervious surface by *dividing the interior floor area (sq.ft.) by the acres of the **Potential Rainwater Capture Area*** in Item 4.4.* Enter the result here:

Is the square footage of the interior floor space per impervious acre LESS than 21,000 sq. ft.?

- Yes (continue) No – complete the Harvest/Use Feasibility Worksheet

* For definitions, see Glossary (Attachment 1).

d. Mixed Commercial and Residential Use Projects

- Residential: $4/((1/3)(0.25ac))=47.6$
- Evaluate the residential toilet flushing demand based on the dwelling units per impervious acre for the residential portion of the project, following the instructions in Item 5.2.a, except you will use a prorated acreage of impervious surface, based on the percentage of the project dedicated to residential use.
- Commercial: $22,000/((2/3)(0.25ac))=130,952$
- Evaluate the commercial toilet flushing demand per impervious acre for the commercial portion of the project, following the instructions in Item 5.2.a, except you will use a prorated acreage of impervious surface, based on the percentage of the project dedicated to commercial use.

e. Industrial Projects: Estimated non-potable water demand (gal/day): _____

Is the non-potable demand LESS than 2,400 gal/day per acre of the Potential Rainwater Capture Area?

- Yes (continue) No – refer to the curves in Appendix F of the LID Feasibility Report to evaluate feasibility of harvesting and using the C.3.d amount of runoff for industrial use.

6. Use of Biotreatment

If only the “Yes” boxes were checked for all questions in Sections 2 and 5, or the project will have a recycled water system for non-potable use (Section 3), then the applicant may use appropriately designed bioretention facilities for compliance with C.3 treatment requirements. The applicant is encouraged to maximize infiltration of stormwater if site conditions allow.

7. Results of Screening Analysis

Based on this screening analysis, the following steps will be taken for the project (check all that apply):

- Implement biotreatment measures (such as an appropriately designed bioretention area).
- Conduct further analysis of infiltration feasibility by completing the Infiltration Feasibility Worksheet.
- Conduct further analysis of rainwater harvesting and use (check one):
 - Complete the Rainwater Harvesting and Use Feasibility Worksheet for:
 - The entire project
 - Individual building(s), if applicable, describe: _____
 - Evaluate the feasibility of harvesting and using the C.3.d amount of runoff for irrigation, based on Table 11 and the curves in Appendix F of the LID Feasibility Report
 - Evaluate the feasibility of harvesting and using the C.3.d amount of runoff for non-potable industrial use, based on the curves in Appendix F of the LID Feasibility Report.



Rainwater Harvesting and Use Feasibility Worksheet
Municipal Regional Stormwater Permit (MRP)
Stormwater Controls for Development Projects

Complete this worksheet for all **C.3 Regulated Projects*** for which the project density exceeds the **screening density*** provided by municipal staff. Use this worksheet to determine the feasibility of treating the **C.3.d amount of runoff*** with rainwater harvesting and use for indoor, non-potable water uses. Where it is infeasible to treat the C.3d amount of runoff with either harvesting and use or infiltration, stormwater may be treated with **biotreatment*** measures. See Glossary (Attachment 1) for definitions of terms marked with an asterisk (*).

Complete this worksheet for the entire project area. If the project includes one or more buildings that each individually has a roof area of 10,000 square feet or more, complete a separate copy of this form for each of these buildings.

1. Enter Project Data.

1.1 Project Name: 429 University Avenue
 1.2 Project Address: 429 University Avenue, Palo Alto, Ca. 94301
 1.3 Applicant/Agent Name: Elizabeth Wong
 1.4 Applicant/Agent Address: P.O. Box 204, Palo Alto, Ca. 94302

(For projects with a potential non-potable water use other than toilet flushing, skip to Question 5.1)

1.5 Project Type: If residential or mixed use, enter # of dwelling units: 4
 1.6 Enter square footage of non-residential interior floor area.: 22,000
 1.7 Potential rainwater capture area*: 11,000 sq.ft.
 1.8 If it is a **Special Project***, indicate the percentage of **LID treatment*** reduction:
(Item 1.8 applies only to entire project evaluations, not individual roof area evaluations.) 100 percent
 1.9 Total potential rainwater capture area that will require LID treatment: 0 sq.ft.
(This is the total rain capture area remaining after any Special Project LID treatment reduction is applied.)

2. Calculate Area of Self-Treating Areas, Self-Retaining Areas, and Areas Contributing to Self-Retaining Areas.

(For areas within the Potential Rain Capture Area only)

2.1 Enter square footage of any **self-treating areas*** in the area that is being evaluated: 0 sq.ft.
 2.2 Enter square footage of any **self-retaining areas*** in the area that is being evaluated: 0 sq.ft.
 2.3 Enter the square footage of areas contributing runoff to **self-retaining area***: 0 sq.ft.
 2.4 TOTAL of Items 2.1, 2.2, and 2.3: 0 - sq.ft.

3. Subtract credit for self-treating/self-retaining areas from area requiring treatment.

3.1 Subtract the TOTAL in Item 2.4 from the potential rainwater capture area in Item 1.9: 0 - sq.ft.
 3.2 Convert the remaining area required for treatment in Item 3.1 from square feet to acres: 0.00 acres

4. Determine feasibility of use for toilet flushing based on demand

4.1 Project's dwelling units per acre of adjusted potential rain capture area (Divide the number in 1.5 by the number in 3.2) NA dwelling units/acre
 4.2 Non-residential interior floor area per acre of adjusted potential rain capture area (Divide the number in 1.6 by the number in 3.2) NA Int. non-res. floor area/acre

Note: formulas in Items 4.1 and 4.2 are set up, respectively, for a residential or a non-residential project. Do not use these pre-set formulas for mixed use projects. For mixed use projects, evaluate the residential toilet flushing demand based on the dwelling units per acre for the residential portion of the project (use a prorated acreage, based on the percentage of the project dedicated to residential use). Then evaluate the commercial toilet flushing demand per acre for the commercial portion of the project (use a prorated acreage, based on the percentage of the project dedicated to commercial use).

- 4.3 Refer to the applicable countywide table in Attachment 2. Identify the number of dwelling units per impervious acre needed in your Rain Gauge Area to provide the toilet flushing demand required for rainwater harvest feasibility.
- 4.4 Refer to the applicable countywide table in Attachment 2. Identify the square feet of non-residential interior floor area per impervious acre needed in your Rain Gauge Area to provide the toilet flushing demand required for rainwater harvest feasibility.

116	dwelling units/acre
84,000	int. non- res. floor area/acre

Check "Yes" or "No" to indicate whether the following conditions apply. If "Yes" is checked for any question, then rainwater harvesting and use is infeasible. As soon as you answer "Yes", you can skip to Item 6.1. If "No" is checked for all items, then rainwater harvesting and use is feasible and you must harvest and use the C.3.d amount of stormwater, unless you infiltrate the C.3.d amount of stormwater*.

- 4.5 Is the project's number of dwelling units per acre of adjusted area requiring treatment (listed in Item 4.1) LESS than the number identified in Item 4.3? Yes No
- 4.6 Is the project's square footage of non-residential interior floor area per acre of adjusted area requiring treatment (listed in Item 4.2) LESS than the number identified in Item 4.4? Yes No

5. Determine feasibility of rainwater harvesting and use based on factors other than demand.

- 5.1 Does the requirement for rainwater harvesting and use at the project conflict with local, state, or federal ordinances or building codes? Yes No
- 5.2 Would the technical requirements cause the harvesting system to exceed 2% of the Total Project Cost, or has the applicant documented economic hardship in relation to maintenance costs? (If so, attach an explanation.) Yes No
- 5.3 Do constraints, such as a slope above 10% or lack of available space at the site, make it infeasible to locate on the site a cistern of adequate size to harvest and use the C.3.d amount of water? (If so, attach an explanation.) Yes No
- 5.4 Are there geotechnical/stability concerns related to the surface (roof or ground) where a cistern would be located that make the use of rainwater harvesting infeasible? (If so, attach an explanation.) Yes No
- 5.5 Does the location of utilities, a septic system and/or **heritage trees*** limit the placement of a cistern on the site to the extent that rainwater harvesting is infeasible? (If so, attach an explanation.) Yes No

Note 1: It is assumed that projects with significant amounts of landscaping will either treat runoff with landscape dispersal (self-treating and self-retaining areas) or will evaluate the feasibility of harvesting and using rainwater for irrigation using the curves in Appendix F of the LID Feasibility Report.

6. Results of Feasibility Determination

- 6.1 Based on the results of the feasibility analysis in Item 4.4 and Section 5, rainwater harvesting/use is (check one): Infeasible Feasible


→ If "FEASIBLE" is indicated for Item 6.1 the amount of stormwater requiring treatment must be treated with harvesting/use, unless it is infiltrated into the soil.

→ If "INFEASIBLE" is checked for Item 6.1, then the applicant may use appropriately designed **bioretention**** facilities for compliance with C.3 treatment requirements. If $K_{sat} > 1.6$ in./hr., and infiltration is unimpeded by subsurface conditions, then the bioretention facilities are predicted to infiltrate 80% or more average annual runoff. If $K_{sat} < 1.6$, maximize infiltration of stormwater by using bioretention if site conditions allow, and remaining runoff will be discharged to storm drains via facility underdrains. If site conditions preclude infiltration, a lined bioretention area or flow-through planter may be used.

Applicant (Print) _____

Applicant (Sign) _____

Date _____

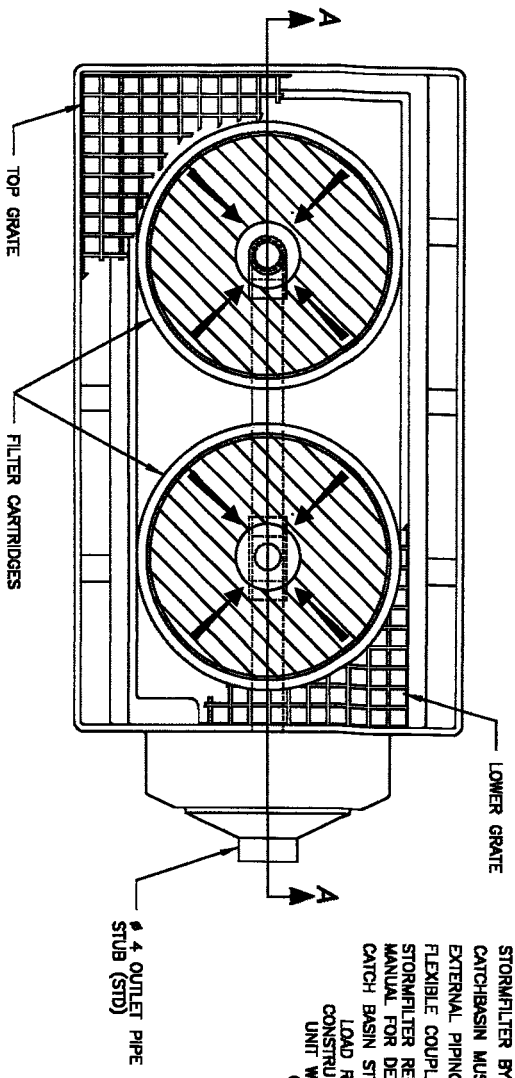
Michael Morgan Hohbach-Lewin, Inc.
 8/19/14

GENERAL NOTES:

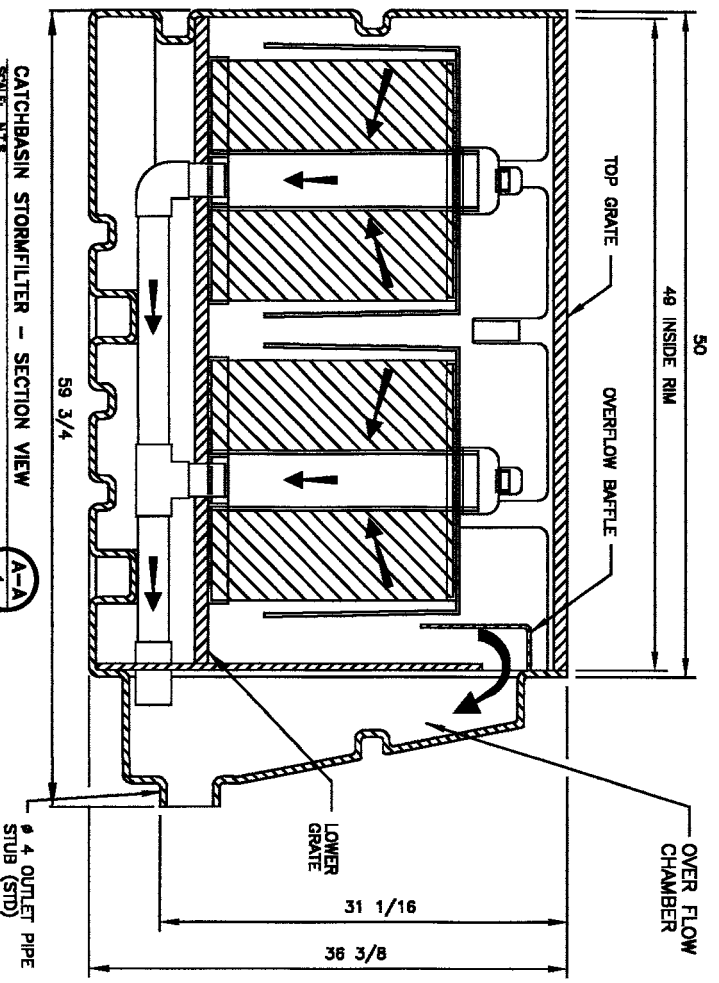
STORMFILTER BY CONTECH STORMWATER SOLUTIONS, PORTLAND, OREGON (800-548-4667).
 CATCHBASIN MUST BE SET LEVEL.
 EXTERNAL PIPING AND COUPLINGS TO BE PROVIDED BY OTHERS.
 FLEXIBLE COUPLING TO BE USED AT OUTLET. FERRO OR ENGINEER APPROVED.
 STORMFILTER REQUIRES REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE
 MANUAL FOR DETAILS.
 CATCH BASIN STORMFILTER STRUCTURAL SPECIFICATIONS:

LOAD RATING: PEDESTRIAN
 CONSTRUCTION: LDFE
 UNIT WEIGHT: 220 LB.
 GRATE: FRP

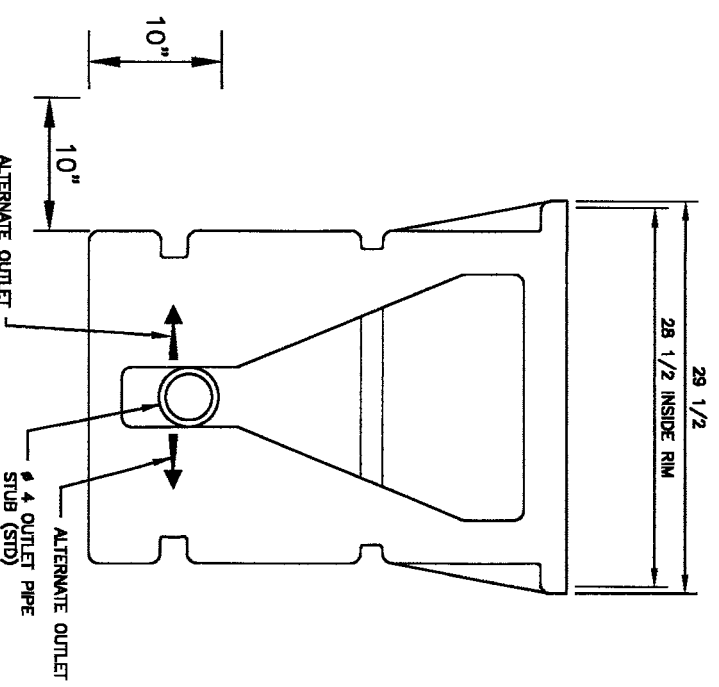
**The STORMWATER MANAGEMENT
 StormFilter®**
 U.S. PATENT No. 5,322,689,
 No. 5,707,527, No. 6,027,639,
 No. 5,624,576, AND OTHER U.S.
 AND FOREIGN PATENTS PENDING



CATCHBASIN STORMFILTER - PLAN VIEW
 SCALE: N.T.S.



CATCHBASIN STORMFILTER - SECTION VIEW
 SCALE: N.T.S.



©2006 CONTECH Stormwater Solutions



SHEET	DESIGNER	DRAWN	TOLERANCES
1/3	JHL	D. Aberle	FRAC ±
	CHECKED	DATE 06/21/02	HOLES ±

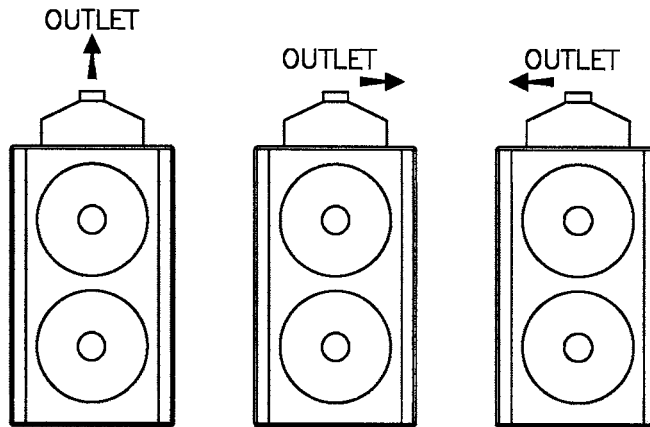
**CATCHBASIN STORMFILTER
 SINGLE CART. PLASTIC UNIT**

DATA BLOCK

DUAL-CARTRIDGE PLASTIC CATCHBASIN STORMFILTER

STRUCTURE CALLOUT ID		
WATER QUALITY FLOW (CFS)		
CONVEYANCE FLOW (CFS)		
RETURN PERIOD OF PEAK FLOW		
MEDIA TYPE		
RIM ELEVATION		
	I.E.	DIAMETER
OUTLET STUB		4"

CIRCLE CONFIGURATION:



OPTIONS (AVAILABLE AT EXTRA COST):

- UPPER PERIMETER STIFFENER
- OTHER:

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SHEET	DESIGN <i>JHL</i>	DRAWN <i>D. Aberle</i>	TOLERANCES
<i>2/3</i>	CHECKED	DATE <i>06/21/02</i>	FRAC ±
			HOLES ±

CATCHBASIN STORMFILTER
DUAL CART PLASTIC UNIT

PLASTIC CATCH BASIN STORMFILTER SPECIFICATIONS

PART 1 GENERAL

1.1 SECTION INCLUDES

Catch Basin StormFilter

1.2 RELATED SECTIONS

Section []:

1.3 SUBMITTALS

- A. Stormwater Management to submit shop drawing to contractor for approval.
- B. Stormwater Management to submit Operation and Maintenance Manual to contractor if requested.

PART 2 PRODUCTS

2.1 INTERNAL COMPONENTS

A. All internal components including PVC piping, grating, filter cartridges and filter media (as specified in the StormFilter data block) shall be provided by Stormwater Management Inc., 12021B NE Airport Way, Portland, OR 97220 (800-548-4667).

B. PVC Piping: All internal PVC piping and fittings shall meet ASTM D1785.

C. Filter Cartridge:

1. Cartridge bottom pan, inner ring, and hood shall be constructed from linear low-density polyethylene. Cartridge screen shall consist of galvanized 1" x 1/2" welded wire fabric (18 gauge minimum) with a bonded PVC coating. Internal parts shall consist of PVC or ABS pipe and fittings. Siphon-priming float shall be constructed from linear low-density polyethylene. Outer filter fabric shall be 10 x 8.5 clear fiberglass mesh. Inner filter fabric shall be 10 x 8.5 clear fiberglass mesh over Enkamat 7210 or woven polyethylene with a US Standard Sieve #20 opening size. All miscellaneous screws, nuts, and fasteners shall be aluminum, stainless steel or corrosion resistant (coated) carbon steel.

2. An orifice plate shall be supplied with each cartridge to restrict flow rate to 15 gpm maximum.

D. Filter Media: Filter media shall be by Stormwater Management or approved alternate. Filter media shall consist of one or more of the following, as specified in the StormFilter data block:

1. Perlite Media: Perlite media shall be made of natural siliceous volcanic rock free of any debris or foreign matter. The expanded perlite shall have a bulk density ranging from 8.5 to 8.5 lb/ft³ and particle sizes ranging from 0.06 to 0.50 inches.

2. CSF Leaf Media: CSF Leaf media shall be made exclusively of fallen deciduous leaves with less than 5% by dry weight of woody or green yard debris materials. Filter media shall be granular and shall contain less than 0.5% foreign material such as glass or plastic contaminants. Media shall be dry at the time of installation.

The CSF Leaf media shall have a bulk density ranging from 40 to 50 lb/ft³ and particle sizes ranging from 0.05 to 0.50 inches. Maximum level of dust for filter media shall be defined as: media passing through a US Standard Sieve #4 shall have no more than 10% (by mass of dry media) passing a US Standard Sieve #45.

3. Zeolite Media: Zeolite media shall be made of naturally occurring clinoptilolite, which has a geological structure of potassium-calcium-sodium aluminosilicate.

The zeolite media shall have a bulk density ranging from 44 to 50 lb/ft³, particle sizes ranging from 0.125 to 0.25 inches, and a cation exchange capacity ranging from 1.0 to 2.2 meq/g.

4. Iron-Infused Media: Iron-infused media shall be made from phenolic resin mixed with iron particles and polymerized to form open cellular foam. The stock materials must be free of debris with the iron particles being non-reactive and non-greased.

The iron-infused media shall have a bulk density ranging from 20 to 30 lb/ft³ and particle sizes ranging from 0.0 to 0.5 inches.

5. Pleated Fabric Insert: Pleated fabric insert shall be constructed with a minimum of 75 sq-ft of fabric placed between two aluminum end caps with neoprene gaskets. The overall dimensions of the insert shall be 16.0" O.D. x 11.5" I.D. x 18.25" tall. The fabric shall meet the following specifications: 140 pleats measuring 2.125" x 18.25"; 100% 3D PE/PET bi-component fiber; thickness of 19 mils; Mullen Burst of 96 psi; and Coulter Porometer of 70 micron.

2.2 PLASTIC CATCH BASIN COMPONENTS

A. Plastic Catch Basin: Catch basin shall be molded and fabricated construction from linear low density polyethylene (LLDPE).

B. Catch Basin Grating: Grating shall be fiber reinforced plastic construction and rated for pedestrian loading.

2.3 CONTRACTOR-PROVIDED COMPONENTS

A. Sub-Base: Shall be 6-inch minimum of 3/4-inch minus rock or as otherwise specified in the general technical specifications.

B. Backfill: Shall be native soil or as otherwise specified in the general technical specifications.

PART 3 EXECUTION

3.1 PLASTIC CATCH BASIN

A. Catch basin floor shall be set level and plumb.

B. Contractor shall prevent sediment and debris from entering the filter unit during construction.

C. Contractor shall compact sub-base to 95% of maximum density or as otherwise specified by engineer. Unsuitable material below sub-grade shall be replaced as directed by engineer.

D. If high groundwater is expected, add anti-floatation ballast per general technical specifications.

E. Contractor shall fill the cartridge chamber with clean water while the structure is backfilled.

F. Contractor shall compact backfill per general technical specifications or as otherwise specified by engineer.

G. Catch basin outlet shall be connected to downstream piping using a flexible-type coupling.

3.2 FILTER CARTRIDGE

Catch Basin StormFilter shall be provided complete with cartridges and cartridge media installed.

3.3 CLEANUP

A. The project site shall be clean and free of dirt and debris before runoff is allowed to enter the filter. Site work shall be in a complete condition as approved by the engineer. The project site includes any surface that contributes storm drainage to the system.

B. The over flow chamber and filter chamber shall be free of construction debris and sediment before the system is placed in operation.

END OF SECTION

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SHEET	DESIGN JHL	DRAWN D. Aberle
3/3	CHECKED	DATE 06/21/02

TOLERANCES
FRAC ±
HOLES ±

CATCHBASIN STORMFILTER
DUAL CART PLASTIC UNIT

APPENDIX H
Environmental Noise Study

429 University Mixed-Use Project

Palo Alto, California

Revised Environmental Noise Study

8 October 2014 ~~18 June 2014~~

Prepared for:

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CSA Project Number: 14-0320

INTRODUCTION

This report provides an environmental noise study for the proposed mixed-use project at 429 University Avenue in Palo Alto, California. The purpose of the study is to determine the noise environment at the site, compare the measured data with applicable project criteria, compare estimated mechanical equipment noise levels to the City's property line noise ordinance, and propose mitigation measures as necessary. This report summarizes the results of our study.

The project site is located in the City of Palo Alto, at the intersection of University Avenue and Kipling Street. The proposed project consists of a four-story building with commercial businesses on the first, second, and fourth floors, and multifamily residential on the third and fourth floors. The project site is bordered by University Avenue to the east, Kipling Street to the north, an alley to the west, and existing commercial buildings to the south. Traffic along University Avenue and Kipling Street are the primary noise sources at the site.

This report is organized into the following sections:

- Section 1.0 – Project Criteria
- Section 2.0 – Existing Noise Environment
- Section 3.0 – Residential Interior Noise
- Section 4.0 – CALGreen Interior Noise
- Section 5.0 – Property Line Noise

A brief introduction to the fundamentals of environmental noise is provided in the Appendix to aid the reader in understanding the technical concepts of this report.

REVISION NOTES

This report has been revised based on comments from City Planning (email dated 8 September 2014) and additional traffic data provided by the project traffic engineer (received 2 October 2014). Based on Planner comments, we revised our executive summary (see page 3). Based on the additional traffic data, we revised our analysis. The traffic data was similar to our original assumption and the required window and exterior door ratings (and thus, our conclusions) have not been changed from our original report (dated 18 June 2014) (see additional details on page 6).

EXECUTIVE SUMMARY

Residential Interior Noise: With the provision of sound-rated windows and exterior doors at residential spaces, we calculate that the project would meet the City’s General Plan Noise Element criteria for average interior noise levels. To meet the maximum instantaneous noise guideline, windows with much greater sound ratings would be needed. Table 1 below summarizes these findings.

Table 1: Summary of Residential Noise Study

Criterion (City Noise Element)	Sound-rated Windows and Exterior Doors Needed	Calculated Interior Noise Levels with Sound-rated windows/doors
Average daily noise limit, DNL 45 dB	STC 28 to STC 36	DNL 45 dB or quieter
Maximum (single-event) noise limit, L _{max} 50 dB and 55 dB	STC 28 to STC 45 ¹	L _{max} 50 dB or quieter in bedrooms; L _{max} 55 dB or quieter in other rooms

Commercial Interior Noise: With the provision of sound-rated windows and exterior doors we calculate that the project would meet the CALGreen Code requirements for interior noise levels at the commercial spaces.

Table 2: Summary of Commercial Noise Study

Criterion (CALGreen Code)	Sound-rated Windows and Exterior Doors Needed	Calculated Interior Noise Levels with Sound-rated windows/doors
Average hourly noise limit, L _{eq} (h) 50 dB	STC 28 to STC 32	L _{eq} (h) 50 dB or quieter

Outdoor Project Equipment Noise: Noise from the rooftop mechanical equipment is expected to be below the City’s Noise Ordinance limits at existing neighboring buildings. At higher elevations along the property “plane”, estimated noise levels would exceed limits, and additional mitigation would be needed.

Table 3: Summary of Commercial Noise Study

Criterion (City Noise Ordinance)	“Receiver” Location	Calculated Mechanical Equipment Noise Levels	Mitigation Needed
54 dB to 57 dB, depending on location	Existing neighboring buildings at property lines	Up to 49 dB	none
	Property planes, above the 429 University proposed parapet height	Exhaust Fans: up to 69 dB Condensing Units: up to 54 dB	Additional noise enclosure or sound attenuators at exhaust fans

¹ Some facades with window STC ratings of 36 or greater also require an upgraded wall, see details below and on Figure 4.

1.0 PROJECT CRITERIA

State of California Building Code

The 2013 California Building Code (CBC) does not currently include an exterior noise intrusion criterion. However, the CBC has historically required that the indoor noise level in residential units of new multi-family dwellings not exceed DNL² 45 dB, where the exterior noise level is greater than DNL 60 dB. This criterion is our recommended goal.

Palo Alto General Plan, Noise Element

Policy N-39 of the Palo Alto General Plan requires that the average interior noise level in multi-family dwellings be limited to DNL 45 dB. However, the City also states that residences exposed to a DNL of 60 dB or greater should limit maximum instantaneous noise levels (L_{\max} ³) to 50 dB⁴ in bedrooms and 55 dB in other rooms. For our analysis, maximum instantaneous noise levels are quantified by the $L_{\max 30}$ ⁵ metric. This metric is a statistical descriptor of "typical recurring" single-event noise.

The City of Palo Alto guideline for outdoor noise in residential locations is DNL 60 dB, particularly in backyards and outdoor recreational areas where outdoor use is a major consideration.

Palo Alto Noise Ordinance

The Palo Alto Noise Ordinance includes the following requirement for stationary noise sources.

9.10.040 Commercial and industrial property noise limits. No person shall produce, suffer, or allow to be produced by any machine or device, or any combination of same, on commercial or industrial property, a noise level more than eight decibels above the local ambient⁶ at any point outside of the property plane.

² Day-Night Average Sound Level (DNL) – A descriptor established by the U.S. Environmental Protection Agency to represent a 24-hour average noise level with a 10 dB penalty applied to noise occurring during the nighttime hours (10 pm to 7 am) to account for the increased sensitivity of people during sleeping hours.

³ The loudest sound pressure level measured over the specified time period (A-weighted, "slow"-weighted).

⁴ Decibel (dB) – A logarithmic unit used in acoustics to describe the magnitude of a sound with respect to a reference sound level. A-Weighted sound levels represent the noisiness or loudness of a sound by weighting the amplitudes of various acoustical frequencies to correspond more closely with human hearing. All sound levels in this report are A-weighted.

⁵ $L_{\max 30}$ was developed to statistically define the "typical recurring" maximum noise level at a measurement location. The $L_{\max 30}$ is calculated by logarithmically averaging the loudest 30-percent of events that occur over a 24-hour period. For more information, please refer to: Greene, Rob, "Max Level Intrusive Noise Limit", 1982 National Conference on Environmental and Occupational Noise.

⁶ Per the Palo Alto Noise Ordinance, the local ambient is considered to be the lowest sound level repeating itself during a six-minute period.

CALGreen

The 2013 California Green Building Standards Code (CALGreen) addresses acoustical issues in several sections. These sections apply to non-residential buildings, which includes spaces on floors one, two, and four of the building. CALGreen offers two methods for meeting the indoor criteria – the “prescriptive method” and the “performance method”. For this project, the performance method will be used as it results in more lenient sound rating requirements, and is described below:

1. Section 5.507.4.2 Performance Method
 - There is a requirement for mitigating exterior noise where sound levels exceed 65 dB during any hour of operation. If the exterior noise level exceeds 65 dB, then the building envelope must have wall and roof-ceiling assemblies designed to provide an interior noise environment not exceeding an $L_{eq}(h)$ ⁷ of 50 dB in occupied areas during hours of operation.

2.0 EXISTING AND FUTURE NOISE ENVIRONMENT

We conducted environmental noise measurements at the site between 2 and 9 June 2014. Two long-term monitors (L1 and L2) were attached to trees or utility poles at a height of 12 feet above grade. A third long-term monitor (L3) was secured one foot above the roof edge of the existing building. In addition, two short-term monitors (S1 and S2) were attached to 16-foot poles and placed on the roof. Table 4 below summarizes the noise measurement locations (see Figure 1).

Table 4: Summary of Noise Measurement Locations

Monitor	Location
L1	Approximately 25 feet from the centerline of University Avenue and approximately 125 feet from the centerline of Kipling Street, 12 feet above grade
L2	Approximately 15 feet from the centerline of Kipling Street and approximately 80 feet from the centerline of University Avenue, 12 feet above grade
L3	Approximately 100 feet from the centerline of Kipling Street and approximately 145 feet from the centerline of University Avenue, 1 foot above the existing roof
S1	Approximately 90 feet from the centerline of Kipling Street and approximately 125 feet from the centerline of University Avenue, 16 feet above the existing roof
S2	Approximately 25 feet from the centerline of Kipling Street and approximately 125 feet from the centerline of University Avenue, 16 feet above the existing roof

⁷ $L_{eq}(h)$ – The equivalent steady-state A-weighted sound level that, in an hour, would contain the same acoustic energy as the time-varying sound level during the same hour.

In our original analysis (see 18 June 2014 report), future traffic data was not provided. So, we assumed a 1 dB increase in noise levels to account for future traffic increases. This was based on a Caltrans assumption of traffic volume increases of three-percent per year, which corresponds to a 1 dB increase over ten years. Recently, a traffic study was performed and projected future traffic data for the local roadways were provided to us (received 2 October 2014 from Hexagon Transportation Consultants). Based on the existing and the future “cumulative plus project” projected traffic data, we calculated that noise levels are projected to increase by 1 dB along University Avenue and 2 dB along Kipling Street. We revised our analysis accordingly and found that the same (compared to our original analysis) window and exterior door STC ratings would be needed to meet the interior noise standards.

Table 5, below, summarizes the measured noise levels at each of the long-term noise monitors.

Table 5: Summary of Measured Noise Levels⁸

Monitor	DNL	L _{max30}	Maximum L _{eq} (h)	Lowest Ambient Noise Level
L1	73 dB	91 dB	70 dB	48 dB
L2	69 dB	88 dB	68 dB	49 dB
L3	63 dB	80 dB	64 dB	46 dB

The noise levels measured at the rooftop of the building (shorter term locations S1 and S2) were approximately 65 dB to 70 dB. This included a neighboring kitchen exhaust fan and some louder traffic.

3.0 RESIDENTIAL INTERIOR NOISE

For our analysis, we used the ARB Submission floor plans received on 30 May 2014 and the elevations received on 3 June 2014. We understand that most windows will be 9 feet tall, with a few exceptions (e.g., Rooms 319, 339). We assumed that the bedrooms will be carpeted and all other rooms will include hard-surfaced flooring.

Figures 2 and 3 show the window and exterior door assembly STC ratings necessary to meet the City General Plan DNL noise criteria. Figures 4 and 5 show the necessary STC ratings to meet the City General Plan maximum instantaneous noise guideline. In summary, to meet the City’s DNL criterion, window and exterior door assemblies with STC ratings up to 36 are needed. To meet the City’s maximum instantaneous noise guideline, window and exterior door assemblies with STC ratings up to 45 and upgraded exterior walls would be needed.

Typical construction-grade, dual-pane thermal windows achieve an STC rating of 28. One-inch assemblies (two 1/4-inch thick panes with a 1/2-inch airspace) typically achieve an STC rating of 32. Where STC ratings above 33 are required, one pane might need to be laminated.

It is important to note that the STC ratings recommended are for full window and door assemblies (e.g., glass and frame), rather than just the glass or door itself. Tested sound-rated assemblies should be used.

⁸ Reported noise levels exclude sirens and nighttime construction activity near the site.

For our calculations we assumed the following “typical” exterior facades:

- Exterior walls: a batt-insulated, single-stud wall with one layer of interior gypsum board, one layer of exterior sheathing, and a moderate-weight exterior cladding.
- Upgraded exterior walls (to meet maximum noise guideline): a batt-insulated, single-stud wall with two layers of interior gypsum board on resilient channels or clips, one layer of exterior sheathing, and moderate-weight exterior cladding.

Where windows need to be closed to achieve an indoor DNL of 45 dB, an alternative method of supplying fresh air (e.g., mechanical ventilation) should be considered. This applies to all residences at the project. This should be discussed with the project mechanical engineer.

4.0 CALGREEN INTERIOR NOISE

The commercial and office spaces are located on Levels 1 and 2, and a café is located on Level 4. These spaces are typically only in use during the daytime hours. As such, we considered the $L_{eq}(h)$ during “typical” business hours (7 a.m. and 10 p.m.).

Based on the noise levels that we measured at the site, we calculated that the expected $L_{eq}(h)$ at the various facades and elevations would range between 60 dB and 71 dB.

For our calculations, we have assumed a finished ceiling height of 9 feet and that the spaces will not be carpeted. At the corner of University Avenue and Kipling Street, minimum STC 32 glazing is needed to meet the CALGreen criterion. At all other commercial locations, including the Level 4 café, STC 28 glazing can be used.

5.0 PROPERTY LINE NOISE

As shown in Table 2, above, the existing ambient noise levels are approximately 46 dB to 49 dB. Per the City Noise Ordinance, the property line noise criteria are equal to the ambient noise levels plus 8 decibels. The resulting noise ordinance criteria are as shown below in Table 6.

Table 6: Noise Ordinance Criteria

Property Line	Lowest Ambient Noise Level	Noise Ordinance Criteria
East	48 dB	56 dB
North	49 dB	57 dB
South, West	46 dB	54 dB

We received noise data for the garage exhaust fan, kitchen exhaust fan, and several rooftop condensing units. We calculated the following noise levels at the nearest receiver and at the nearest property plane. All of the calculations at the nearest receiver account for a three-foot high parapet. The property plane calculations assume no barriers, which would be the case if a taller building were built next to the project site. The predicted noise levels are shown in Table 7.

Table 7: Predicted Mechanical Equipment Noise Levels

Property Line	Predicted Noise Level ⁹		Criteria
	At Nearest Receiver	At Property Plane	
North	49 dB	65 dB	57 dB
East	47 dB	58 dB	56 dB
South	48 dB	69 dB	54 dB
West	49 dB	68 dB	54 dB

As shown in Table 4, all of the expected noise levels at the height of the nearest existing receivers/buildings are below the Noise Ordinance criteria. The City Noise Ordinance is defined at the property plane. Currently, there are no adjacent receivers that are at or near the height of the proposed building. Noise levels at the property plane (i.e., at the height of the proposed building) are above the criteria. If necessary, providing an enclosure or other sound-attenuation measures at the exhaust fans would need to be considered to reduce noise by 15 dB at potential future neighboring buildings to meet the property plane noise limit. Details of such mitigation would be further coordinated as the mechanical system design progresses.

⁹ Noise levels are predicted at the nearest adjacent property, which is across Kipling Street to the north, across University Avenue to the east, across the alley to the west, and at the property line of the adjacent building to the south.

APPENDIX A

FUNDAMENTAL CONCEPTS OF ENVIRONMENTAL NOISE

This appendix provides background information to aid in understanding the technical aspects of this report.

Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels (dB), with 0 dB corresponding roughly to the threshold of hearing.

Three aspects of environmental noise are important in determining subjective response. These are:

- a) The frequency spectrum of the sound
- b) The time-varying character of the sound
- c) The intensity or level of the sound

FREQUENCY SPECTRUM

The "frequency" of a sound refers to the number of complete pressure fluctuations per second in the sound. The unit of measurement is cycles per second (cps) or hertz (Hz). Most of the sounds we hear in the environment do not consist of a single frequency, rather of a broad band of frequencies, differing in level. The name of the frequency and level content of a sound is its sound spectrum. A sound spectrum for engineering purposes is typically described in terms of octave bands, which separate the audible frequency range (for human beings, from about 20 to 20,000 Hz) into ten segments.

Many rating methods have been devised to permit comparisons of sounds having quite different spectra. Surprisingly, the simplest method correlates with human response nearly as well as the more complex methods. This method consists of evaluating all of the frequencies of a sound in accordance with a weighting that progressively de-emphasizes the importance of frequency components below 1000 Hz and above 5000 Hz. This frequency weighting reflects the fact that human hearing is less sensitive at low frequencies and at extreme high frequencies relative to the mid-range.

The weighting system described above is called "A-weighting", and the level so measured is called the "A-weighted sound level" or "A-weighted noise level." The unit of A-weighted sound level is sometimes abbreviated "dB". In practice, the sound level is conveniently measured using a sound level meter that includes an electronic filter corresponding to the A-weighting characteristic. All U.S. and international standard sound level meters include such a filter.

VARIATION OF SOUND WITH TIME

Although a single sound level value can adequately describe environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise is a conglomeration of distant noise sources, which results in a relatively steady background noise having no identifiable source. These distant sources could include traffic, wind in trees, industrial activities, etc. and are relatively constant from moment to moment. As natural forces change or as human activity follows its daily cycle, the sound level usually varies slowly from hour to hour. Superimposed on this slowly varying background is a succession

of identifiable noisy events of brief duration. These might include nearby activities such as single vehicle passbys, aircraft flyovers, etc. that cause the environmental noise level to vary from moment to moment.

To describe the time-varying character of environmental noise, statistical noise descriptors were developed. "L10" is the A-weighted sound level equaled or exceeded during 10 percent of a stated time period. The L10 is considered a good measure of typical maximum sound levels caused by discrete noise events. "L50" is the A-weighted sound level that is equaled or exceeded 50 percent of a stated time period; it represents the median sound level. The "L90" is the A weighted sound level equaled or exceeded during 90 percent of a stated time period and is used to describe the background noise.

As it is often cumbersome to quantify the noise environment with a set of statistical descriptors, a single number called the average sound level or "Leq" is now widely used. The term "Leq" originated from the concept of a so-called equivalent sound level that contains the same acoustical energy as a varying sound level during the same time period. In simple but accurate technical language, the Leq is the average A-weighted sound level in a stated time period. The Leq is particularly useful in describing the subjective change in an environment where the source of noise remains the same but there is change in the level of activity. Widening roads and/or increasing traffic are examples of this kind of situation.

In determining the daily measure of environmental noise, it is important to account for the different response of people to daytime and nighttime noise. During the nighttime, exterior background noise levels are generally lower than in the daytime. However, most household noise also decreases at night; thus, exterior noise intrusions again become noticeable. Further, most people trying to sleep at night are more sensitive to noise.

To account for human sensitivity to nighttime noise levels, a special descriptor was developed. The descriptor is called the DNL (Day Night Average Sound Level), which represents the 24 hour average sound level with a penalty for noise occurring at night.

The DNL computation divides the 24-hour day into two periods: daytime (7:00 a.m. to 10:00 p.m.); and nighttime (10:00 p.m. to 7:00 a.m.). The nighttime sound levels are assessed a 10 dB penalty prior to averaging with daytime hourly levels. For highway noise environments, the average noise level during the peak traffic hour is approximately equal to the DNL.

SOUND LEVELS

The effects of noise on people can be listed in three general categories:

- a) Subjective effects of annoyance, nuisance, dissatisfaction
- b) Interference with activities such as speech, sleep, and learning
- c) Physiological effects such as startle, hearing loss

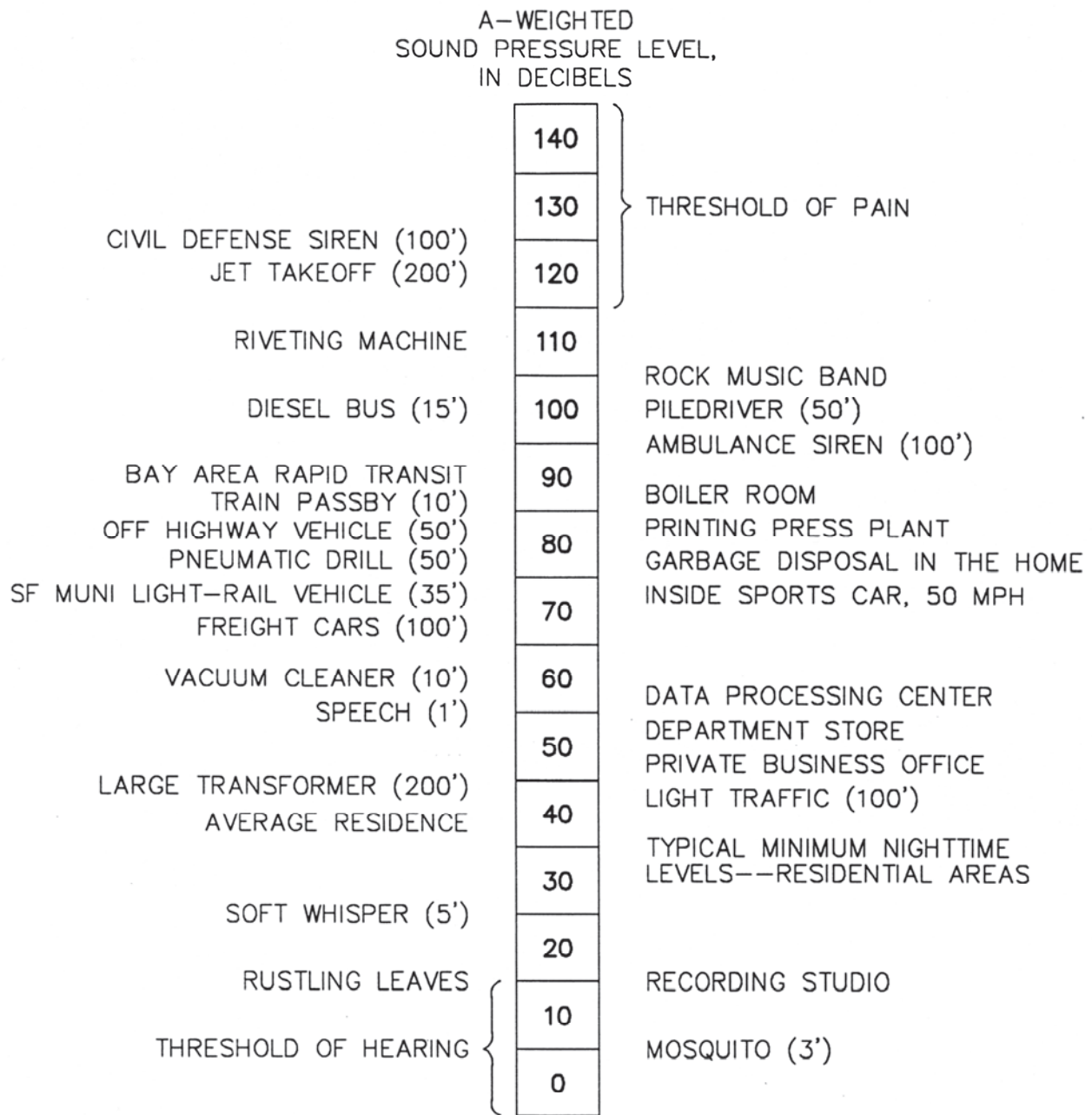
The sound levels associated with environmental noise usually produce effects only in the first two categories. Unfortunately, there has never been a completely predictable measure for the subjective effects of noise nor of the corresponding reactions of annoyance and dissatisfaction. This is primarily because of the wide variation in individual thresholds of annoyance and habituation to noise over time.

Thus, an important factor in assessing a person's subjective reaction is to compare the new noise environment to the existing noise environment. In general, the more a new noise exceeds the existing, the less acceptable the new noise will be judged.

With regard to increases in noise level, knowledge of the following relationships will be helpful in understanding the quantitative sections of this report:

- a) Except in carefully controlled laboratory experiments, a change of only 1 dB in sound level cannot be perceived.
- b) Outside of the laboratory, a 3 dB change is considered a just-noticeable difference.
- c) A change in level of at least 5 dB is required before any noticeable change in community response would be expected.
- d) A 10 dB change is subjectively heard as approximately a doubling in loudness, and would almost certainly cause an adverse community response.
- e) Sound levels do not combine arithmetically. Instead, they sum logarithmically, in a manner similar to the Richter scale, which is used for measuring the intensity of earthquakes. The following two examples illustrate this:
 - i) If the existing noise level at a particular location is 60 dB, and a new source of sound with a similar spectrum is introduced that also measures 60 dB, the result is not 120 dB, but 63 dB.
 - ii) If the existing noise level at a particular location is 60 dB, and a new sound source with a similar spectrum is introduced that measures 50 dB, the result is not 110 dB, but still 60 dB. The new source is so much quieter than the existing one that it does not contribute to the overall sound level.

Common sound levels found in the environment are identified in Figure A1.



(100') = DISTANCE IN FEET
 BETWEEN SOURCE
 AND LISTENER

TYPICAL SOUND LEVELS
 MEASURED IN THE ENVIRONMENT
 AND INDUSTRY

FIGURE A1

1107

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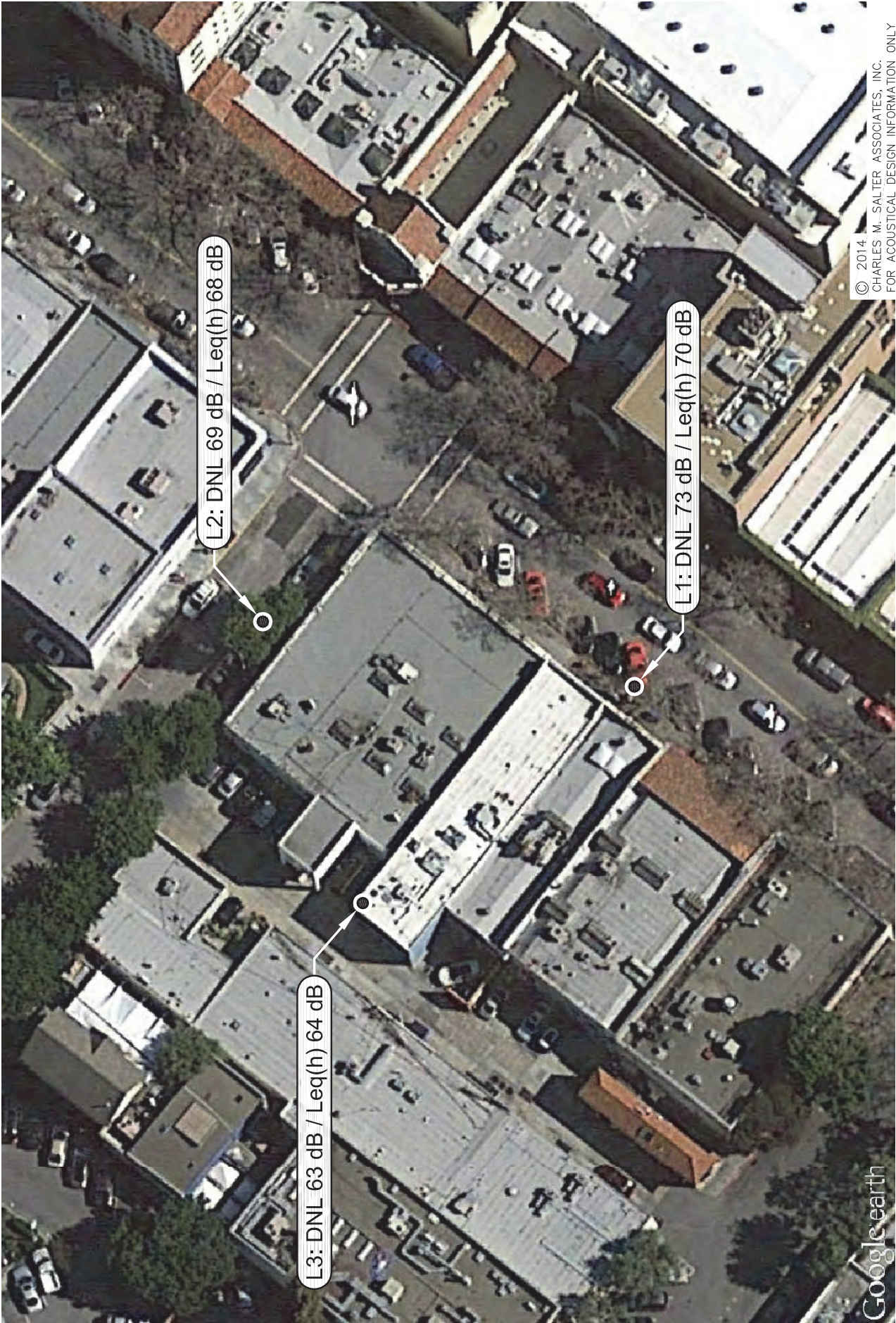
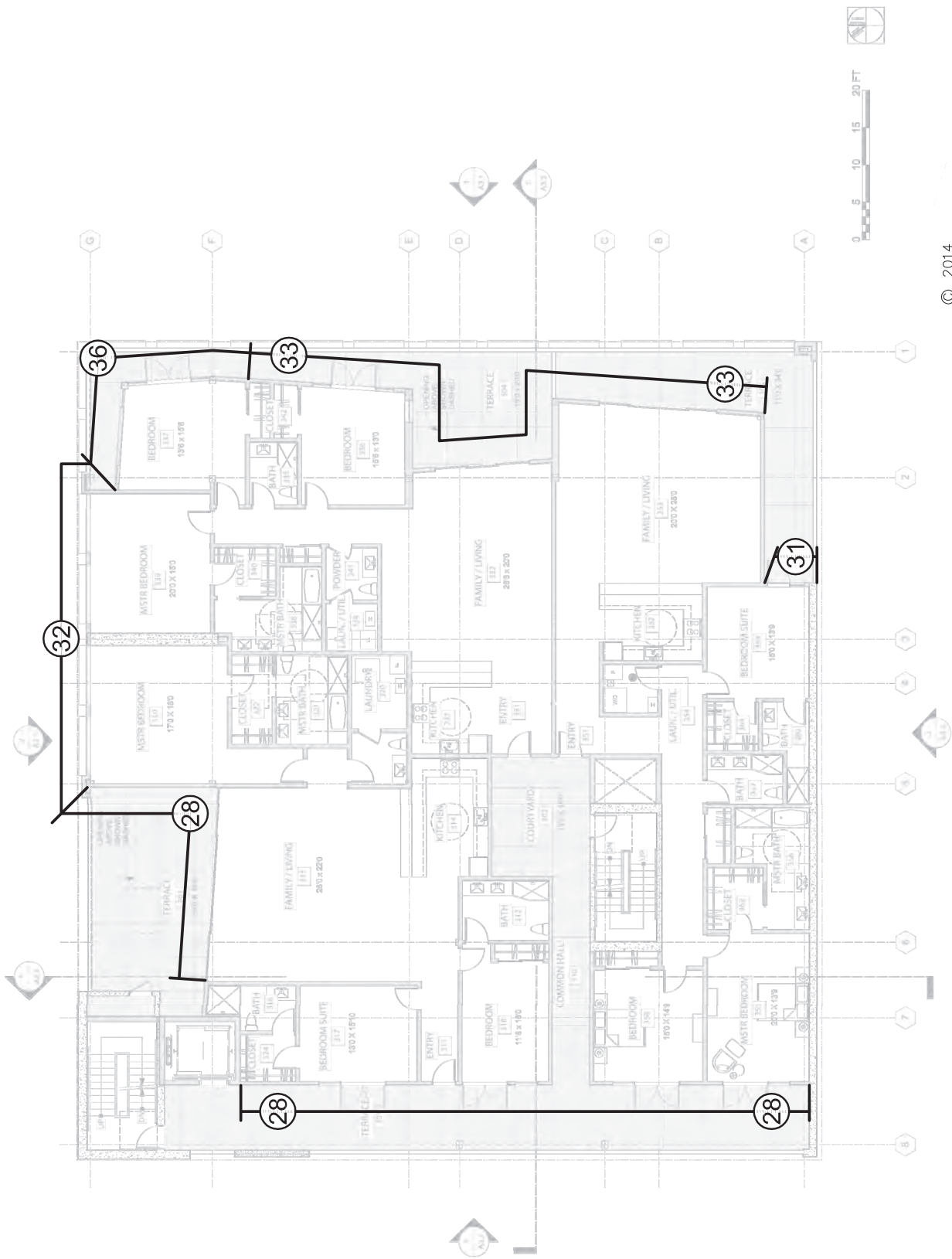


FIGURE 1

429 UNIVERSITY AVENUE
 MEASUREMENT LOCATIONS AND MEASURED DNL

VCS/JRD
 06.16.14

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 14-0320



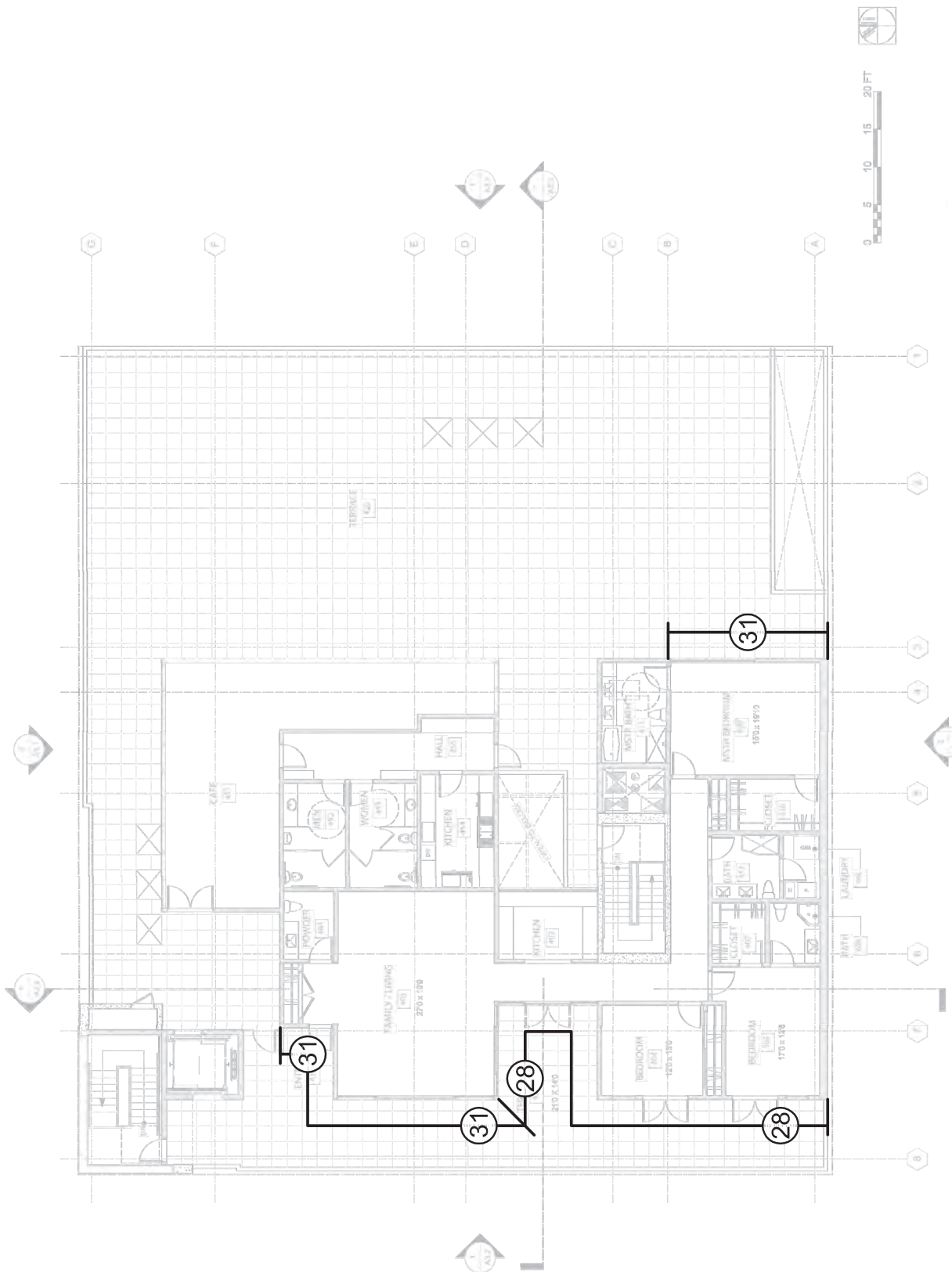
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**429 UNIVERSITY AVENUE: MINIMUM RECOMMENDED
 STC RATINGS FOR WINDOWS AND EXTERIOR DOORS
 TO MEET DNL CRITERION (FLOOR 3)**

FIGURE 2

CSA #
 14-0320

VCS/JRD
 06.16.14



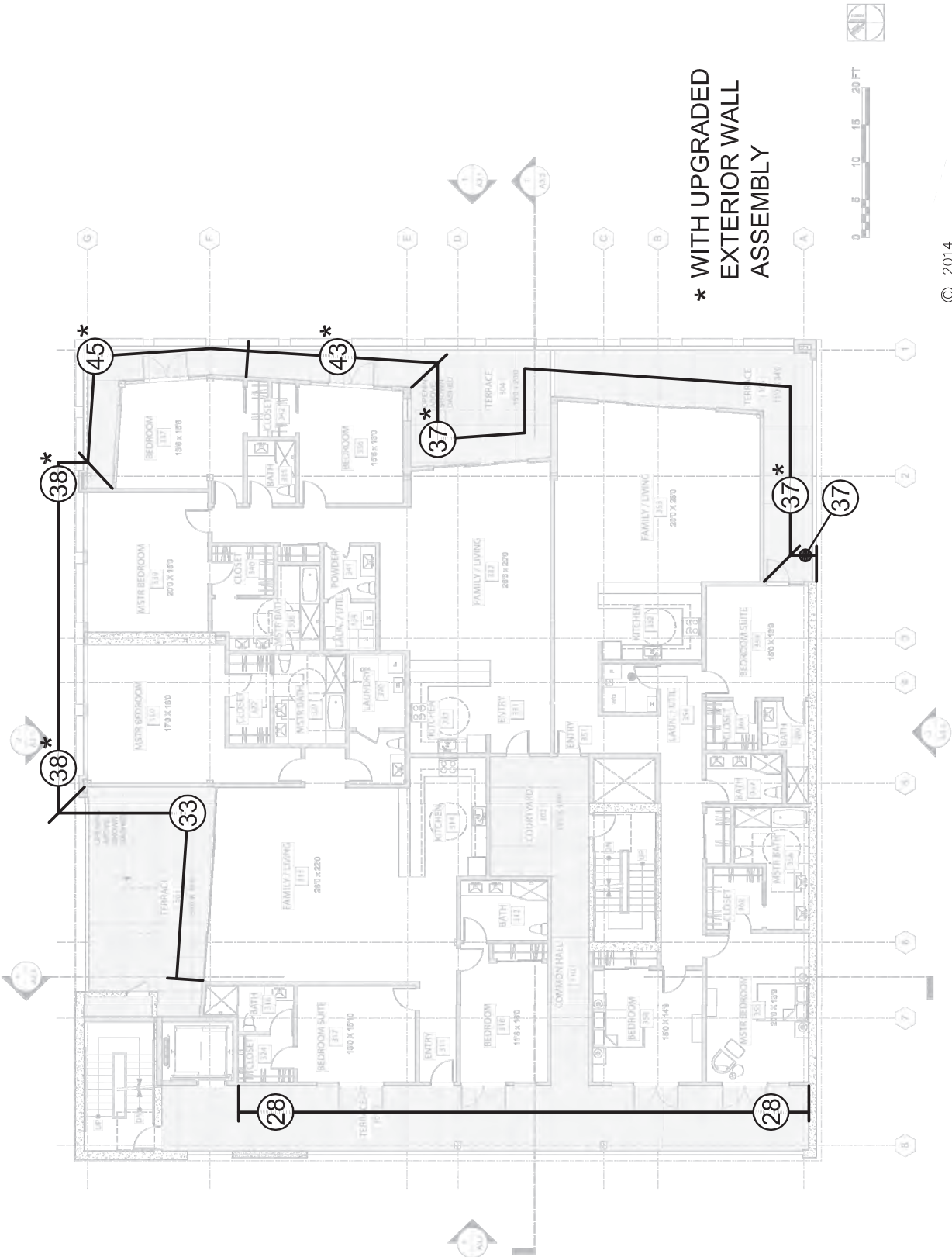
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**429 UNIVERSITY AVENUE: MINIMUM RECOMMENDED
 STC RATINGS FOR WINDOWS AND EXTERIOR DOORS
 TO MEET DNL CRITERION (FLOOR 4)**

FIGURE 3

CSA #
 14-0320

VCS/JRD
 06.16.14



* WITH UPGRADED EXTERIOR WALL ASSEMBLY

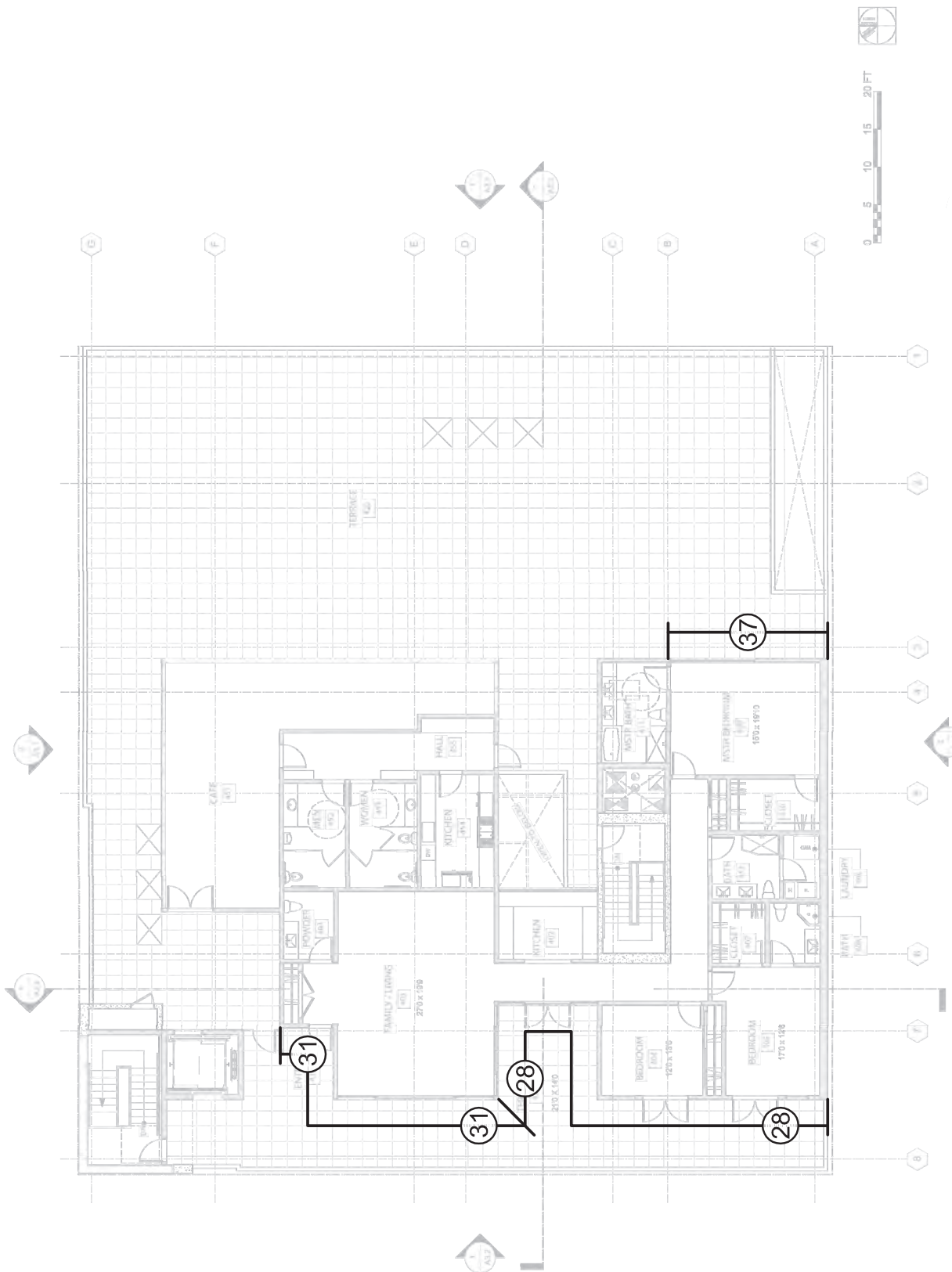
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429 UNIVERSITY AVENUE: MINIMUM RECOMMENDED STC RATINGS FOR WINDOWS AND EXTERIOR DOORS TO MEET LMAX CRITERION (FLOOR 3)

FIGURE 4

CSA # 14-0320

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**429 UNIVERSITY AVENUE: MINIMUM RECOMMENDED
 STC RATINGS FOR WINDOWS AND EXTERIOR DOORS
 TO MEET LMAX CRITERION (FLOOR 4)**

FIGURE 5

CSA #
 14-0320

VCS/JRD
 06.16.14

APPENDIX I
*Transportation Impact
Analysis*



HEXAGON TRANSPORTATION CONSULTANTS, INC.



429 University Avenue Mixed-Use

Transportation Impact Analysis



Prepared for:

City of Palo Alto



October 20, 2014



Hexagon Transportation Consultants, Inc.

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Hexagon Job Number: 14GB27

Phone: 408.971.6100

Document Name: 429 University Draft TIA_2014-10-20.doc



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Executive Summary

This report presents the results of the transportation impact analysis conducted for the proposed mixed-use development located at 429 University Avenue in Palo Alto, California. The project consists of 7,804 square feet (s.f.) of ground floor retail/restaurant space, 12,603 s.f. of total office space including a rooftop office/lunch room intended for use by employees of the office space, and 4 residential units. The project would replace two existing retail buildings with 7,804 square feet. Access to the proposed parking for the project is provided via the back alley accessed from Waverly Street and Kipling Street between University Avenue and Lytton Avenue.

This study was conducted for the purpose of identifying the potential transportation impacts related to the proposed development. The potential impacts of the project were evaluated in accordance with the standards set forth by the City of Palo Alto, the Santa Clara Valley Transportation Authority (VTA) Congestion Management Program (CMP), and the California Environmental Quality Act (CEQA). The traffic analysis is based on peak hour levels of service for four signalized intersections and one unsignalized intersection in the City of Palo Alto. The project is expected to generate fewer than 100 peak hour vehicle trips; therefore, an analysis of CMP impacts in accordance with the VTA's CMP guidelines is not required. The traffic analysis also includes an evaluation of peak-hour signal warrants for the unsignalized intersection. Traffic conditions at the study intersections were analyzed for the weekday AM and PM peak hours of traffic. The AM peak hour of traffic is generally between 7:00 and 9:00 AM, and the PM peak hour is typically between 4:00 and 6:00 PM.

Project Trip Generation & Distribution

Project trip generation was estimated by applying to the size and uses of the development the appropriate trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 9th Edition. As the lunch room is intended for use by office employees, its area was included as part of the general office space for the purposes of trip generation. The project is expected to generate 166 net new daily trips, with 21 net new trips occurring during the AM peak hour and 21 net new trips occurring during the PM peak hour. The directional distribution of site-generated traffic to and from the project area was developed based on a select zone analysis from the City of Palo Alto travel demand forecast model, existing travel patterns on the surrounding roadway system, and the locations of complementary land uses.

Existing Plus Project Intersection Signalized Levels of Service

The results show that all of the signalized study intersections would continue to operate adequately (level of service D or better) with the addition of project traffic. The level of service

results for the study intersections under existing plus project conditions are summarized in Table ES 1.

Background Plus Project Intersection Signalized Levels of Service

The results show that all of the signalized study intersections would continue to operate adequately under background conditions with the addition of project traffic. The level of service results for the study intersections under background plus project conditions are summarized in Table ES 1.

Cumulative Plus Project Signalized Intersection Levels of Service

The results show that two of the signalized study intersections (University Avenue & Kipling Street and Lytton Avenue & Alma Street) would continue to operate adequately under cumulative conditions. Two other study intersections would operate at unacceptable levels of service under cumulative conditions with or without the project traffic. The project traffic would not cause a significant increase in average vehicle delay and volume to capacity ratio and, thus, the project's impact on the operation of these two intersections would not be significant. The level of service results for the study intersections under cumulative plus project conditions are summarized in Table ES 1.

Unsignalized Intersection Level of Service and Signal Warrant

Level of service analysis and peak hour signal warrant analysis were conducted for the unsignalized intersection of Lytton Avenue & Kipling Street. Table ES 1 shows that, under all analysis scenarios, the intersection would operate at LOS C or better during both peak periods, and the project traffic would only cause an increase in average delay of 0.5 second or less. The signal warrant analysis indicates that, under all analysis scenarios, the intersection would not meet the peak-hour signal warrant.

Site Access and On-Site Circulation

The review of project site access and circulation was based on a conceptual site plan prepared by Hayes Group Architects dated October 20, 2014. Overall, it is anticipated that the project's garage access would operate acceptably and would be typical of a development in an urban setting with underground parking. However, the review produced the following recommendations:

- The design of the garage driveway at the alley would create sight distance problems if there were pedestrians in the alley. The project applicant should install a mirror at the driveway exit to ensure adequate visibility.

Parking

The review of project parking was based on a conceptual site plan prepared by Hayes Group Architects dated October 20, 2014. Overall, it is anticipated that the project's underground parking garage will provide adequate vehicle and bicycle parking. However, the review produced the following recommendation:

- Prior to final design, City staff should review and approve floor area exemptions to ensure adequate parking is being supplied.



Pedestrian Facilities

Pedestrian facilities surrounding the project location were studied. It is expected that additional pedestrian trips due to the project could easily be accommodated by the existing bicycle, pedestrian, and transit facilities. However, the intersection of University Avenue & Kipling Street is in need of pedestrian upgrades, in the form of pedestrian signal heads.

- The project applicant should make a fair share contribution to the installation of pedestrian signal heads at the intersection of University Avenue & Kipling Street.

**Table ES 1
Intersection Level of Service Summary**

Study Number	Intersection Name	Existing Control ¹	Peak Hour	Existing		Existing Plus Project		Background		Background Plus Project		Cumulative		Cumulative Plus Project	
				Avg. Delay ²	LOS	Avg. Delay ²	LOS	Avg. Delay ²	LOS	Avg. Delay ²	LOS	Avg. Delay ²	LOS	Avg. Delay ²	LOS
1	University Avenue and Kipling Street	Signal	AM	9.5	A	9.7	A	9.6	A	9.7	A	10.6	B	10.7	B
			PM	9.9	A	10.6	B	9.9	A	10.5	B	10.7	B	11.4	B
2	Lytton Avenue and Kipling Street	TWSC	AM	17.6	C	17.7	C	17.8	C	17.8	C	22.9	C	23.0	C
			PM	15.0	B	15.1	C	15.0	B	15.1	C	18.6	C	19.1	C
3	University Avenue and Middlefield Road	Signal	AM	28.2	C	28.2	C	28.4	C	28.4	C	28.6	C	28.6	C
			PM	31.3	C	31.3	C	31.5	C	31.5	C	260.5	F	260.3	F
4	Lytton Avenue and Middlefield Road	Signal	AM	30.6	C	30.6	C	30.7	C	30.7	C	36.1	D	36.1	D
			PM	37.0	D	37.0	D	37.1	D	37.2	D	158.5	F	158.8	F
5	Lytton Avenue and Alma Street	Signal	AM	18.0	B	18.1	B	18.1	B	18.2	B	18.6	B	18.7	B
			PM	20.9	C	21.0	C	20.9	C	21.0	C	23.6	C	23.8	C

Notes:

¹ Intersection control based on existing conditions.

- Signal = signalized Intersection
- TWSC = two-way stop controlled intersection

² Whole intersection weighted average control delay (expressed in seconds per vehicle) is reported for signalized and all-way stop controlled intersections.

Worst case delay (typically left-turning traffic from minor street) is reported for one/two way stop controlled intersections.

Bold indicates a substandard level of service.

Bold indicates a significant project impact.



1. Introduction

This report presents the results of the transportation impact analysis conducted for the proposed mixed-use development located at 429 University Avenue in Palo Alto, California. The project consists of 7,804 square feet (s.f.) of ground floor retail/restaurant space, 12,603 s.f. of total office space including a rooftop office/lunch room intended for use by employees of the office space, and 4 residential units. Access to the on-site parking will be from the one-way alley behind the building. The alley is accessed from Waverly Street (inbound) and Kipling Street (outbound). The project site and surrounding study area are shown in Figure 1.

Scope of Study

This study was conducted for the purpose of identifying the potential transportation impacts related to the proposed development. The potential impacts of the project were evaluated in accordance with the standards and guidelines set forth by the City of Palo Alto, the Santa Clara Valley Transportation Authority (VTA) Congestion Management Program (CMP), and the California Environmental Quality Act (CEQA). The traffic analysis is based on peak hour levels of service for four signalized intersections and one unsignalized intersection. The study intersection locations were selected based on the anticipated travel patterns of project traffic and the operating levels of the nearby intersections. The traffic analysis also includes an evaluation of peak-hour signal warrants for the unsignalized intersection. The study intersections are identified below.

1. University Avenue & Kipling Street (signalized)
2. Lytton Avenue & Kipling Street (two-way stop)
3. University Avenue & Middlefield Road (signalized)
4. Lytton Avenue & Middlefield Road (signalized)
5. Lytton Avenue & Alma Street (signalized)

Traffic conditions at the study intersections were analyzed for the weekday AM and PM peak hours of traffic. The AM peak hour of traffic is generally between 7:00 and 9:00 AM, and the PM peak hour is typically between 4:00 and 6:00 PM. It is during these periods that the most congested traffic conditions occur on an average day.

The project is expected to generate fewer than 100 peak hour vehicle trips; therefore, an analysis of CMP impacts in accordance with the VTA's CMP guidelines is not required.

Traffic conditions were evaluated for the following scenarios:

- Scenario 1:** *Existing Conditions.* Existing traffic volumes are based on traffic counts provided by city staff and new manual turning movement counts.



Scenario 2: *Existing plus Project Conditions.* Existing traffic volumes with the project (hereafter called *existing plus project traffic volumes*) were estimated by adding to existing traffic volumes the additional traffic generated by the project. Project conditions were evaluated relative to existing conditions in order to determine potential project impacts.



Scenario 3: *Background Conditions.* Background traffic volumes represent the existing volumes plus the projected volumes from approved and planned developments that have not yet been constructed and occupied. A list of approved projects was obtained from the City of Palo Alto, and trips were generated and assigned to the roadway network in accordance with the same procedures used for the project.



Scenario 2: *Background plus Project Conditions.* Background traffic volumes with the project (hereafter called *background plus project traffic volumes*) were estimated by adding to background traffic volumes the additional traffic generated by the project. Project conditions were evaluated relative to background conditions in order to determine potential project impacts.



Scenario 3: *Cumulative Conditions.* Cumulative traffic volumes were developed for target year 2035, based on the City of Palo Alto travel demand forecast model last updated in 2013.



Scenario 4: *Cumulative plus Project Conditions.* Cumulative traffic volumes with the project (hereafter called *cumulative plus project traffic volumes*) were estimated by adding to cumulative traffic volumes the additional traffic generated by the project. Project conditions were evaluated relative to cumulative conditions in order to determine potential project impacts.





LEGEND



-  = Project Site Location
-  = Study Intersection

Figure 1
Site Location and Study Intersections



Methodology

This section presents the methods used to determine the traffic conditions for each scenario described above. It includes descriptions of the data requirements, the analysis methodologies, and the applicable level of service standards.



Data Requirements

The data required for the analysis were obtained from new traffic counts, the City of Palo Alto, and field observations. The following data were collected from these sources:

- existing traffic volumes
- existing lane configurations
- approved and planned developments
- signal timing and phasing (for signalized intersections)
- the City of Palo Alto travel demand forecast model volumes



Level of Service Standards and Analysis Methodologies

Traffic conditions at the study intersections were evaluated using level of service (LOS). *Level of Service* is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays. The various analysis methods are described below.



Signalized Intersections

All of the signalized study intersections are located in the City of Palo Alto and are therefore subject to the City of Palo Alto level of service standards. The City of Palo Alto evaluates level of service at signalized intersections based on the *2000 Highway Capacity Manual* (HCM) level of service methodology using TRAFFIX software. This method evaluates signalized intersection operations on the basis of average control delay time for all vehicles at the intersection. Since TRAFFIX also is the CMP-designated intersection level of service methodology, the City employs the CMP default values for the analysis parameters. The City of Palo Alto level of service standard for signalized intersections is LOS D or better. Table 1 shows the level of service definitions for signalized intersections.



Table 1
Signalized Intersection Level of Service Definitions Based on Control Delay

Level of Service	Description	Average Control Delay Per Vehicle (sec.)
A	Signal progression is extremely favorable. Most vehicles arrive during the green phase and do not stop at all. Short cycle lengths may also contribute to the very low vehicle delay.	10.0 or less
B	Operations characterized by good signal progression and/or short cycle lengths. More vehicles stop than with LOS A, causing higher levels of average vehicle delay.	10.1 to 20.0
C	Higher delays may result from fair signal progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, though some vehicles may still pass through the intersection without stopping.	20.1 to 35.0
D	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable signal progression, long cycle lengths, or high volume-to-capacity (V/C) ratios. Many vehicles stop and individual cycle failures are noticeable.	35.1 to 55.0
E	This is considered to be the limit of acceptable delay. These high delay values generally indicate poor signal progression, long cycle lengths, and high volume-to-capacity (V/C) ratios. Individual cycle failures occur frequently.	55.1 to 80.0
F	This level of delay is considered unacceptable by most drivers. This condition often occurs with oversaturation, that is, when arrival flow rates exceed the capacity of the intersection. Poor progression and long cycle lengths may also be major contributing causes of such delay levels.	greater than 80.0

Source: Transportation Research Board, *2000 Highway Capacity Manual* (Washington, D.C., 2000) p10-16.

Unsignalized Intersection

Level of service at the unsignalized intersection was based on the *2000 Highway Capacity Manual* (2000 HCM) method. TRAFFIX software is used to apply the 2000 HCM operations method for evaluation of conditions at the unsignalized intersection. This method is applicable for both two-way and all-way stop-controlled intersections. The delay and corresponding level of service at unsignalized, stop-controlled intersections is presented in Table 2. For two-way and all-way stop-controlled intersections, the reported level of service represents the highest average delay from the minor (stop-controlled) street movements and left-turn movements from the major street.

Signal Warrant Methodology

The level of service analysis at the unsignalized intersection was supplemented with an assessment of the need for signalization of the intersection. This assessment was made on the basis of signal warrant criteria adopted by Caltrans. For this study, the need for signalization is assessed on the basis of the operating conditions at the intersections (i.e., level of service) and on the peak-hour volume signal warrant – warrant #3 – described in the *2010 California Manual on Uniform Traffic Control Devices* (MUTCD). This method provides an indication of whether traffic conditions and peak-hour traffic levels are, or would be, sufficient to justify installation of a traffic signal.

Table 2
Unsignalized Intersection Level of Service Definitions Based on Delay

Level of Service	Description Of Operations	Average Control Delay Per Vehicle (Sec.)
A	Little or no traffic delay	10.0 or less
B	Short traffic delays	10.1 to 15.0
C	Average traffic delays	15.1 to 25.0
D	Long traffic delays	25.1 to 35.0
E	Very long traffic delays	35.1 to 50.0
F	Extreme traffic delays	Greater than 50.0

Source: Transportation Research Board, 2000 Highway Capacity Manual (Washington, D.C., 2000), p17-2

Intersection Queuing

The operations analysis is based on vehicle queuing for high-demand movements at intersections. Vehicle queues were estimated using a Poisson probability distribution, which estimates the probability of “n” vehicles for a vehicle movement using the following formula:

$$\text{Probability (X=n)} = \frac{\lambda^n e^{-\lambda}}{n!}$$

Where:

Probability (X=n) = probability of “n” vehicles in queue per lane

n = number of vehicles in the queue per lane

λ = Average number of vehicles in queue per lane (vehicles per hour per lane/signal cycles per hour)

The basis of the analysis is as follows: (1) the Poisson probability distribution is used to estimate the 95th percentile maximum number of queued vehicles per signal cycle for a particular movement; (2) the estimated maximum number of vehicles in the queue is translated into a queue length, assuming 25 feet per vehicle; and (3) the estimated maximum queue length is compared to the existing or planned available storage capacity for the movement.



Report Organization

The remainder of this report is divided into six chapters. Chapter 2 describes the existing roadway network, transit service, and existing bicycle and pedestrian facilities. Chapter 3 describes the method used to estimate project traffic and presents existing plus project conditions. Chapter 4 presents the traffic conditions in the study area under background conditions. Chapter 5 presents background plus project conditions, its impact on the transportation system, and any recommended mitigation measures. Chapter 6 presents the traffic conditions in the study area under cumulative conditions with and without the project. Chapter 7 contains an evaluation of other transportation-related issues, such as site access and circulation.





2. Existing Conditions

This chapter describes the existing conditions for all of the major transportation facilities near the site, including the roadway network, transit service, and bicycle and pedestrian facilities.

Existing Roadway Network

Regional access to the project site is provided via US 101 and El Camino Real.

US 101 is a north/south freeway that extends from San Francisco through San Mateo and Santa Clara Counties. In Palo Alto, US 101 is eight lanes wide, including two HOV lanes (one in each direction). University Avenue provides access to and/or from US 101.

El Camino Real is a major six-lane arterial extending from Daly City in the north to Santa Clara in the south. In the vicinity of the project site, El Camino Real is six lanes divided by a median. El Camino Real provides access to the project via Alma Street and University Avenue.

Local access to the site is provided by Waverley Street, Kipling Street, Lytton Avenue, University Avenue, Alma Street, and Middlefield Road. These roadways are described below. For purposes of the transportation analysis, US 101 and El Camino Real, and all streets parallel to them, are defined to run north-south; University Avenue and all streets parallel to it are defined to run east-west.

Waverley Street is a two-lane, north-south, roadway that extends from Poe Street to East Meadow Drive to the south. Waverley Street provides access to the entrance of the alley on the northern border of the project site and provides access to residential and commercial uses.

Kipling Street is a two-lane, north-south, roadway that extends from Hawthorne Avenue to University Avenue to the south. Kipling Street is the eastern border of the project site and provides access to residential and commercial uses.

Lytton Avenue is a two-lane, east-west, roadway that extends from Alma Street to Seneca Street to the east where it becomes Palo Alto Avenue. Lytton Avenue is located to the north of the project and provides access to the project site via Kipling Street.

University Avenue is a four-lane, east-west, roadway that extends from Bayfront Expressway to US 101. It continues west of US 101 as a two-lane roadway to El Camino Real where it becomes Palm Drive. University Avenue is the southern border of the project site and provides direct access to the project site, as well as residential and commercial-retail areas.

Alma Street is primarily a four-lane, north-south, roadway that extends from San Antonio Road to Lytton Avenue. It continues north of Lytton Avenue as a two-lane roadway and terminates at its intersection with Oak Grove Avenue. Alma Street is located west of the project site and provides access to residential and commercial uses.

Middlefield Road is a four-lane, north-south, roadway that extends from Mountain View to Redwood City. Middlefield Road is located east of the project site and provides access to residential and commercial-retail areas.

Lane 30 is a one-lane, one-way, east-west alley that extends from Waverley Street to Kipling Street. The alley is the northern border of the project site and provides access to residential and commercial uses. The alley lacks sidewalks.

Existing Bicycle and Pedestrian Facilities

Bicycle facilities are divided into three classes. Class I bikeways are separate bike paths that are physically separated from motor vehicles and offer two-way bicycle travel on a separate path. Class II bikeways are striped bike lanes on roadways that are marked by signage and pavement markings. Class III bikeways are bike routes and only have signs to help guide bicyclists on recommended routes to certain locations. Certain Class III bikeways in Palo Alto are further designated as bicycle boulevards, with low traffic volume, low speeds and preferential treatment for bicyclists.

The *Mid-Peninsula Bicycle Map*¹ describes the existing bicycle network in the City of Palo Alto. The existing bicycle facilities in the vicinity of the project site are described below and shown on Figure 2.

- Alma Street – existing Class II bicycle lanes from Lytton Avenue to Ravenswood Avenue.
- Lytton Avenue – existing Class II bicycle lanes from Alma Street to Middlefield Road.
- University Avenue – existing Class II bicycle lanes from Middlefield Road to US 101.
- Sand Hill Road – existing Class II bicycle lanes from just west of I-280 to its termination at El Camino Real.
- Bryant Street – existing bicycle boulevard from northern City limit to East Meadow Drive.

In addition, short off street bike paths are provided through nearby El Camino Park, Stanford Shopping Center, and the Embarcadero Bike Path.

Pedestrian facilities in the project area consist primarily of sidewalks along all streets near the project site, other than the alley. Crosswalks are found along virtually all previously-described local roadways in the study area. Pedestrian signal heads are present at many, but not all, signalized intersections in and around the study area. Of the study intersections, only the intersection of University Avenue & Kipling Street lacks pedestrian signal heads. The sidewalks and crosswalks would be adequate to facilitate pedestrian access to and from the project site and nearby transit stops.

¹ Available: <http://www.cityofpaloalto.org/gov/depts/pln/transit/bicycling/default.asp>. Updated: February 2009. Accessed: October 6, 2014.

Existing Transit Service

Existing transit service to the study area is provided by the VTA, San Mateo County Transit District (SamTrans), City of Palo Alto, Stanford, Caltrain, and Dumbarton Express. This is described below and shown in Figure 3. The project site is located approximately ½ mile from the Palo Alto Caltrain Station/Palo Alto Transit Center located at Lytton Avenue & Alma Street. Unless otherwise noted, this is the closest stop for each transit line.

VTA Bus Service

Route 22 provides service between the Eastridge Transit Center and Palo Alto Transit Center via El Camino Real, with 10 to 15-minute commute hour headways

Route 35 provides service between the Downtown Mountain View Transit Center and the Stanford Shopping Center via El Camino Real, with 30-minute commute hour headways. The nearest stop to the project is located at the corner of Waverly Street and Hamilton Avenue, approximately 750 feet from the project site.

Route 522 provides limited stop service between the Eastridge Transit Center (in San Jose) and the Palo Alto Transit Center via El Camino Real, with 15-minute commute hour headways.

The *Dumbarton Express Route* provides service between Union City and Palo Alto via Lytton Avenue and Alma Street, with 10 to 30-minute commute hour headways.

SamTrans Bus Service

Route 280 provides service between East Palo Alto and the Stanford Shopping Center via Lytton Avenue and Alma Street, with approximately 60-minute commute hour headways. The nearest stop to the project is located at the corner of Lytton Avenue and Kipling Street.

Route 281 provides service between the Onetta Harris Community Center and the Stanford Shopping Center via Lytton Avenue and Alma Street, with approximately 45-minute commute hour headways. The nearest stop to the project is located at the corner of Lytton Avenue and Kipling Street.

Route 297 provides service between the Redwood City Caltrain Station and the Palo Alto Caltrain Station via Lytton Avenue and Alma Street. The line operates on weekdays from 10:43 AM to 5:21 PM, with approximately 60-minute headways. The nearest stop to the project is located at the corner of Lytton Avenue and Kipling Street.

Route 390 provides service between the Daily City BART Station and the Palo Alto Caltrain Station via El Camino Real, with approximately 25-minute commute hour headways.

Route 397 provides service between the Transbay Terminal and the Palo Alto Caltrain Station via Lytton Avenue and Alma Street. The line operates on weekdays from 12:51 AM to 6:22 PM, with approximately 60-minute headways. The nearest stop to the project is located at the corner of Lytton Avenue and Kipling Street.

Route KX provides service between the Transbay Terminal and the Palo Alto Caltrain Station via El Camino Real, with approximately 60-minute commute hour headways.

City of Palo Alto Free Shuttle Services

The City of Palo Alto operates three free shuttle routes to serve commuters and visitors to the downtown area.

The Crosstown shuttle operates with 40 to 60-minute headways from 7:40 AM to 5:26 PM Monday through Friday. The Crosstown shuttle provides service between Downtown Palo Alto and numerous libraries, schools, recreation centers, commercial districts and Caltrain. In the vicinity of

the project site, the Crosstown shuttle operates on Lytton Avenue, Webster Street, and El Camino Real. The nearest stop to the project is at the corner of Lytton Avenue and Waverley Street.

The Embarcadero shuttle operates with approximately 15-minute headways from 6:51 AM to 9:49 AM and 3:10 PM to 6:48 PM Monday through Friday. The Embarcadero shuttle provides service between Downtown Palo Alto and numerous libraries, schools, recreation centers, commercial districts and Caltrain. In the vicinity of the project site, the Embarcadero shuttle operates on Alma Street and El Camino Real.

The East Palo Alto (EPA) Caltrain shuttle operates with 30 to 40-minute headways from 5:55 AM to 9:57 AM and 4:13 PM to 9:16 PM Monday through Friday, plus weekend morning and evening service. The EPA Caltrain shuttle provides service between the Woodland Avenue area in East Palo Alto and Caltrain. In the vicinity of the project site, the EPA Caltrain shuttle operates on Lytton Avenue, Alma Street, and Hamilton Avenue. The nearest stops to the project are at the corners of Lytton Avenue and Cowper Street (toward EPA) and Hamilton Avenue and Waverley Street (toward Caltrain).

Stanford Marguerite Shuttle

Marguerite is Stanford's free public shuttle service, which travels around campus and connects to nearby transit, shopping, dining, and entertainment. In the vicinity of the project site, the Marguerite shuttle operates on Lytton Avenue, Alma Street, and El Camino Real.

Caltrain

Caltrain provides frequent passenger train service between San Jose and San Francisco seven days a week. During commute hours, Caltrain provides extended service to Morgan Hill and Gilroy. Bicycles are permitted on Caltrain. The Palo Alto Caltrain station is located approximately ½ mile from the project site.

Dumbarton Express

Route DB provides local bus service between Stanford University, Palo Alto Caltrain, and Union City BART via the Dumbarton Bridge. In the vicinity of the project site, the Dumbarton Express operates on Lytton Avenue and Middlefield Road. The nearest stop to the project site is at the corner of Lytton Avenue and Kipling Street.

Existing Intersection Lane Configurations

The existing lane configurations and signal timing at the study intersections were obtained by observations in the field and provided by the City of Palo Alto. The existing intersection lane configurations are shown in Figure 4.



LEGEND












-  = Project Site Location
-  = Study Intersection
-  = Bicycle Boulevard
-  = Bike Lane (Class II)
-  = Bike Path (Class I)


Figure 2
Existing Bicycle Facilities





LEGEND



-  = Project Site Location
-  = Study Intersection
-  = Local Bus Routes
-  = SamTrans Bus Routes
-  = Dumbarton Express Bus Routes
-  = Rapid 522

Palo Alto Transit Center

 (22) (35)

 (280) (281) (297)

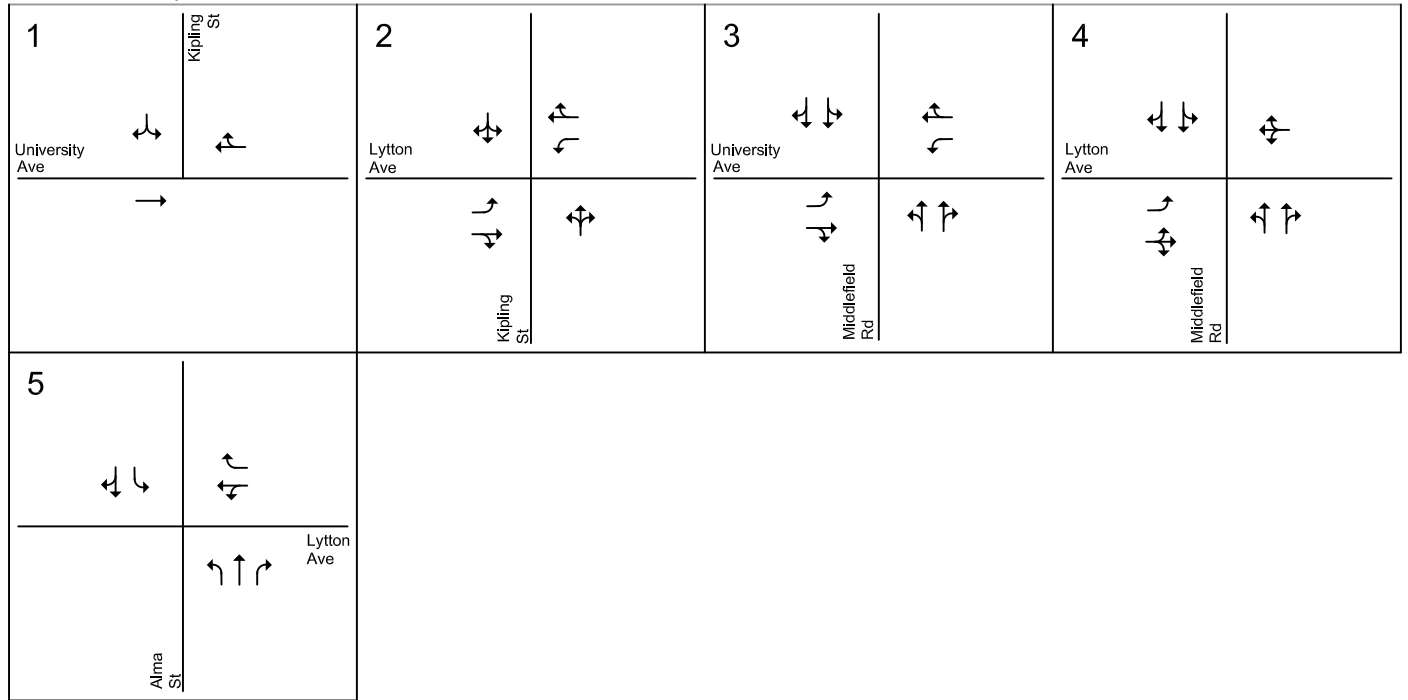
 (390) (KX)

 (DB)  (522)

Caltrain Park & Ride
 Palo Alto Crosstown Shuttle
 Stanford Marguerite Shuttle
 Embarcadero Shuttle

Figure 3
Existing Transit Facilities

429 University Avenue



LEGEND



-  = Project Site Location
-  = Study Intersection

Figure 4
Existing Lane Configurations

Existing Traffic Volumes

Existing traffic volumes were obtained from new manual turning movement counts at three of the study intersections. Recent counts were available from the City of Palo Alto for the intersections of Lytton Avenue & Middlefield Road and University Avenue & Middlefield Road. The existing peak hour intersection volumes are shown in Figure 5. The traffic count data are included in Appendix A.

Existing Intersection Levels of Service

The results of the intersection level of service analysis under existing conditions are summarized in Table 3. The results show that the signalized study intersections currently operate at acceptable levels of service (LOS D or better) during both the AM and PM peak hours. The unsignalized intersection operates at LOS C or better in both the AM and PM peak periods. The level of service calculation sheets are included in Appendix B.

Table 3
Existing Intersection Levels of Service

Study Number	Intersection	Existing Control ¹	Peak Hour	Count Date	Avg. Delay ²	LOS
1	University Avenue and Kipling Street	Signal	AM	09/30/14	9.5	A
			PM	09/30/14	9.9	A
2	Lytton Avenue and Kipling Street	TWSC	AM	09/30/14	17.6	C
			PM	09/30/14	15.0	B
3	University Avenue and Middlefield Road	Signal	AM	04/24/14	28.2	C
			PM	04/24/14	31.3	C
4	Lytton Avenue and Middlefield Road	Signal	AM	04/24/13	30.6	C
			PM	04/24/14	37.0	D
5	Lytton Avenue and Alma Street	Signal	AM	09/30/14	18.0	B
			PM	09/30/14	20.9	C

Notes:

¹ Intersection control based on existing conditions.
 - Signal = signalized Intersection
 - TWSC = two-way stop controlled intersection

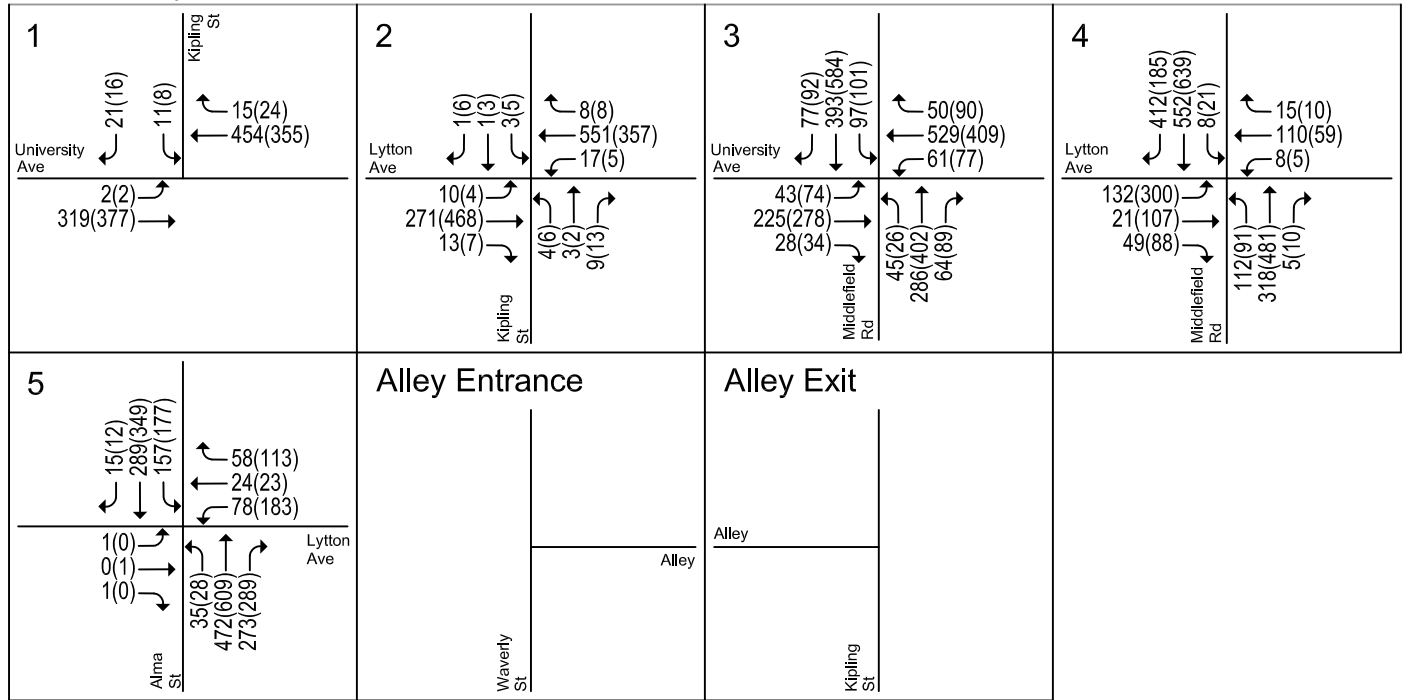
² Whole intersection weighted average control delay expressed in seconds per vehicle is reported for signalized intersections. Worst case delay (typically left-turning traffic from minor street) is reported for one/two way stop controlled intersections.

Observed Existing Traffic Conditions

Traffic conditions in the field were observed in order to identify existing operational deficiencies and to confirm the accuracy of calculated levels of service. The purpose of this effort was (1) to identify any existing traffic problems that may not be directly related to intersection level of service, and (2) to identify any locations where the level of service calculation does not accurately reflect level of service in the field.

Overall the study intersections operated adequately during both the AM and PM peak hours of traffic, and the level of service analysis appears to accurately reflect actual existing traffic conditions. No significant operational problems were observed during field observations.

429 University Avenue



LEGEND

= Project Site Location

= Study Intersection

XX(X) = AM(PM) Peak-Hour Traffic Volumes

Figure 5
Existing Traffic Volumes



3.

Existing Plus Project Conditions



This chapter describes traffic conditions with the project. A description of the transportation system under existing plus project conditions and the method by which project traffic is estimated are then described. Existing plus project conditions are represented by existing traffic conditions with the addition of traffic generated by the project.

Project Trip Estimates



The magnitude of traffic produced by a new development and the locations where that traffic would appear are estimated using a three-step process: (1) trip generation, (2) trip distribution, and (3) trip assignment. In determining project trip generation, the magnitude of traffic entering and exiting the site is estimated for the AM and PM peak hours. As part of the project trip distribution, an estimate is made of the directions to and from which the project trips would travel. In the project trip assignment, the project trips are assigned to specific streets and intersections. These procedures are described below.

Trip Generation



Project trip generation was estimated by applying to the size and uses of the development the appropriate trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 9th Edition. The project trip generation estimates are presented below in Table 4. The project would replace existing retail/restaurant space of the same size; therefore, trip generation from the first floor retail/restaurant space is excluded from the analysis. The rooftop office/lunchroom is intended for use by office employees; therefore, its area is included as part of the office space for the purposes of trip generation.



The trip generation estimates presented in this report do not reflect potential reductions from the robust transit, bicycle, and pedestrian access at the project location. In this respect, the project trip generation estimates are conservative.



**Table 4
Project Trip Generation Estimates**

Land Use	Size ¹	Daily Rate	Daily Trips	AM Peak Hour			PM Peak Hour				
				Pk-Hr Rate	In	Out	Total	Pk-Hr Rate	In	Out	Total
Proposed Uses:											
Apartment ²	4	6.65	27	0.51	0	2	2	0.62	1	1	2
General Office Building ³	12.603	11.03	139	1.56	17	2	20	1.49	3	16	19
Net Project Trips			166		17	4	21		4	17	21

¹ Apartment size expressed in number of dwelling units. Office size expressed in 1,000 s.f.
² Source: Apartment (220) ITE Trip Generation, Ninth Edition, 2012, average rates.
³ Source: General Office Building (710) ITE Trip Generation, Ninth Edition, 2012, average rates.

Trip Distribution and Assignment

The directional distribution of site-generated traffic to and from the project area was developed based on a select zone analysis from the City of Palo Alto travel demand forecast model, existing travel patterns on the surrounding roadway system, and the locations of complementary land uses. The peak hour trips generated by the proposed use were assigned to the roadway system in accordance with the distribution pattern discussed above. Figure 6 shows the project trip distribution and assignment.

Existing Plus Project Traffic Volumes

Project trips, as represented in the above project trip assignment, were added to existing traffic volumes to obtain existing plus project traffic volumes. The existing plus project traffic volumes are shown in Figure 7.

Existing Plus Project Intersection Levels of Service

The results of the signalized intersection level of service analysis under existing plus project conditions are summarized in

Table 5. The results show that all of the intersections would continue to operate at acceptable levels of service (LOS D or better) during both the AM and PM peak hours of traffic. The intersection level of service calculation sheets are included in Appendix B.



<p>1</p> <p>University Ave ← 1(5) ← 1(4) ← 4(1)</p> <p>Kipling St</p>	<p>2</p> <p>Lytton Ave ← 2(0)</p> <p>Kipling St 2(5) → 0(1) → 1(2) →</p>	<p>3</p> <p>University Ave ← 2(1)</p> <p>Middlefield Rd 1(2) → 0(1) → 1(0) →</p>	<p>4</p> <p>Lytton Ave ← 2(0)</p> <p>1(2) →</p> <p>Middlefield Rd</p>
<p>5</p> <p>Alma St 3(1) → 1(3) → 1(2) →</p> <p>Lytton Ave 1(0) →</p>	<p>Alley Entrance</p> <p>Waverly St 7(1) →</p> <p>Alley 10(3) →</p>		<p>Alley Exit</p> <p>Alley 1(9) → 3(8) →</p> <p>Kipling St</p>



LEGEND



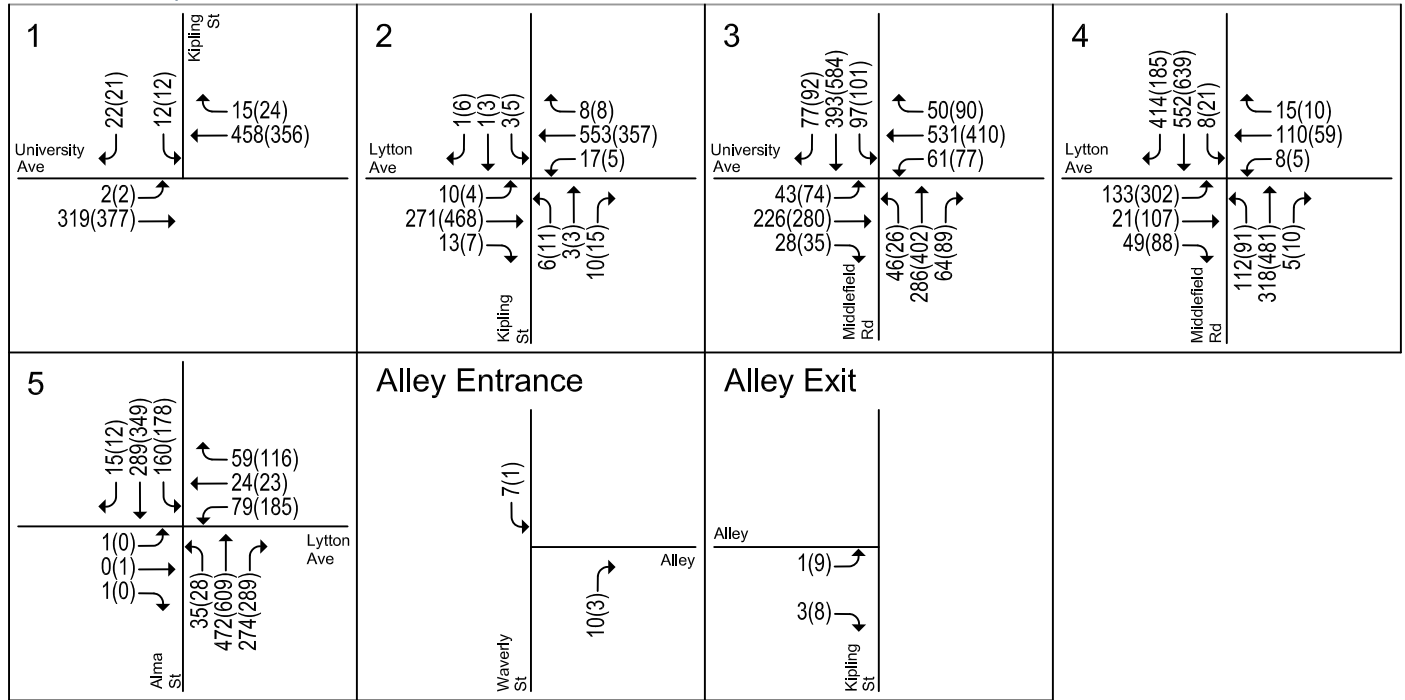
-  = Project Site Location
-  = Study Intersection
- XX(X) = AM(PM) Peak-Hour Trips

Figure 6

Project Trip Distribution and Trip Assignment (with Passby)



LEGEND

= Project Site Location

= Study Intersection

XX(X) = AM(PM) Peak-Hour Traffic Volumes

Figure 7
Existing Plus Project Traffic Volumes

Table 5
Existing Plus Project Intersection Levels of Service

Study Number	Intersection	Existing Control ¹	Peak Hour	Existing		Existing Plus Project			
				Avg. Delay ²	LOS	Avg. Delay ²	LOS	Incr. In Crit. Delay	Incr. In Crit. V/C
1	University Avenue and Kipling Street	Signal	AM	9.5	A	9.7	A	0.1	0.003
			PM	9.9	A	10.6	B	0.1	0.006
2	Lytton Avenue and Kipling Street	TWSC	AM	17.6	C	17.7	C	-	-
			PM	15.0	B	15.1	C	-	-
3	University Avenue and Middlefield Road	Signal	AM	28.2	C	28.2	C	0.0	0.001
			PM	31.3	C	31.3	C	0.0	0.000
4	Lytton Avenue and Middlefield Road	Signal	AM	30.6	C	30.6	C	0.0	0.001
			PM	37.0	D	37.0	D	0.0	0.001
5	Lytton Avenue and Alma Street	Signal	AM	18.0	B	18.1	B	0.2	0.002
			PM	20.9	C	21.0	C	0.2	0.002

Notes:

¹ Intersection control based on existing conditions.

- Signal = signalized Intersection
- TWSC = two-way stop controlled intersection

² Whole intersection weighted average control delay expressed in seconds per vehicle is reported for signalized intersections. Worst case delay (typically left-turning traffic from minor street) is reported for one/two way stop controlled intersections.



4. Background Conditions

This chapter presents background traffic conditions without the project. Traffic volumes for background conditions comprise volumes from existing traffic counts plus traffic generated by other approved developments in the vicinity of the site. This chapter describes the procedure used to determine background traffic volumes and the resulting traffic conditions. The background scenario predicts a realistic traffic condition that would occur as approved development gets built and occupied.

Transportation Network under Background Conditions

It is assumed in this analysis that the transportation network under background conditions, including roadways and intersection lane configurations, would be the same as that described under existing conditions at all study intersections.

Background Traffic Volumes

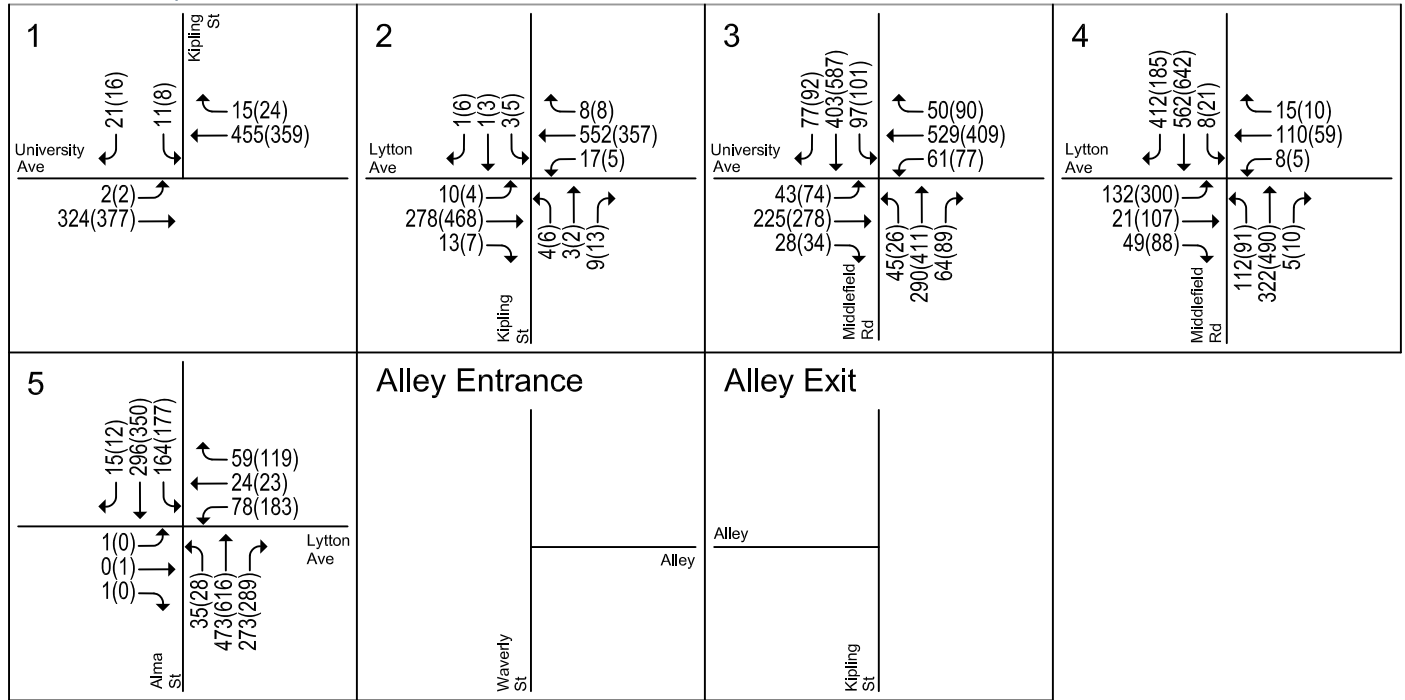
Background peak hour traffic volumes were estimated by adding to existing peak hour volumes the estimated traffic from approved but not yet constructed developments. The approved project information was obtained from the City of Palo Alto, and approved project trips were assigned to the roadway network in accordance with the same procedures used for the project. Background traffic volumes are shown on Figure 8.

The list of approved projects and traffic volumes for all components of traffic are tabulated in Appendix A.

Background Intersection Levels of Service

The results of the intersection level of service analysis under background conditions are summarized in Table 6. The results show that all signalized intersections would continue to operate at an acceptable LOS D or better in both peak periods. The unsignalized intersection would operate at LOS C or better in both the AM and PM peak periods.

429 University Avenue



LEGEND

= Project Site Location

= Study Intersection

XX(X) = AM(PM) Peak-Hour Traffic Volumes

Figure 8
Background Traffic Volumes

5. Background Plus Project Conditions

This chapter describes traffic conditions with the project. It begins with a description of the significance criteria used to establish what constitutes a project impact. A description of the transportation system under existing plus project conditions and the method by which project traffic is estimated is then described. Background plus project conditions are represented by background traffic conditions with the addition of traffic generated by the project.

Significant Impact Criteria

Significance criteria are used to establish what constitutes a significant impact. For this analysis, the criteria used to determine an impact on intersections is based on the City of Palo Alto level of service standards.

City of Palo Alto Definition of Significant Intersection Impacts

The project is said to create a significant adverse impact on traffic conditions at a signalized intersection in the City of Palo Alto if for either peak hour:

1. The level of service at the intersection degrades from an acceptable LOS D or better under no project conditions to an unacceptable LOS E or F under project conditions, or
2. The level of service at the intersection is an unacceptable LOS E or F under no project conditions and the addition of project trips causes both the critical-movement delay at the intersection to increase by 4 seconds or more *and* the critical-movement volume-to-capacity ratio (V/C) to increase by .01 or more.

An exception to this rule applies when the addition of project traffic reduces the amount of average delay for critical movements (i.e. the change in average delay for critical movements is negative). In this case, the threshold of significance is an increase in the critical V/C value by .01 or more.

Project Trip Estimates

As previously described in Chapter 3 (see Table 4), the proposed project is expected to generate 154 new daily trips, with 20 new trips occurring during the AM peak hour and 19 new trips occurring during the PM peak hour. Based on the inbound/outbound splits published by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 9th Edition, the proposed project would produce 15 inbound and 5 outbound trips during the AM peak hour, and 3 inbound and 16 outbound trips during the PM peak hour.



Background Plus Project Traffic Volumes

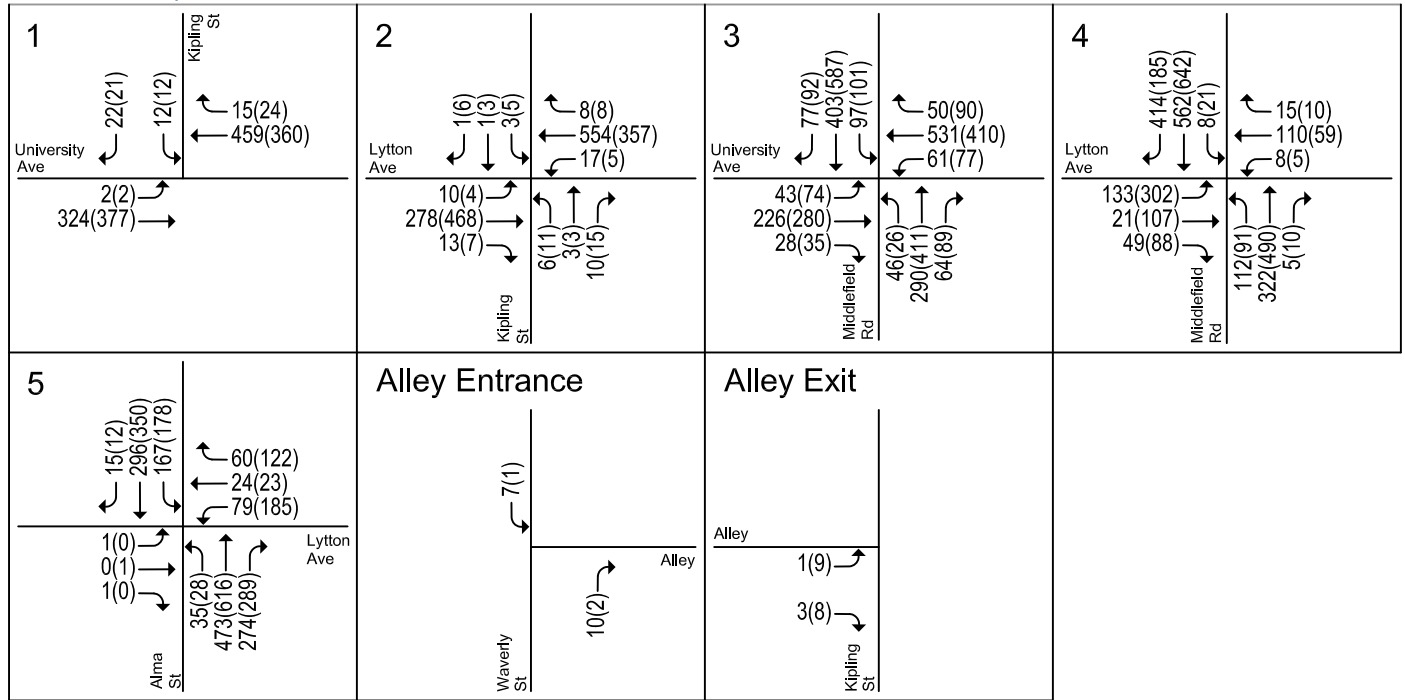
Project trips, as represented in the above project trip assignment, were added to background traffic volumes to obtain existing plus project traffic volumes. The background plus project traffic volumes are shown on Figure 9.



Background Plus Project Intersection Levels of Service

The results of the signalized intersection level of service analysis under background plus project conditions are summarized in Table 6. The results show that all of the intersections would continue to operate at acceptable levels of service (LOS D or better) during both the AM and PM peak hours of traffic. The intersection level of service calculation sheets are included in Appendix B.





LEGEND

= Project Site Location

= Study Intersection

XX(X) = AM(PM) Peak-Hour Traffic Volumes

Figure 9

Background Plus Project Traffic Volumes

Table 6
Background Intersection Levels of Service

Study Number	Intersection	Existing Control ¹	Peak Hour	Background		Background Plus Project			
				Avg. Delay ²	LOS	Avg. Delay ²	LOS	Incr. In Crit. Delay	Incr. In Crit. V/C
1	University Avenue and Kipling Street	Signal	AM	9.6	A	9.7	A	0.1	0.003
			PM	9.9	A	10.5	B	0.7	0.006
2	Lytton Avenue and Kipling Street	TWSC	AM	17.8	C	17.8	C	-	-
			PM	15.0	B	15.1	C	-	-
3	University Avenue and Middlefield Road	Signal	AM	28.4	C	28.4	C	0.0	0.001
			PM	31.5	C	31.5	C	0.0	0.000
4	Lytton Avenue and Middlefield Road	Signal	AM	30.7	C	30.7	C	0.0	0.001
			PM	37.1	D	37.2	D	0.0	0.001
5	Lytton Avenue and Alma Street	Signal	AM	18.1	B	18.2	B	0.2	0.002
			PM	20.9	C	21.0	C	0.1	0.002

Notes:
¹ Intersection control based on existing conditions.
 - Signal = signalized Intersection
 - AWSC = all-way stop controlled intersection
 - TWSC = two-way stop controlled intersection
² Whole intersection weighted average control delay expressed in seconds per vehicle is reported for signalized intersections. Worst case delay (typically left-turning traffic from minor street) is reported for one/two way stop controlled intersections.

6. Cumulative Conditions

This chapter presents a summary of the traffic conditions that would occur under cumulative conditions both with and without the proposed project. Cumulative conditions reflect a horizon year of 2035.

Roadway Network and Traffic Volumes

The intersection lane configurations under cumulative conditions were assumed to be the same as described under existing conditions.

Traffic volumes under cumulative without project conditions were estimated based on the City of Palo Alto traffic forecast model last updated in 2013. Model projections for 2035 were available for the intersections of Middlefield Road & University Avenue, Middlefield Road & Lytton Avenue, and Alma Street & Lytton Avenue. Based on these projections, traffic onto and off of the downtown streets of University Avenue and Lytton Avenue is expected to increase by approximately 25% by 2035. This value was used as an overall growth factor for study intersections at Kipling Street & University Avenue and Kipling Street & Lytton Avenue.

The project trip estimates, as previously described in Chapter 5 (see Table 4), were then added to the cumulative no project traffic volumes to derive the cumulative with project traffic volumes. Figure 10 and Figure 11 show the intersection turning-movement volumes under cumulative conditions both without and with project trips, respectively.

Intersection Levels of Service Under Cumulative Conditions

The level of service results for the study intersections under all cumulative conditions are summarized in Table 7. The intersection level of service calculations are included in Appendix B. The results show that two of the signalized study intersections (University Avenue & Kipling Street and Lytton Avenue & Alma Street) would continue to operate adequately (LOS D or better) under cumulative conditions. Two other signalized intersections (University Avenue & Middlefield Road and Lytton Avenue & Middlefield Road) are expected to operate at unacceptable levels of service (LOS F) under cumulative conditions both with and without the project. The project traffic would not cause a significant impact on the operation of these intersections, based on the significance criteria described in Chapter 5. As shown in Table 7, project traffic would only increase the critical delay by 0.1 second and the critical V/C value by .001, which are less than the significant thresholds of 4 seconds and .01, respectively.

It should be noted that, at some study intersections, the average delay under cumulative plus project conditions is shown to be lower than under no project conditions. This occurs because the intersection delay is a weighted average of all intersection movements. The addition of project traffic to movements with delays lower than the average intersection delay (such as right turns) can reduce the average delay for the entire intersection.

**Table 7
Cumulative Intersection Levels of Service**

Study Number	Intersection	Existing Control ¹	Peak Hour	Cumulative		Cumulative Plus Project			
				Avg. Delay ²	LOS	Avg. Delay ²	LOS	Incr. In Crit. Delay	Incr. In Crit. V/C
1	University Avenue and Kipling Street	Signal	AM	10.6	B	10.7	B	0.2	0.004
			PM	10.7	B	11.4	B	0.2	0.008
2	Lytton Avenue and Kipling Street	TWSC	AM	22.9	C	23.0	C	-	-
			PM	18.6	C	19.1	C	-	-
3	University Avenue and Middlefield Road	Signal	AM	28.6	C	28.6	C	0.0	0.001
			PM	260.5	F	260.3	F	0.0	0.000
4	Lytton Avenue and Middlefield Road	Signal	AM	36.1	D	36.1	D	0.1	0.001
			PM	158.5	F	158.8	F	0.1	0.001
5	Lytton Avenue and Alma Street	Signal	AM	18.6	B	18.7	B	0.2	0.003
			PM	23.6	C	23.8	C	0.2	0.002

Notes:

¹ Intersection control based on existing conditions.

- Signal = signalized Intersection
- TWSC = two-way stop controlled intersection

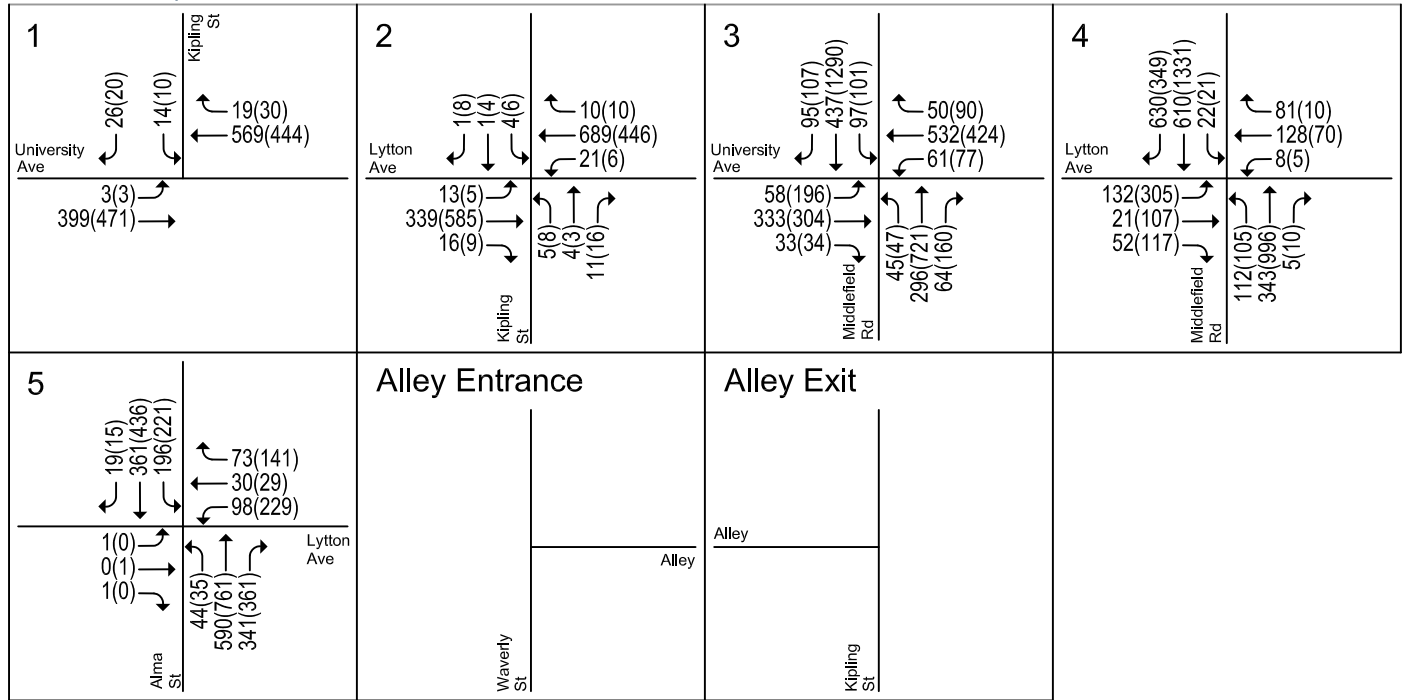
² Whole intersection weighted average control delay expressed in seconds per vehicle is reported for signalized intersections.

Worst case delay (typically left-turning traffic from minor street) is reported for one/two way stop controlled intersections.

Bold indicates a substandard level of service.

Bold indicates a significant project impact.

429 University Avenue



LEGEND

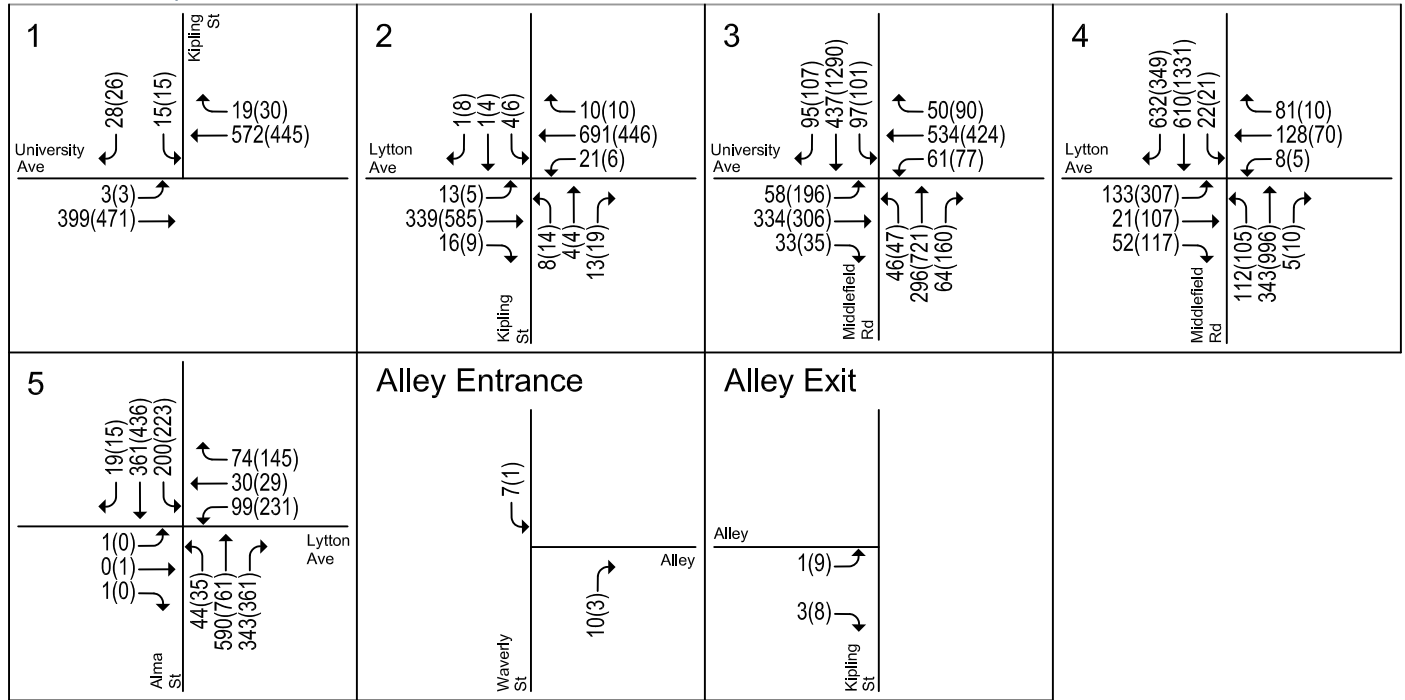
= Project Site Location

= Study Intersection

XX(X) = AM(PM) Peak-Hour Traffic Volumes

Figure 10
Cumulative No Project Traffic Volumes

429 University Avenue



LEGEND

= Project Site Location

= Study Intersection

XX(X) = AM(PM) Peak-Hour Traffic Volumes

Figure 11
Cumulative With Project Traffic Volumes



7. Other Transportation Issues

This chapter presents other transportation issues associated with the project. These include an analysis of:

- Operations analysis – vehicle queuing and storage
- Unsignalized intersections
- Potential impacts to transit, bicycle and pedestrian facilities
- Traffic Demand Management strategies
- Site access, circulation, and parking

Unlike the level of service impact methodology, which is adopted by the City Council, the analyses in this chapter are based on professional judgment in accordance with the standards and methods employed by the traffic engineering community. Although there are no adopted standards or significant thresholds for these operational issues, they do describe transportation conditions that are relevant to the project environment.

Operations Analysis

The operations analysis is based on vehicle queuing for combined southbound turning movements at the signalized intersection of University Avenue & Kipling Street. The analysis is to evaluate whether or not vehicle queuing on Kipling Street would extend beyond Lane 30, which is the alley behind the project site and provides access to the project's parking garage. Vehicle queuing beyond Lane 30 would potentially block the alley and prevent other vehicles from leaving the project site. Vehicle queues were estimated using a Poisson probability distribution. The basis of the analysis is as follows: (1) the Poisson probability distribution is used to estimate the 95th percentile maximum number of queued vehicles for a particular movement; (2) the estimated maximum number of vehicles in the queue is translated into a queue length, assuming 25 feet per vehicle; and (3) the estimated maximum queue length is compared to the existing or planned available storage capacity for the movement. This analysis thus provides a basis for estimating future storage requirements at intersections.

The vehicle queuing estimates and a tabulated summary of the findings for the study movement are provided in



Table 8, Table 9, and Table 10. The analysis indicates that the maximum vehicle queue for the southbound combined right and left turn lane would not exceed the existing vehicle storage length (100 feet) between University Avenue and Lane 30 under all scenarios during AM and PM peak hours. It should be noted that a queue of more than a single vehicle in the southbound direction could prevent other vehicles from turning right from westbound University Avenue onto Kipling Street, due to the extremely narrow roadway width and presence of parked vehicles. This is an existing condition unrelated to the proposed project.



Table 8
Vehicle Queuing and Storage Capacity at Intersections - Existing

Measurement	University Ave / Kipling St	University Ave / Kipling St
	SBL/SBR AM	SBL/SBR PM
Existing		
Cycle/Delay ¹ (sec)	100	100
Volume (vphpl)	32	24
Avg. Queue (veh./ln.)	0.9	0.7
Avg. Queue ² (ft./ln)	22	17
95th % . Queue (veh./ln.)	3	2
95th % . Queue (ft./ln)	75	50
Storage (ft./ ln.)	100	100
Adequate (Y/N)	Y	Y
Existing plus Project		
Cycle/Delay ¹ (sec)	100	100
Volume (vphpl)	34	33
Avg. Queue (veh./ln.)	0.9	0.9
Avg. Queue ² (ft./ln)	24	23
95th % . Queue (veh./ln.)	3	3
95th % . Queue (ft./ln)	75	75
Storage (ft./ ln.)	100	100
Adequate (Y/N)	Y	Y
Notes:		
¹ Vehicle queue calculations based on cycle length for signalized intersections, and movement delay for unsignalized intersections.		
² Assumes 25 feet per vehicle queued.		

Table 9
Vehicle Queuing and Storage Capacity at Intersections - Background

Measurement	University Ave / Kipling St	University Ave / Kipling St
	SBL/SBR AM	SBL/SBR PM
Background		
Cycle/Delay ¹ (sec)	100	100
Volume (vphpl)	32	24
Avg. Queue (veh/ln.)	0.9	0.7
Avg. Queue ² (ft./ln)	22	17
95th % . Queue (veh/ln.)	3	3
95th % . Queue (ft./ln)	75	75
Storage (ft./ ln.)	100	100
Adequate (Y/N)	Y	Y
Background plus Project		
Cycle/Delay ¹ (sec)	100	100
Volume (vphpl)	34	33
Avg. Queue (veh/ln.)	0.9	0.9
Avg. Queue ² (ft./ln)	24	23
95th % . Queue (veh/ln.)	3	3
95th % . Queue (ft./ln)	75	75
Storage (ft./ ln.)	100	100
Adequate (Y/N)	Y	Y
Notes:		
¹ Vehicle queue calculations based on cycle length for signalized intersections, and movement delay for unsignalized intersections.		
² Assumes 25 feet per vehicle queued.		

Table 10
Vehicle Queuing and Storage Capacity at Intersections - Cumulative

Measurement	University Ave / Kipling St	University Ave / Kipling St
	SBL/SBR AM	SBL/SBR PM
Cumulative		
Cycle/Delay ¹ (sec)	100	100
Volume (vphpl)	30	30
Avg. Queue (veh./ln.)	0.8	0.8
Avg. Queue ² (ft./ln)	21	21
95th % . Queue (veh./ln.)	3	3
95th % . Queue (ft./ln)	75	75
Storage (ft./ ln.)	100	100
Adequate (Y/N)	Y	Y
Cumulative plus Project		
Cycle/Delay ¹ (sec)	100	100
Volume (vphpl)	33	41
Avg. Queue (veh./ln.)	0.9	1.1
Avg. Queue ² (ft./ln)	23	28
95th % . Queue (veh./ln.)	3	3
95th % . Queue (ft./ln)	75	75
Storage (ft./ ln.)	100	100
Adequate (Y/N)	Y	Y
Notes:		
¹ Vehicle queue calculations based on cycle length for signalized intersections, and movement delay for unsignalized intersections.		
² Assumes 25 feet per vehicle queued.		



Unsignalized Intersection Analysis

This section discusses traffic conditions at the unsignalized study intersection. Unlike signalized intersections, which typically represent constraint points for the roadway network, unsignalized intersections rarely limit the potential capacity of a roadway. The determination of appropriate improvements to unsignalized intersections typically includes a qualitative and quantitative analysis of movement delay, movement traffic volumes, and intersection safety. For this reason, improvements to unsignalized intersections are frequently determined on the basis of professional judgment. Per the City of Palo Alto, as part of this analysis, operations at the following unsignalized intersection was evaluated.

- Lytton Avenue & Kipling Street

Level of Service Analysis

The levels of service for the Lytton Avenue & Kipling Street intersection under existing, background, and cumulative conditions, with and without the project, are shown in



Table 11. The delay and level of service for the intersection are reported as the worst movement delay from the minor street (Kipling Street) movements. Based on this analysis, the intersection would operate at a level of service of C or better under all conditions and the project traffic would only cause an increase in vehicle delay of 0.5 second or less. The intersection level of service calculation sheets are shown in Appendix B.

Traffic Signal Warrants

For the unsignalized intersection of Lytton Avenue & Kipling Street, an assessment was made of the need for signalization of the intersection. This assessment was made on the basis of the Peak-hour Volume Signal Warrant, Warrant #3 described in the *California Manual on Uniform Traffic Control Devices*, 2010. This method makes no evaluation of intersection level of service, but simply provides an indication whether peak-hour traffic volumes are, or would be sufficient to justify installation of a traffic signal. The signal warrant analysis sheets are included in Appendix C. The analysis shows that the peak hour volume warrant would not be satisfied at this intersection under any scenarios.

Sight Distance Analysis

The unsignalized study intersection should be free and clear of any obstructions to optimize sight distance, thereby ensuring that drivers can see pedestrians on the sidewalk and other vehicles traveling on the adjacent roadways. Landscaping and parking should not conflict with a driver's ability to locate a gap in traffic. Adequate corner sight distance (sight distance triangles) should be provided at all intersections in accordance with Caltrans standards. Sight distance triangles should be measured approximately 10 feet back from the traveled way.

The intersection of Lytton Avenue & Kipling Street was evaluated in the field to determine whether the sight distance is adequate. Based on field review, it was determined that the existing unsignalized intersection has adequate sight distance.

Unsignalized Intersection Conclusions

After review of the vehicle delays, signal warrant analyses, and sight distance analyses, it is Hexagon's opinion that the intersection of Lytton Avenue & Kipling Street would operate acceptably without modification.

Table 11
Unsignalized Intersection Level of Service – Lytton Avenue & and Kipling Street

Study Number	Intersection Name	Existing Control ¹	Peak Hour	Existing		Existing Plus Project			Background		Background Plus			Cumulative		Cumulative Plus		
				Delay ²	LOS	Delay ²	LOS	Incr. In Delay	Delay ²	LOS	Delay ²	LOS	Incr. In Del.	Delay ²	LOS	Delay ²	LOS	Incr. In Delay
2	Lytton Avenue and Kipling Street	TWSC	AM	17.6	C	17.7	C	0.1	17.8	C	17.8	C	0.0	22.9	C	23.0	C	0.1
			PM	15.0	B	15.1	C	0.1	15.0	B	15.1	C	0.1	18.6	C	19.1	C	0.5

Notes:
¹ TWSC = two-way stop controlled intersection
² Worst case delay from minor streets (stop controlled approaches) is reported for one/two way stop controlled intersections.



Project Impacts on Bicycle, Pedestrians, & Transit

The project location is approximately ½ mile from the Caltrain station and transit center and in a pedestrian and bicycle friendly downtown area, and the underground parking garage is equipped with bike lockers and a shower room for employees. It is reasonable to assume that some employees would utilize transit or bicycles. Due to the project size, it is unlikely to produce significant bicycle trips or pedestrian trips or impact the nearby trains and buses. It is expected that these additional trips could easily be accommodated by the existing bicycle, pedestrian, and transit facilities. However, the intersection of University Avenue & Kipling Street is in need of pedestrian upgrades, in the form of pedestrian signal heads.

Recommendation: The project applicant should make a fair share contribution to the installation of pedestrian signal heads at the intersection of University Avenue & Kipling Street.



Site Access and Circulation

This section describes the site access and circulation of the proposed project. This review is based on a project site plan prepared by Hayes Group Architects dated October 20, 2014. The project site plan is shown in Figure 12. The parking garage plan is shown in Figure 13

Project Parking Garage Level 1



Figure 14 and **Figure 14**.

Site access

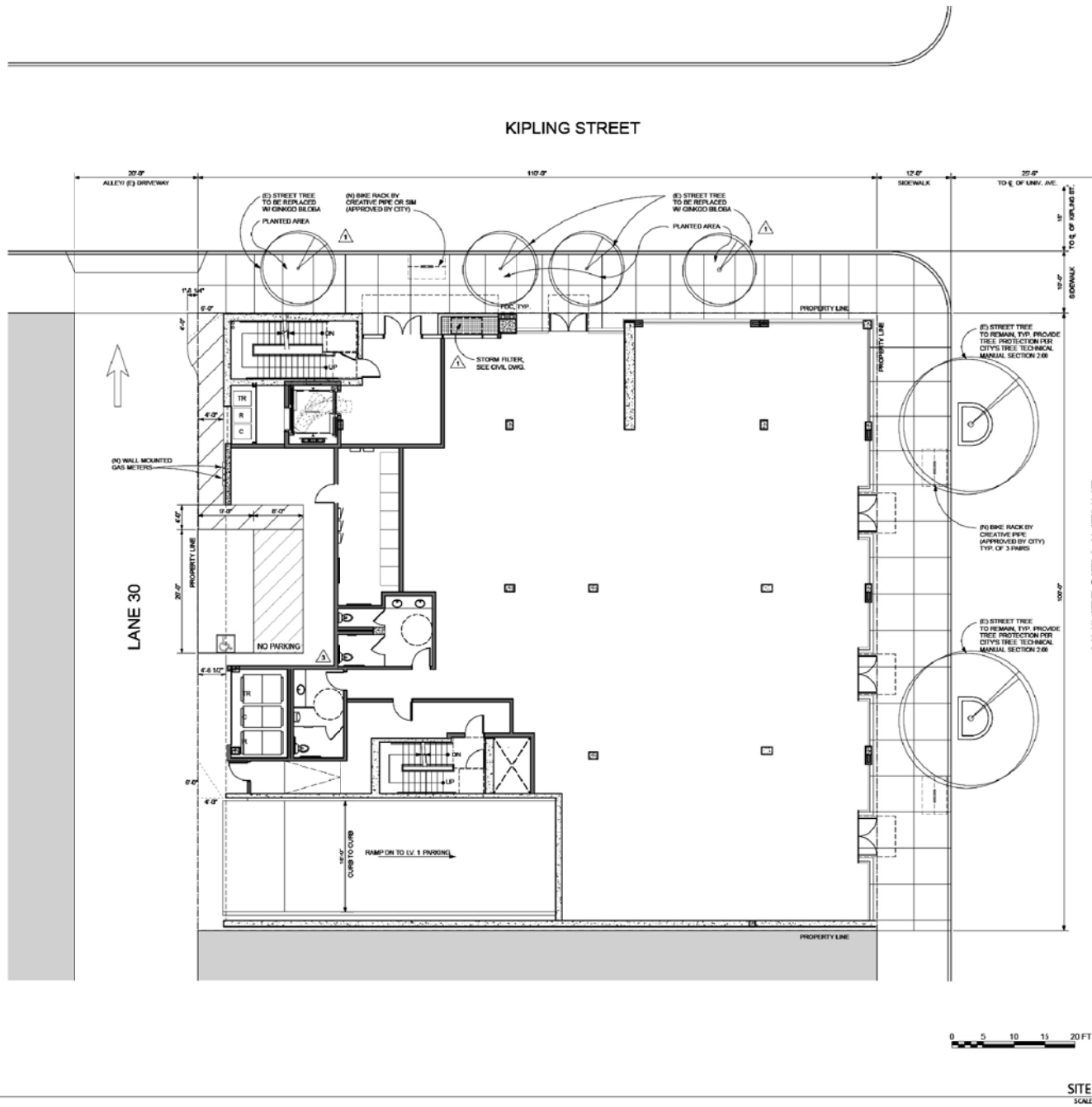
Access to the alley adjacent to the site would be assisted by breaks in traffic on Waverly Street created by the nearby traffic signals at Lytton Avenue and University Avenue. In the event that a vehicle making a right turn out of the alley onto Kipling Street encountered a significant queue, the driver might choose to make a left turn onto Kipling Street and then onto Lytton Avenue to circle around the block. Such maneuvers are common in downtown settings during commute periods. Overall, it is anticipated that the project's garage access would operate acceptably and would be typical of a development in an urban setting with underground parking.

Truck access and loading would be provided adjacent to the project site via the alley. The alley currently provides adequate truck access for other adjacent businesses, and it is expected that it would provide adequate access for the proposed project as well.

Adequate corner sight distance would be provided at the exit of the alley for drivers to see approaching vehicles on Kipling Street. Sight distance is typically measured approximately 10 feet back from the traveled way. For a one-way alley, sight distance would be measured from the centerline. The proposed project would provide a 4-foot setback from the edge of the alley, putting a driver approximately 14 feet away from the nearest corner of the building. The project also would remove the large street tree adjacent to this corner, which currently blocks some visibility of the roadway, to be replaced with a new tree 15 feet back from the corner of the building. The combination of the setback and the tree removal would provide adequate visibility of other vehicles and pedestrians.

The driveway exit as designed would not provide adequate visibility of the alley for exiting vehicles, causing potential conflicts with approaching vehicles or pedestrians in the alley. This may be corrected with the addition of a mirror.

Recommendation: The design of the garage driveway at the alley would create sight distance problems if there were pedestrians in the alley. The project applicant should install a mirror at the driveway exit to ensure adequate visibility.



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PROJECT DESCRIPTION:

429 UNIVERSITY AVE
 PALO ALTO
 CALIFORNIA, CA 94301

DESCRIPTION

AREA MAJOR SUBMISSION
 06.10.14

SHEET REVISIONS

- △ PLANNING REVISIONS 02.26.14
- △ PLANNING REVISION 3 10.03.14
- △ PLANNING REVISION 3A 10.26.14
- △
- △

DRAWING CONTENT

SITE PLAN

STAMP

JOB NUMBER:
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SCALE:
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DRAWN BY:
KC

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SITE PLAN 1
 SCALE 1/8" = 1'-0"

A0.4

Figure 12
 Site Plan



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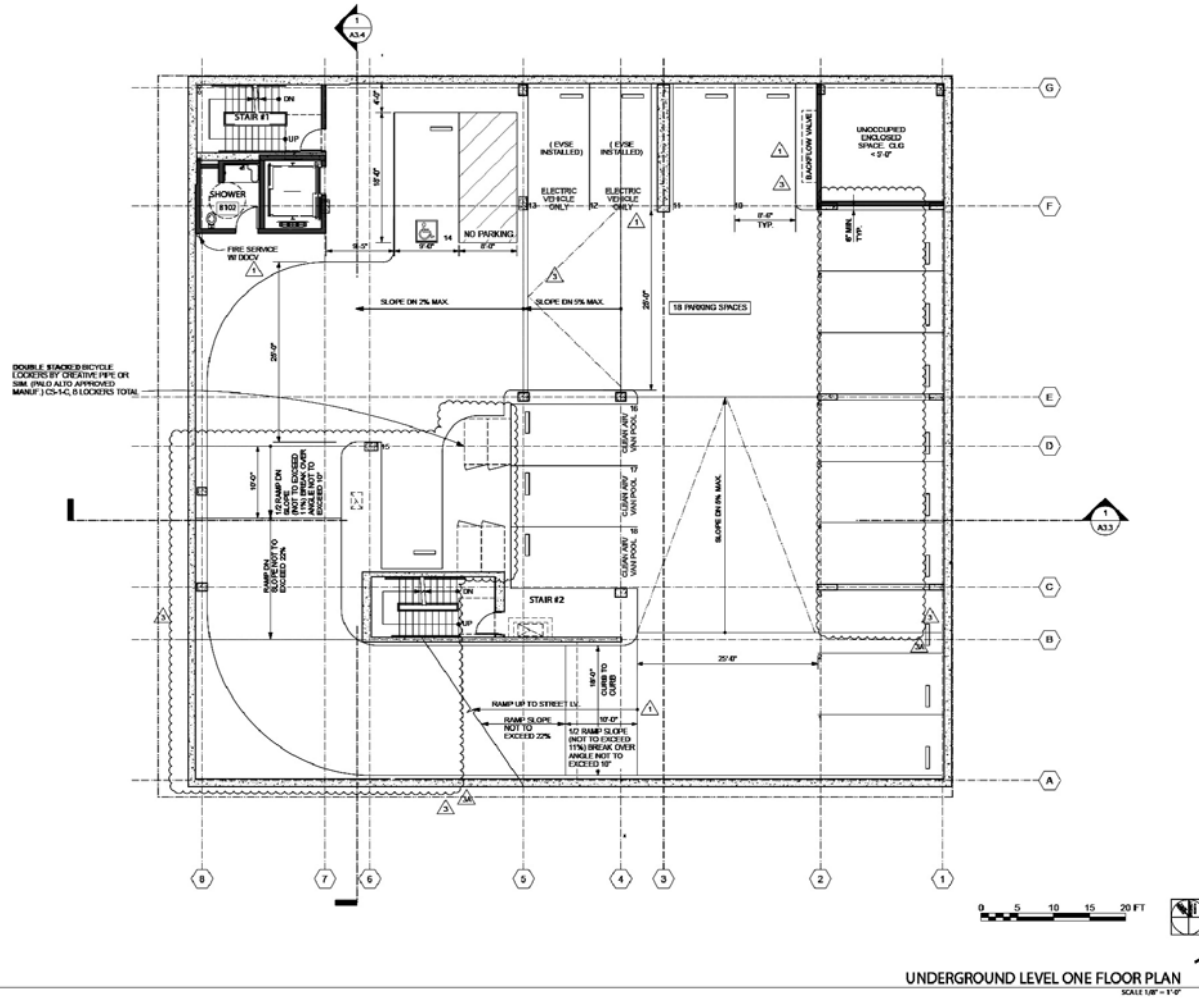
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 - ▲ PLANNING REVISION 5A 10.26.14
 - ▲
 - ▲

DRAWING CONTENT
 UNDERGROUND
 LEVEL ONE
 FLOOR PLAN

STAMP

JOB NUMBER:
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 SCALE:
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 KC
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UNDERGROUND LEVEL ONE FLOOR PLAN 1
 SCALE 1/8" = 1'-0" A2.2

Figure 13
 Project Parking Garage - First Level





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PROJECT DESCRIPTION:

429 UNIVERSITY AVE
 PALO ALTO
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DESCRIPTION:

ASB MAJOR SUBMISSION
 08.16.14

SHEET REVISIONS:

- △ PLANNING REVISIONS 08.26.14
- △ PLANNING REVISION 3 10.28.14
- △ PLANNING REVISION 3A 10.28.14
- △
- △

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UNDERGROUND
 LEVEL TWO
 FLOOR PLAN

STAMP:

JOB NUMBER:

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SCALE:

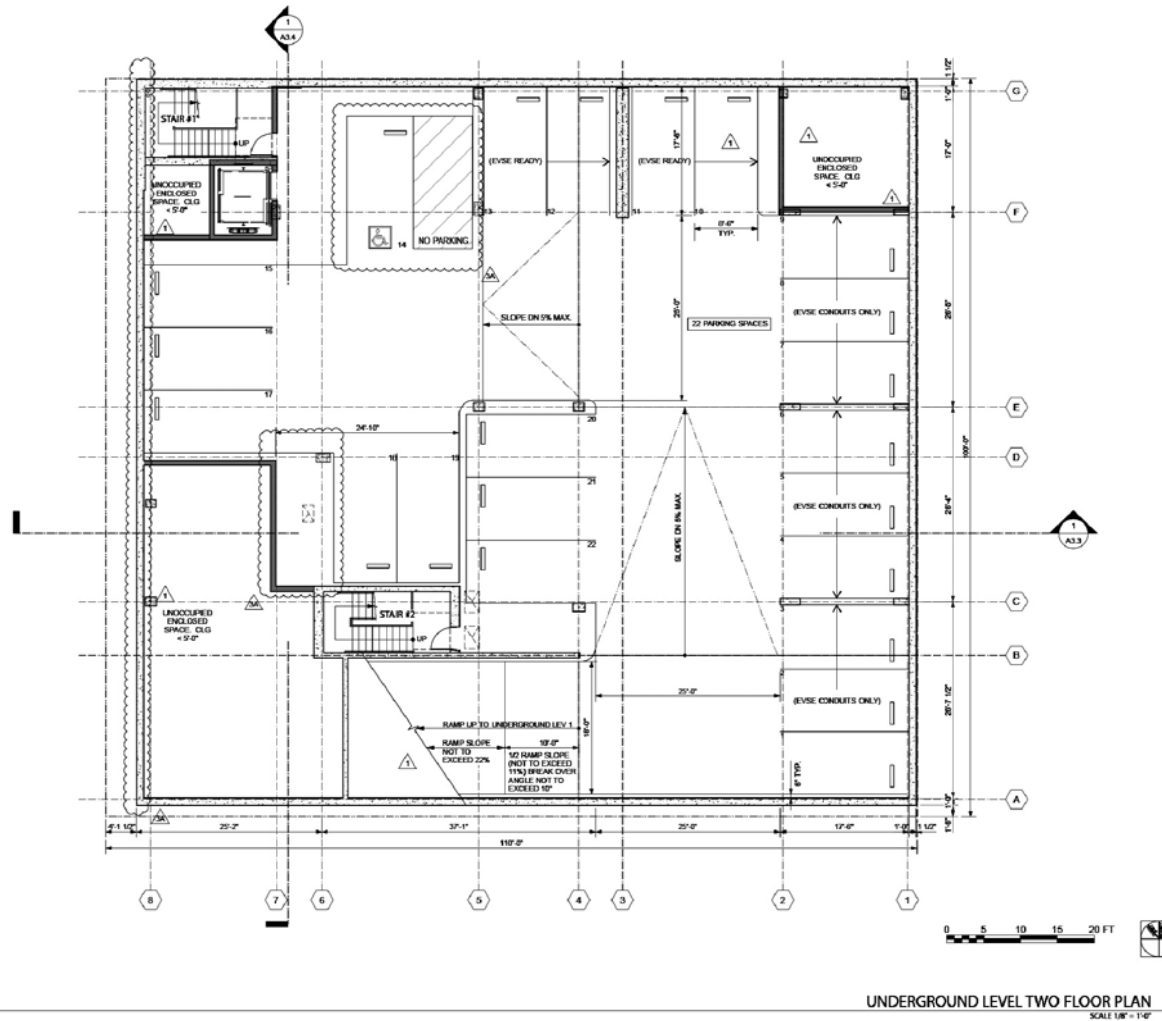
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A2.1

Figure 14

Project Parking Garage - Second Level



On-Site Circulation

The onsite circulation was reviewed in accordance with generally accepted traffic engineering standards. The proposed plan would provide one main drive aisle that would lead to two levels of underground parking. Parking is shown at 90 degrees to the main drive aisle. This drive aisle makes several 90 degree turns to spiral down to the second underground level. The City parking facility design standards specify a minimum width of 16 feet for two-way underground ramps; 25 feet for two-way drive aisles lined with 8.5 foot wide, 90 degree spaces; and maximum slope of 2% adjacent to accessible parking spaces. Additionally, bike lockers require a five foot aisle in front of the door openings. The proposed parking plan meets these minimum specifications, as well as providing the minimum dimensions for standard, accessible, and van-accessible spaces. However, due to the limited footprint of the underground parking, vehicles are required to navigate tight 90 degree turns near the ends of both ramps and the middle of the lower ramp, where sight lines may be restricted.

Recommendation: Install mirrors at each turn within the parking garage to provide adequate sight distance.

Parking

The parking supply for the proposed project was evaluated based on the City of Palo Alto parking code for Multiple-Family Residential and the Downtown University Avenue Parking Assessment District. The code requires a minimum parking supply of one space per 250 square feet for non residential uses and two spaces per two-bedroom or larger unit. Multiple-Family Residential developments must also provide one guest space per unit, plus 10% of the total units. In addition, the City requires one long term bicycle space per residential unit and one space per 2,500 square feet of non-residential space, of which 40% must be long-term. In parking structures containing 26-50 spaces, two of these must be accessible, including one van-accessible space.

The existing site includes retail space comparable to that of the first floor of the proposed project, with ten total off-street parking spaces provided. In the case of additions or enlargement of existing buildings and uses, the City parking code stipulates that additional parking is required only for the new addition or enlargement. Under this requirement, the existing 7,804 square feet of retail space and ten parking spaces is incorporated into the project's final parking plan. In addition, the project utilizes a Transfer of Development Rights (TDR) exemption for 5,000 square feet that does not require parking be provided. The four residential units would not be subject to any exemptions or parking reductions. Detailed parking calculations prepared by Hayes Group Architects dated October 20, 2014, can be found in Appendix D.

Based on the City of Palo Alto parking code and zoning requirements, this project would be required to provide 35 parking spaces, including one standard accessible space and one van accessible space. In addition, the project would require six short term and eight long term bicycle storage spaces. The project plans would provide 40 spaces in the underground parking garage, including the two required accessible spaces, as well as the required bicycle spaces. An additional van accessible space is provided at ground level along the alley. The provided parking supply shown in the project plans meets the city requirement.

Recommendation: Prior to final design, City staff should review floor area exemptions to ensure adequate parking is being supplied.

Transportation Demand Management

While this project does not include an explicit transportation demand management (TDM) plan, several elements common to TDM are present. Most importantly, the project is located in a transit-rich and pedestrian friendly location. Second, the underground parking includes both bicycle lockers and a restroom with shower. Both of these features should result in some reduction in automobile trips generated by the project and reduce the amount of parking needed by employees. In addition, the project is in a good location for transit-related TDM strategies that may be implemented by future tenants, such as Caltrain and VTA Go Passes or reimbursement of transit fares. However, due to the small project trip generation, a TDM plan is not necessary to reduce peak hour trips.



429 University Avenue Technical Appendices

October 20, 2014



Appendix A

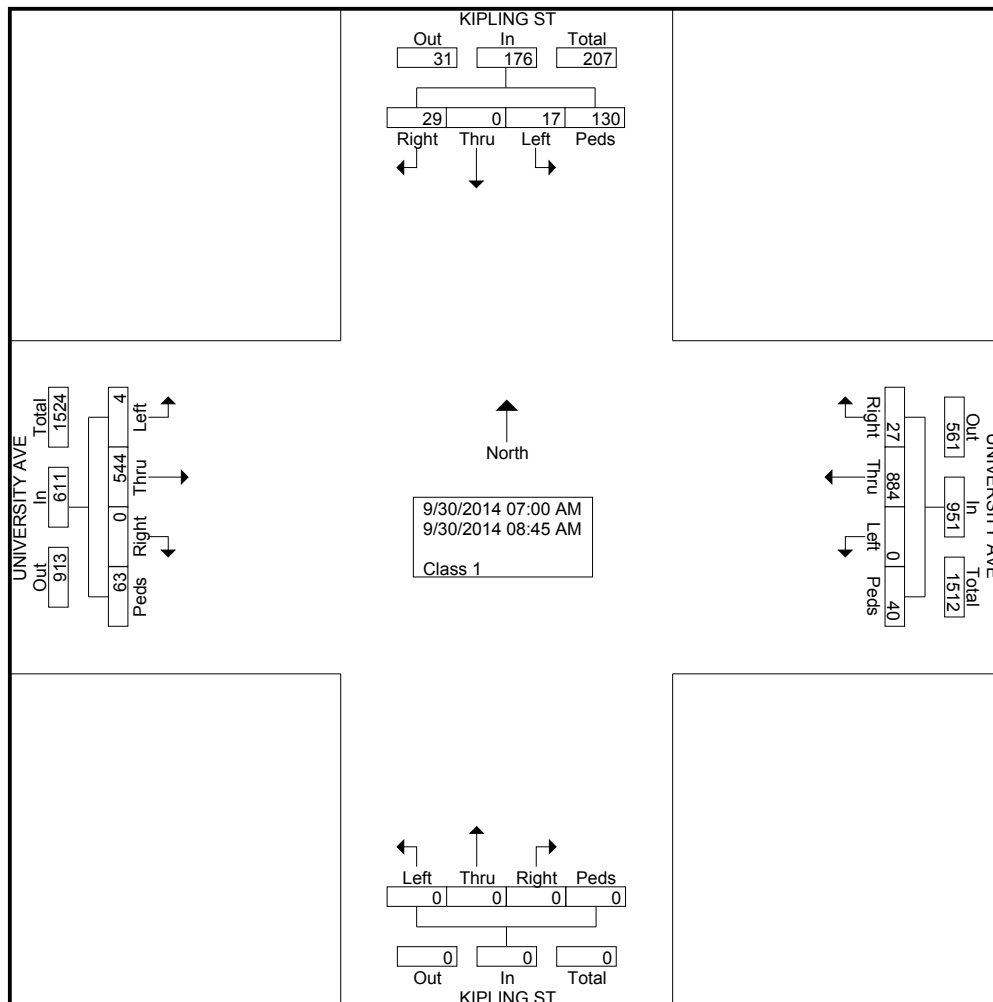
Traffic Counts

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 Wheat Ridge, CO 80033

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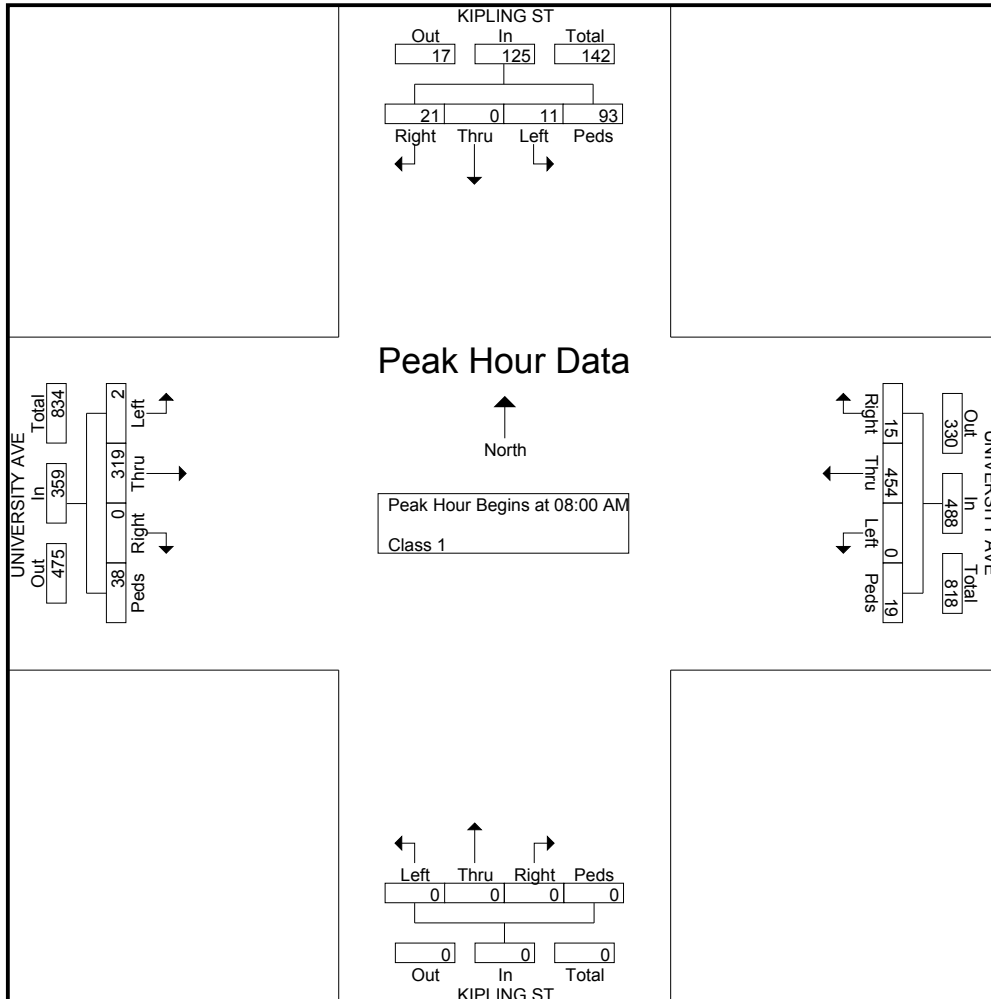
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08:30 AM	4	0	1	21	3	120	0	4	0	0	0	0	0	75	0	8	236
08:45 AM	4	0	3	27	2	115	0	1	0	0	0	0	0	85	1	13	251
Total	21	0	11	93	15	454	0	19	0	0	0	0	0	319	2	38	972
Grand Total	29	0	17	130	27	884	0	40	0	0	0	0	0	544	4	63	1738
Apprch %	16.5	0	9.7	73.9	2.8	93	0	4.2	0	0	0	0	0	89	0.7	10.3	
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Peak Hour for Entire Intersection Begins at 08:00 AM																					
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08:15 AM	7	0	5	21	33	5	109	0	5	119	0	0	0	0	0	0	90	1	10	101	253
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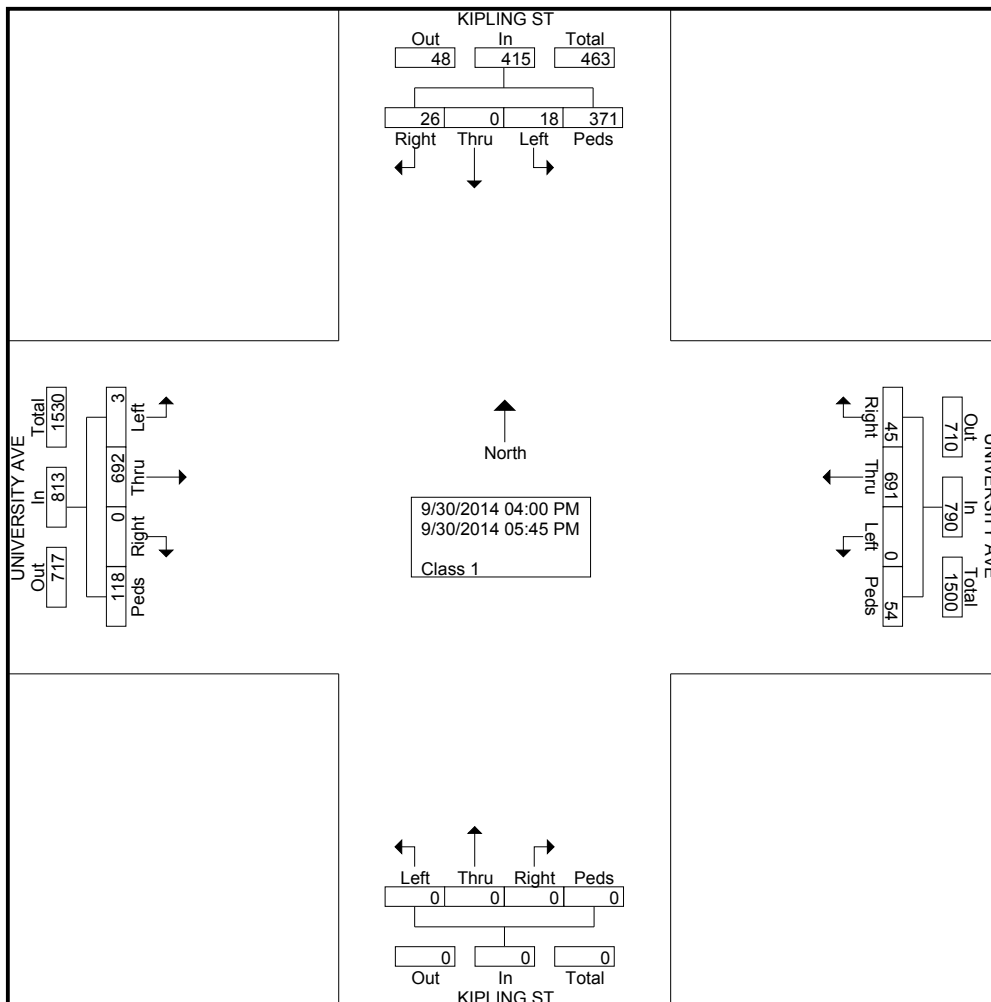
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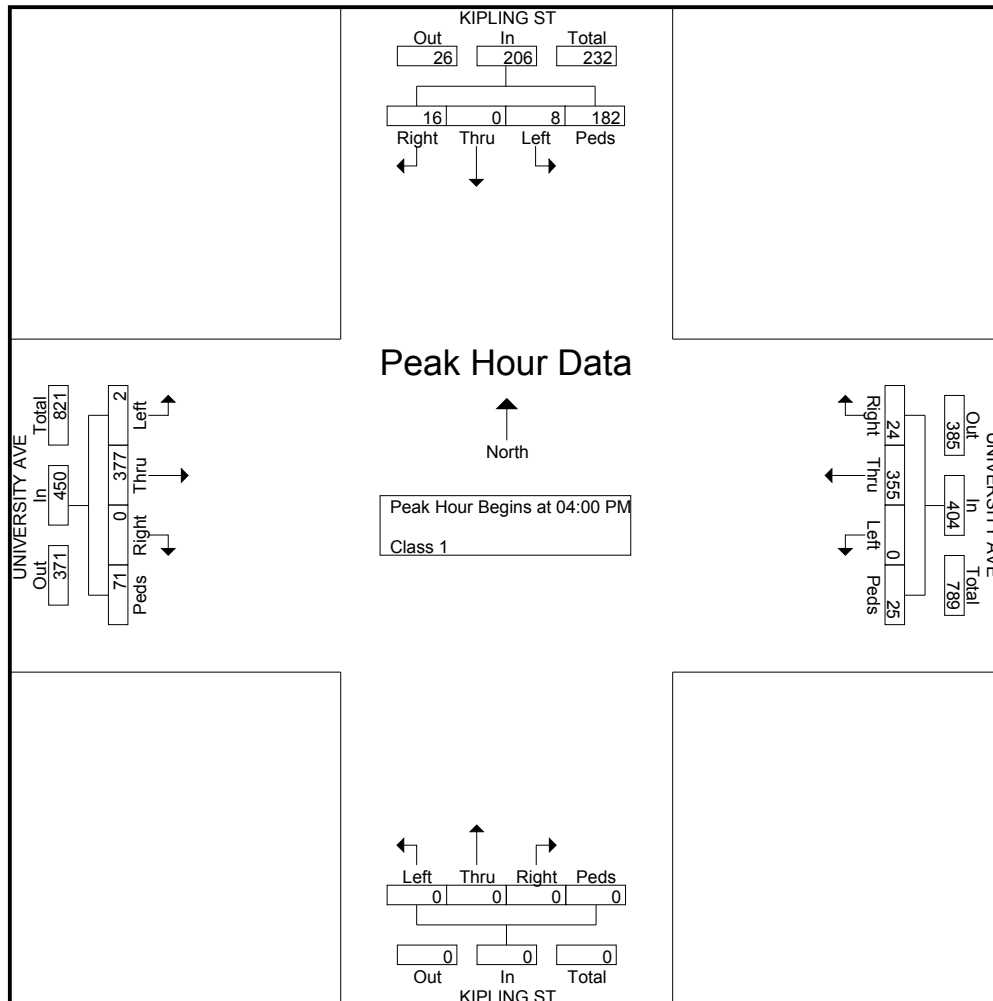
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04:15 PM	3	0	3	38	44	6	98	0	2	106	0	0	0	0	0	0	95	1	18	114	264
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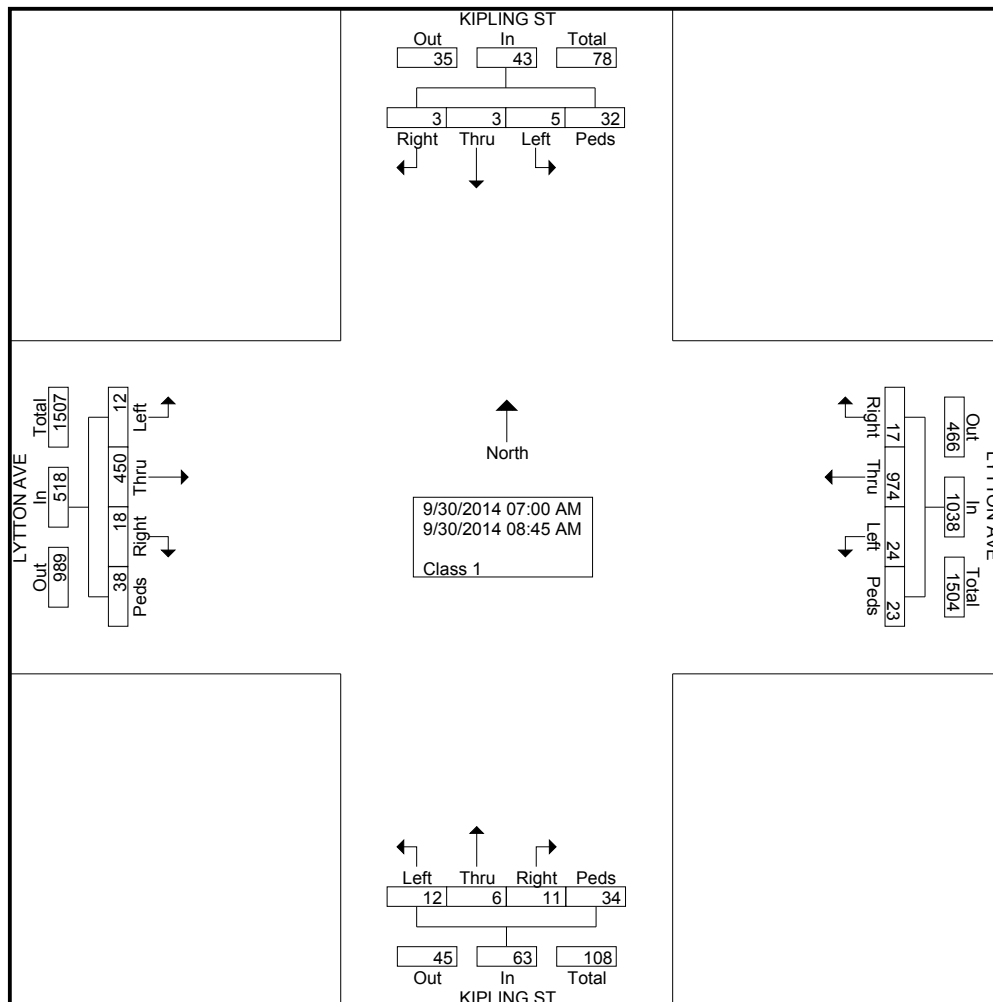
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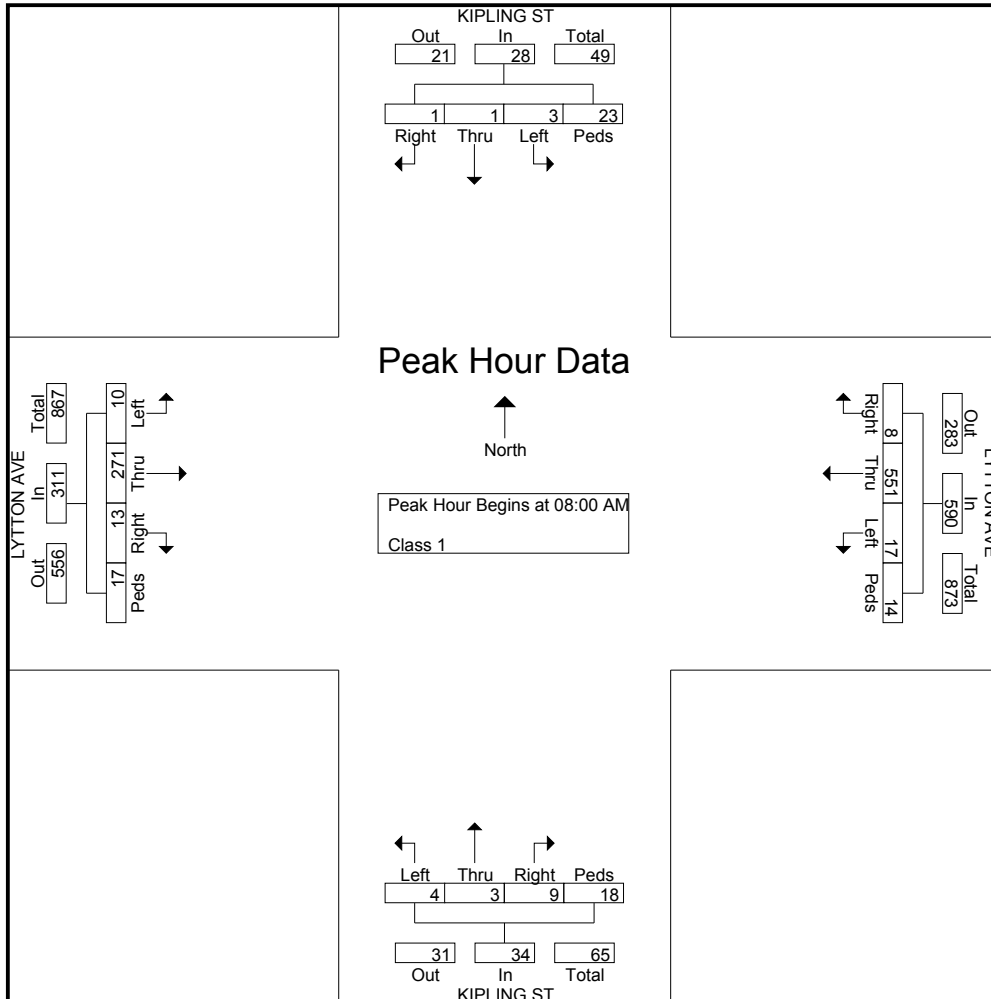
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04:30 PM	4	0	0	45	5	76	0	10	0	0	0	0	0	97	1	9
04:45 PM	4	0	4	39	4	93	0	5	0	0	0	0	0	84	0	19
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07:30 AM	0	0	1	0	0	100	2	1	1	0	1	4	4	42	0	6	162
07:45 AM	1	2	1	0	6	109	4	3	1	1	1	5	0	67	1	3	205
Total	2	2	2	9	9	423	7	9	2	3	8	16	5	179	2	21	699
08:00 AM	1	1	2	4	2	145	4	3	1	1	2	4	2	61	2	2	237
08:15 AM	0	0	0	4	0	135	3	4	3	1	2	3	4	73	2	6	240
08:30 AM	0	0	1	3	5	126	6	1	2	0	0	8	4	65	4	5	230
08:45 AM	0	0	0	12	1	145	4	6	3	1	0	3	3	72	2	4	256
Total	1	1	3	23	8	551	17	14	9	3	4	18	13	271	10	17	963
Grand Total	3	3	5	32	17	974	24	23	11	6	12	34	18	450	12	38	1662
Apprch %	7	7	11.6	74.4	1.6	93.8	2.3	2.2	17.5	9.5	19	54	3.5	86.9	2.3	7.3	
Total %	0.2	0.2	0.3	1.9	1	58.6	1.4	1.4	0.7	0.4	0.7	2	1.1	27.1	0.7	2.3	



Start Time	KIPLING ST Southbound					LYTTON AVE Westbound					KIPLING ST Northbound					LYTTON AVE Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	1	1	2	4	8	2	145	4	3	154	1	1	2	4	8	2	61	2	2	67	237
08:15 AM	0	0	0	4	4	0	135	3	4	142	3	1	2	3	9	4	73	2	6	85	240
08:30 AM	0	0	1	3	4	5	126	6	1	138	2	0	0	8	10	4	65	4	5	78	230
08:45 AM	0	0	0	12	12	1	145	4	6	156	3	1	0	3	7	3	72	2	4	81	256
Total Volume	1	1	3	23	28	8	551	17	14	590	9	3	4	18	34	13	271	10	17	311	963
% App. Total	3.6	3.6	10.7	82.1		1.4	93.4	2.9	2.4		26.5	8.8	11.8	52.9		4.2	87.1	3.2	5.5		
PHF	.250	.250	.375	.479	.583	.400	.950	.708	.583	.946	.750	.750	.500	.563	.850	.813	.928	.625	.708	.915	.940



File Name: C:\Users\Shark Daddy\Desktop\COUNTS 2013\CA\PALO ALTO 14GB34\#2 KIPLING&LYTTONAM.ppd

Start Date: 9/30/2014

Start Time: 7:00:00 AM

Site Code: 00000000

Comment 1: Default Comments

Comment 2: Change These in The Preferences Window

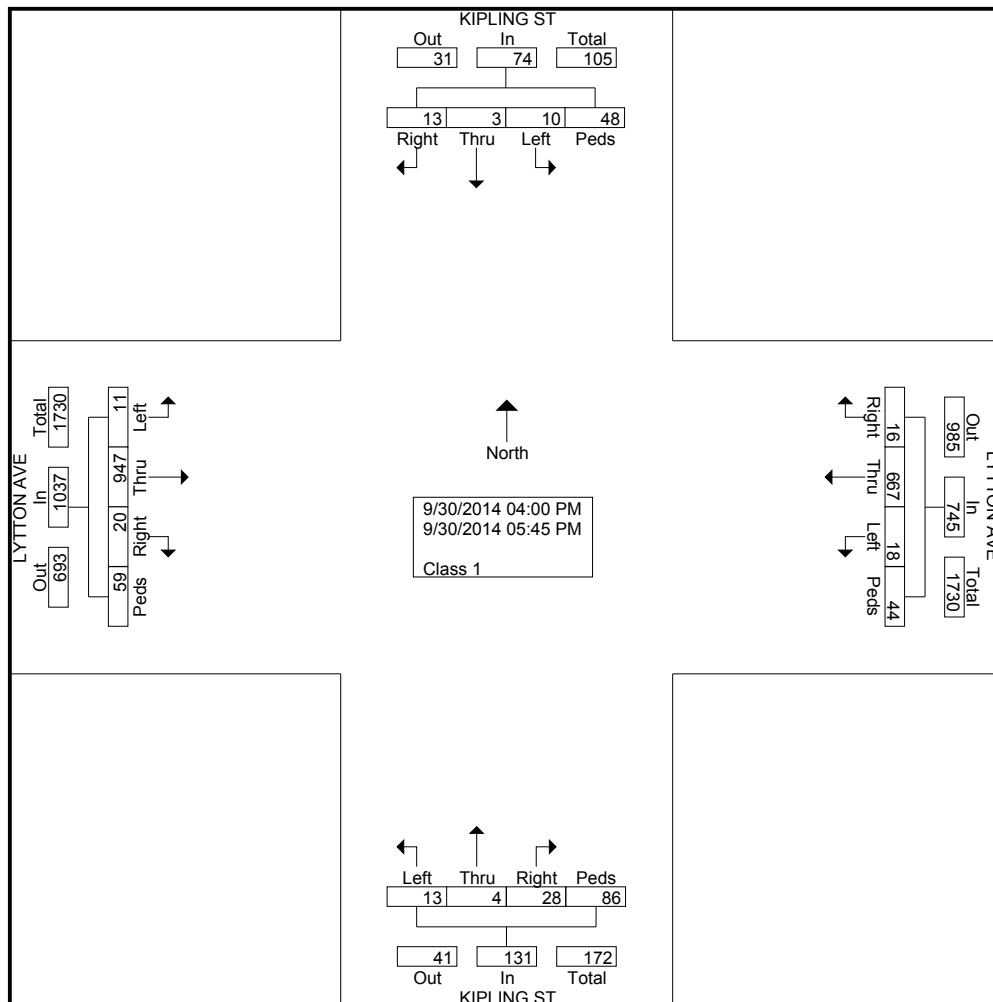
Comment 3: Select File/Preference in the Main Screenshot

Comment 4: Then Click the Comments Tab

Start Time	KIPLING ST Southbound				LYTTON AVE Westbound				KIPLING ST Northbound				LYTTON AVE Eastbound			
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds
07:00 AM	1	0	0	2	1	91	0	0	0	2	4	2	1	31	0	6
07:15 AM	0	0	0	7	2	123	1	5	0	0	2	5	0	39	1	6
07:30 AM	0	0	1	0	0	100	2	1	1	0	1	4	4	42	0	6
07:45 AM	1	2	1	0	6	109	4	3	1	1	1	5	0	67	1	3
08:00 AM	1	1	2	4	2	145	4	3	1	1	2	4	2	61	2	2
08:15 AM	0	0	0	4	0	135	3	4	3	1	2	3	4	73	2	6
08:30 AM	0	0	1	3	5	126	6	1	2	0	0	8	4	65	4	5
08:45 AM	0	0	0	12	1	145	4	6	3	1	0	3	3	72	2	4

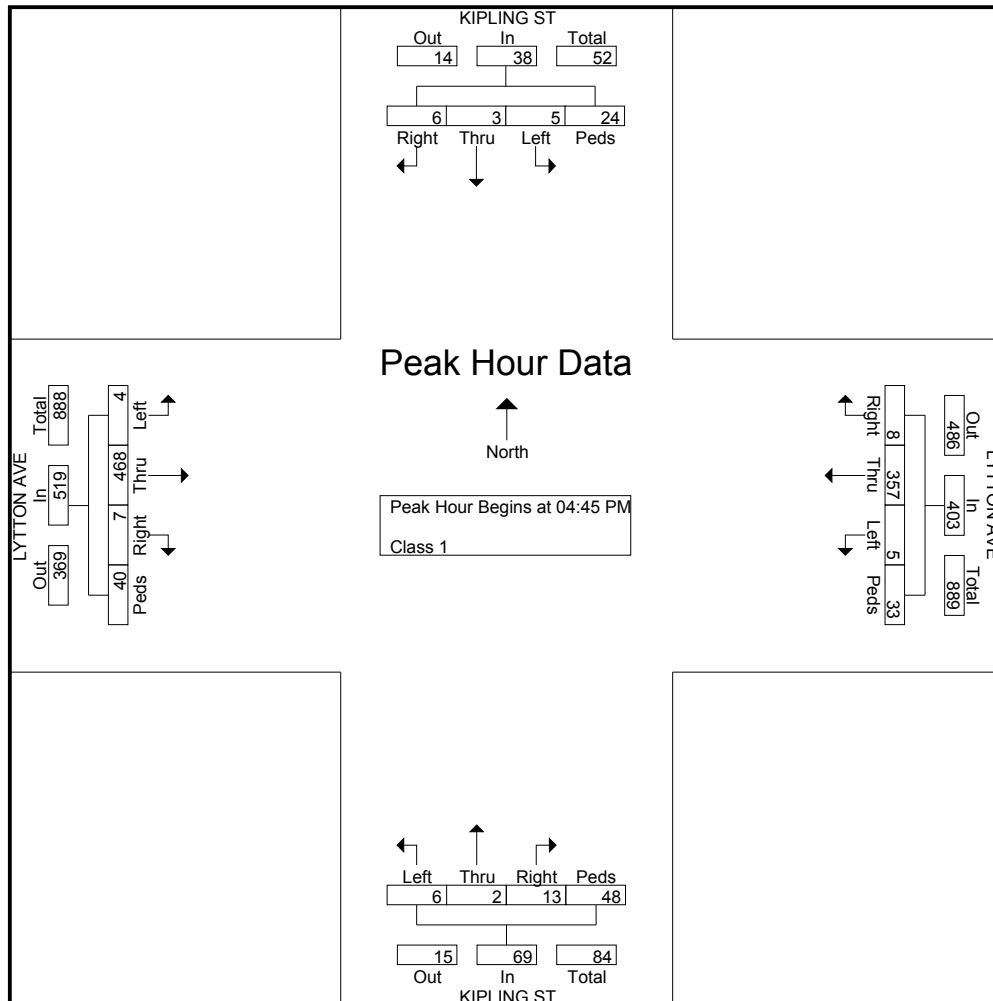
Groups Printed- Class 1

Start Time	KIPLING ST Southbound				LYTTON AVE Westbound				KIPLING ST Northbound				LYTTON AVE Eastbound				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
04:00 PM	2	0	1	5	0	73	2	1	7	0	3	9	6	128	3	7	247
04:15 PM	2	0	1	6	4	88	4	4	4	2	1	7	3	122	2	5	255
04:30 PM	2	0	2	11	3	66	4	3	2	0	1	12	0	110	1	5	222
04:45 PM	2	1	2	18	1	98	0	14	1	1	2	12	4	116	2	14	288
Total	8	1	6	40	8	325	10	22	14	3	7	40	13	476	8	31	1012
05:00 PM	0	0	3	1	1	80	2	8	5	1	0	18	1	112	1	14	247
05:15 PM	3	0	0	3	4	79	1	8	3	0	2	8	1	103	0	8	223
05:30 PM	1	2	0	2	2	100	2	3	4	0	2	10	1	137	1	4	271
05:45 PM	1	0	1	2	1	83	3	3	2	0	2	10	4	119	1	2	234
Total	5	2	4	8	8	342	8	22	14	1	6	46	7	471	3	28	975
Grand Total	13	3	10	48	16	667	18	44	28	4	13	86	20	947	11	59	1987
Apprch %	17.6	4.1	13.5	64.9	2.1	89.5	2.4	5.9	21.4	3.1	9.9	65.6	1.9	91.3	1.1	5.7	
Total %	0.7	0.2	0.5	2.4	0.8	33.6	0.9	2.2	1.4	0.2	0.7	4.3	1	47.7	0.6	3	



File Name : #2 KIPLING&LYTTONPM
 Site Code : 00000000
 Start Date : 9/30/2014
 Page No : 2

Start Time	KIPLING ST Southbound					LYTTON AVE Westbound					KIPLING ST Northbound					LYTTON AVE Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	2	1	2	18	23	1	98	0	14	113	1	1	2	12	16	4	116	2	14	136	288
05:00 PM	0	0	3	1	4	1	80	2	8	91	5	1	0	18	24	1	112	1	14	128	247
05:15 PM	3	0	0	3	6	4	79	1	8	92	3	0	2	8	13	1	103	0	8	112	223
05:30 PM	1	2	0	2	5	2	100	2	3	107	4	0	2	10	16	1	137	1	4	143	271
Total Volume	6	3	5	24	38	8	357	5	33	403	13	2	6	48	69	7	468	4	40	519	1029
% App. Total	15.8	7.9	13.2	63.2		2	88.6	1.2	8.2		18.8	2.9	8.7	69.6		1.3	90.2	0.8	7.7		
PHF	.500	.375	.417	.333	.413	.500	.893	.625	.589	.892	.650	.500	.750	.667	.719	.438	.854	.500	.714	.907	.893



File Name: C:\Users\Shark Daddy\Desktop\COUNTS 2013\CA\PALO ALTO 14GB34\#2 KIPLING&LYTTONPM.ppd

Start Date: 9/30/2014

Start Time: 4:00:00 PM

Site Code: 00000000

Comment 1: Default Comments

Comment 2: Change These in The Preferences Window

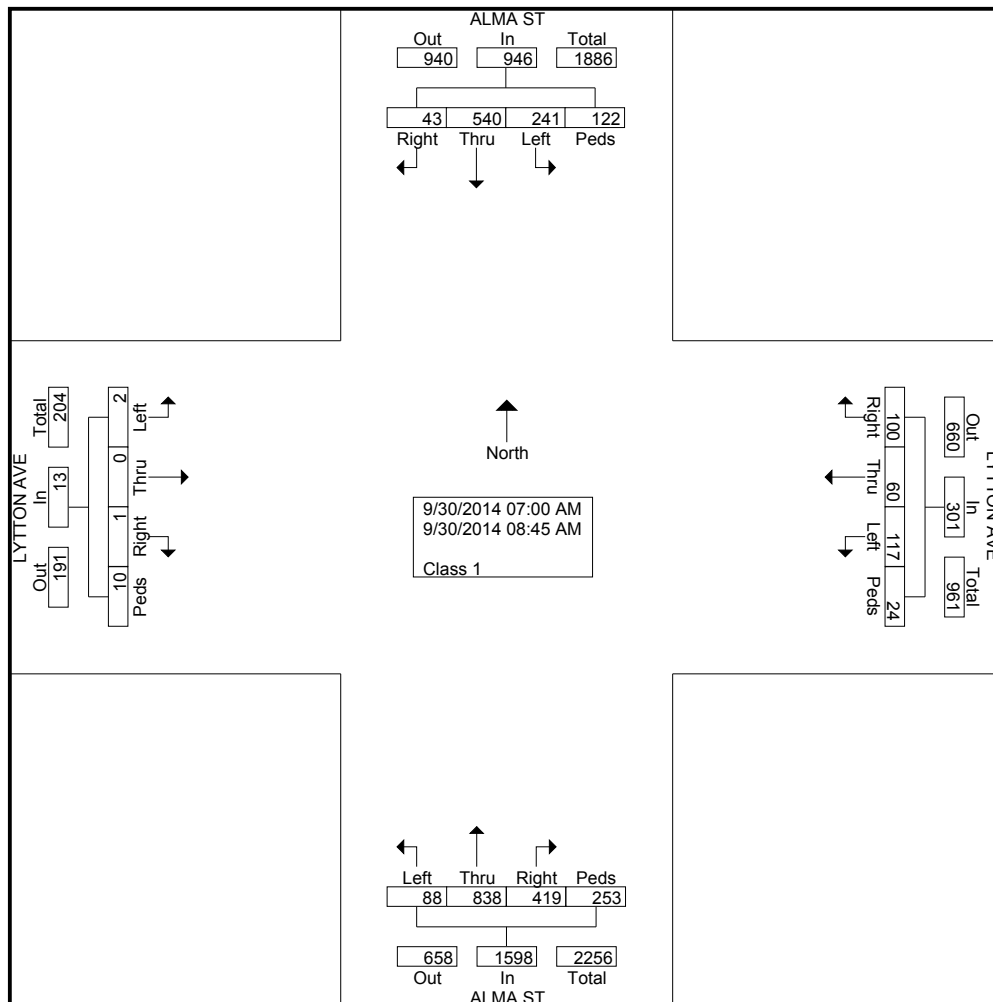
Comment 3: Select File/Preference in the Main Screenshot

Comment 4: Then Click the Comments Tab

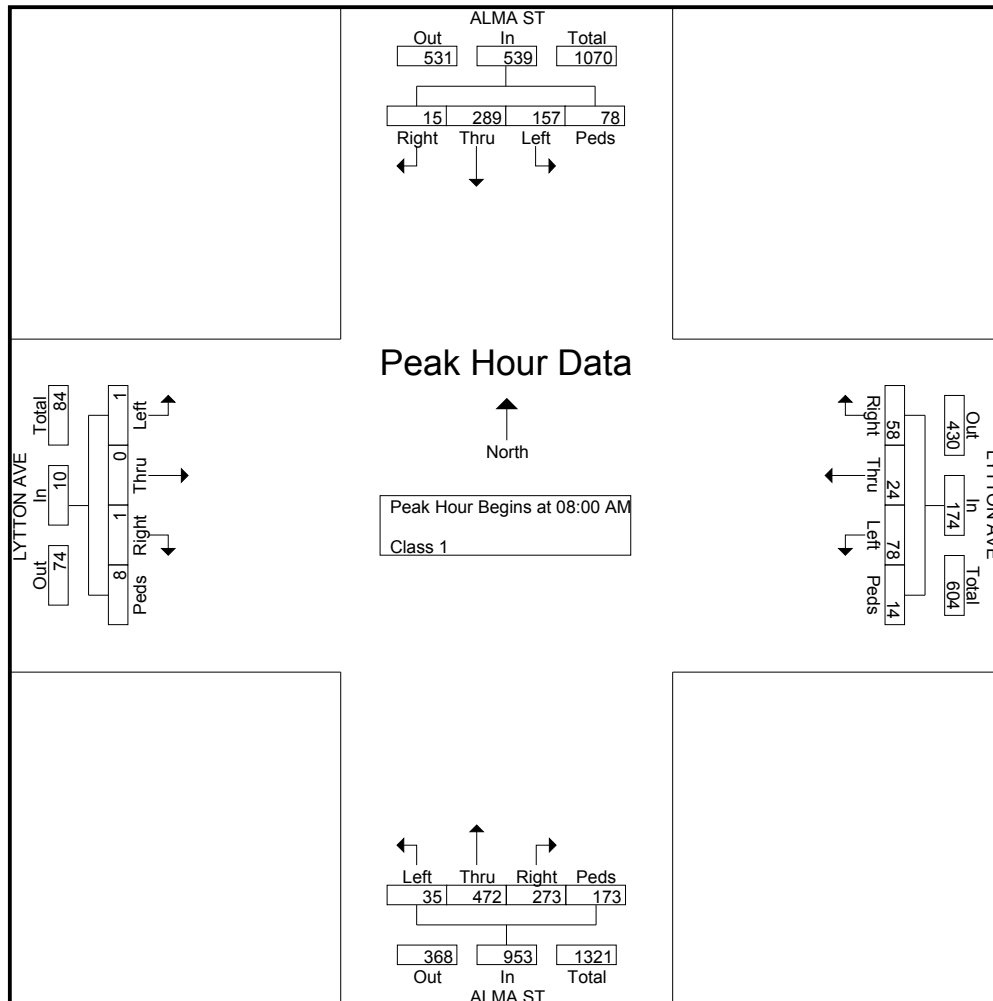
Start Time	KIPLING ST Southbound				LYTTON AVE Westbound				KIPLING ST Northbound				LYTTON AVE Eastbound			
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds
04:00 PM	2	0	1	5	0	73	2	1	7	0	3	9	6	128	3	7
04:15 PM	2	0	1	6	4	88	4	4	4	2	1	7	3	122	2	5
04:30 PM	2	0	2	11	3	66	4	3	2	0	1	12	0	110	1	5
04:45 PM	2	1	2	18	1	98	0	14	1	1	2	12	4	116	2	14
05:00 PM	0	0	3	1	1	80	2	8	5	1	0	18	1	112	1	14
05:15 PM	3	0	0	3	4	79	1	8	3	0	2	8	1	103	0	8
05:30 PM	1	2	0	2	2	100	2	3	4	0	2	10	1	137	1	4
05:45 PM	1	0	1	2	1	83	3	3	2	0	2	10	4	119	1	2

Groups Printed- Class 1

Start Time	ALMA ST Southbound				LYTTON AVE Westbound				ALMA ST Northbound				LYTTON AVE Eastbound				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
07:00 AM	4	42	19	4	10	9	6	2	18	43	14	12	0	0	1	1	185
07:15 AM	16	65	21	14	7	7	9	0	30	83	9	22	0	0	0	0	283
07:30 AM	3	80	17	16	8	10	11	5	47	115	9	24	0	0	0	1	346
07:45 AM	5	64	27	10	17	10	13	3	51	125	21	22	0	0	0	0	368
Total	28	251	84	44	42	36	39	10	146	366	53	80	0	0	1	2	1182
08:00 AM	6	90	40	19	14	8	24	1	59	113	15	35	1	0	0	4	429
08:15 AM	4	64	26	23	18	5	17	7	74	108	9	57	0	0	0	1	413
08:30 AM	5	75	50	16	14	6	23	4	67	121	6	56	0	0	1	3	447
08:45 AM	0	60	41	20	12	5	14	2	73	130	5	25	0	0	0	0	387
Total	15	289	157	78	58	24	78	14	273	472	35	173	1	0	1	8	1676
Grand Total	43	540	241	122	100	60	117	24	419	838	88	253	1	0	2	10	2858
Apprch %	4.5	57.1	25.5	12.9	33.2	19.9	38.9	8	26.2	52.4	5.5	15.8	7.7	0	15.4	76.9	
Total %	1.5	18.9	8.4	4.3	3.5	2.1	4.1	0.8	14.7	29.3	3.1	8.9	0	0	0.1	0.3	



Start Time	ALMA ST Southbound					LYTTON AVE Westbound					ALMA ST Northbound					LYTTON AVE Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	6	90	40	19	155	14	8	24	1	47	59	113	15	35	222	1	0	0	4	5	429
08:15 AM	4	64	26	23	117	18	5	17	7	47	74	108	9	57	248	0	0	0	1	1	413
08:30 AM	5	75	50	16	146	14	6	23	4	47	67	121	6	56	250	0	0	1	3	4	447
08:45 AM	0	60	41	20	121	12	5	14	2	33	73	130	5	25	233	0	0	0	0	0	387
Total Volume	15	289	157	78	539	58	24	78	14	174	273	472	35	173	953	1	0	1	8	10	1676
% App. Total	2.8	53.6	29.1	14.5		33.3	13.8	44.8	8		28.6	49.5	3.7	18.2		10	0	10	80		
PHF	.625	.803	.785	.848	.869	.806	.750	.813	.500	.926	.922	.908	.583	.759	.953	.250	.000	.250	.500	.500	.937



File Name: C:\Users\Shark Daddy\Desktop\COUNTS 2013\CA\PALO ALTO 14GB34\#3 ALMA&LYTTONAM.ppd

Start Date: 9/30/2014

Start Time: 7:00:00 AM

Site Code: 00000000

Comment 1: Default Comments

Comment 2: Change These in The Preferences Window

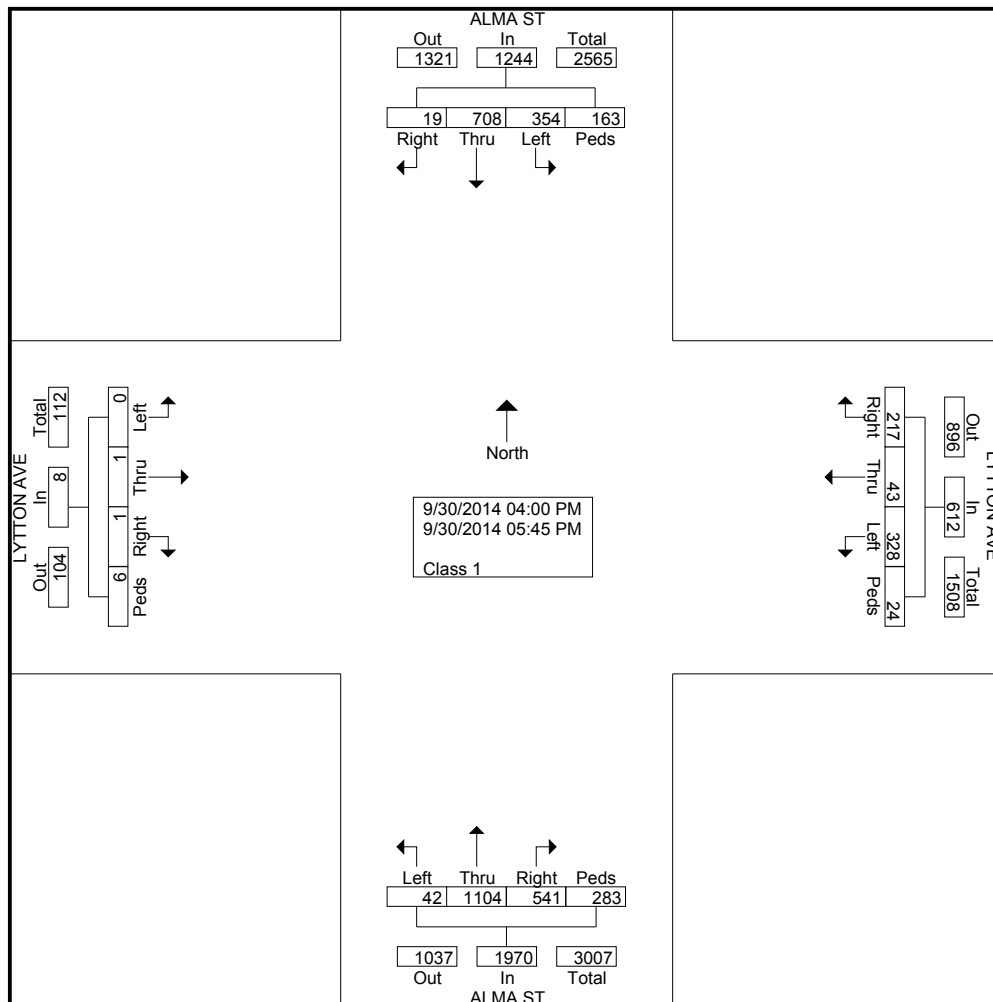
Comment 3: Select File/Preference in the Main Screenshot

Comment 4: Then Click the Comments Tab

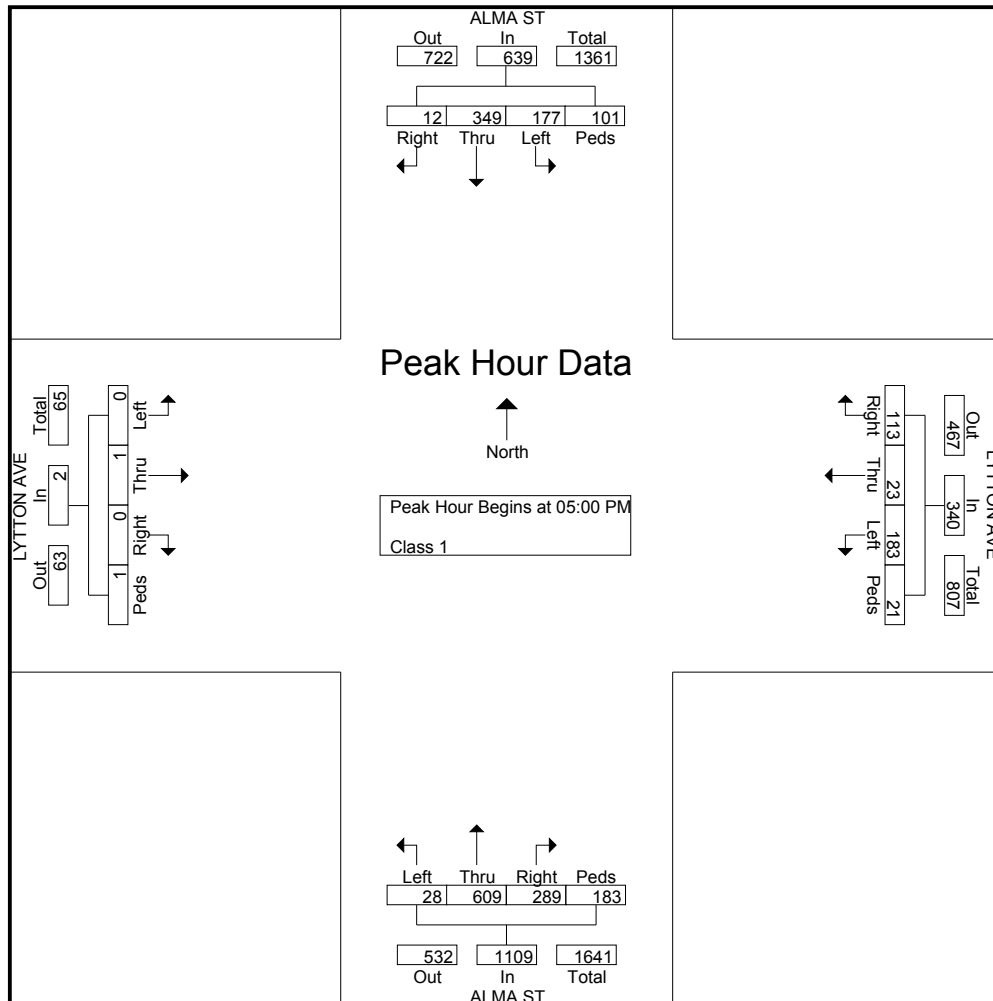
Start Time	ALMA ST Southbound				LYTTON AVE Westbound				ALMA ST Northbound				LYTTON AVE Eastbound			
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds
07:00 AM	4	42	19	4	10	9	6	2	18	43	14	12	0	0	1	1
07:15 AM	16	65	21	14	7	7	9	0	30	83	9	22	0	0	0	0
07:30 AM	3	80	17	16	8	10	11	5	47	115	9	24	0	0	0	1
07:45 AM	5	64	27	10	17	10	13	3	51	125	21	22	0	0	0	0
08:00 AM	6	90	40	19	14	8	24	1	59	113	15	35	1	0	0	4
08:15 AM	4	64	26	23	18	5	17	7	74	108	9	57	0	0	0	1
08:30 AM	5	75	50	16	14	6	23	4	67	121	6	56	0	0	1	3
08:45 AM	0	60	41	20	12	5	14	2	73	130	5	25	0	0	0	0

Groups Printed- Class 1

Start Time	ALMA ST Southbound				LYTTON AVE Westbound				ALMA ST Northbound				LYTTON AVE Eastbound				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
04:00 PM	1	87	48	11	21	4	38	1	62	114	2	25	0	0	0	0	414
04:15 PM	0	90	43	6	27	4	35	0	68	119	2	17	0	0	0	3	414
04:30 PM	1	90	38	19	33	3	34	1	50	120	3	12	1	0	0	2	407
04:45 PM	5	92	48	26	23	9	38	1	72	142	7	46	0	0	0	0	509
Total	7	359	177	62	104	20	145	3	252	495	14	100	1	0	0	5	1744
05:00 PM	2	80	41	32	34	7	41	1	63	144	6	45	0	0	0	0	496
05:15 PM	3	95	44	17	28	4	51	2	75	133	7	30	0	0	0	0	489
05:30 PM	2	98	53	28	25	8	50	8	63	157	9	37	0	0	0	0	538
05:45 PM	5	76	39	24	26	4	41	10	88	175	6	71	0	1	0	1	567
Total	12	349	177	101	113	23	183	21	289	609	28	183	0	1	0	1	2090
Grand Total	19	708	354	163	217	43	328	24	541	1104	42	283	1	1	0	6	3834
Apprch %	1.5	56.9	28.5	13.1	35.5	7	53.6	3.9	27.5	56	2.1	14.4	12.5	12.5	0	75	
Total %	0.5	18.5	9.2	4.3	5.7	1.1	8.6	0.6	14.1	28.8	1.1	7.4	0	0	0	0.2	



Start Time	ALMA ST Southbound					LYTTON AVE Westbound					ALMA ST Northbound					LYTTON AVE Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	2	80	41	32	155	34	7	41	1	83	63	144	6	45	258	0	0	0	0	0	496
05:15 PM	3	95	44	17	159	28	4	51	2	85	75	133	7	30	245	0	0	0	0	0	489
05:30 PM	2	98	53	28	181	25	8	50	8	91	63	157	9	37	266	0	0	0	0	0	538
05:45 PM	5	76	39	24	144	26	4	41	10	81	88	175	6	71	340	0	1	0	1	2	567
Total Volume	12	349	177	101	639	113	23	183	21	340	289	609	28	183	1109	0	1	0	1	2	2090
% App. Total	1.9	54.6	27.7	15.8		33.2	6.8	53.8	6.2		26.1	54.9	2.5	16.5		0	50	0	50		
PHF	.600	.890	.835	.789	.883	.831	.719	.897	.525	.934	.821	.870	.778	.644	.815	.000	.250	.000	.250	.250	.922



File Name: C:\Users\Shark Daddy\Desktop\COUNTS 2013\CA\PALO ALTO 14GB34\#3 ALMA&LYTTONPM.ppd

Start Date: 9/30/2014

Start Time: 4:00:00 PM

Site Code: 00000000

Comment 1: Default Comments

Comment 2: Change These in The Preferences Window

Comment 3: Select File/Preference in the Main Screenshot

Comment 4: Then Click the Comments Tab

Start Time	ALMA ST Southbound				LYTTON AVE Westbound				ALMA ST Northbound				LYTTON AVE Eastbound			
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds
04:00 PM	1	87	48	11	21	4	38	1	62	114	2	25	0	0	0	0
04:15 PM	0	90	43	6	27	4	35	0	68	119	2	17	0	0	0	3
04:30 PM	1	90	38	19	33	3	34	1	50	120	3	12	1	0	0	2
04:45 PM	5	92	48	26	23	9	38	1	72	142	7	46	0	0	0	0
05:00 PM	2	80	41	32	34	7	41	1	63	144	6	45	0	0	0	0
05:15 PM	3	95	44	17	28	4	51	2	75	133	7	30	0	0	0	0
05:30 PM	2	98	53	28	25	8	50	8	63	157	9	37	0	0	0	0
05:45 PM	5	76	39	24	26	4	41	10	88	175	6	71	0	1	0	1



Appendix B

Intersection Level of Service Calculations

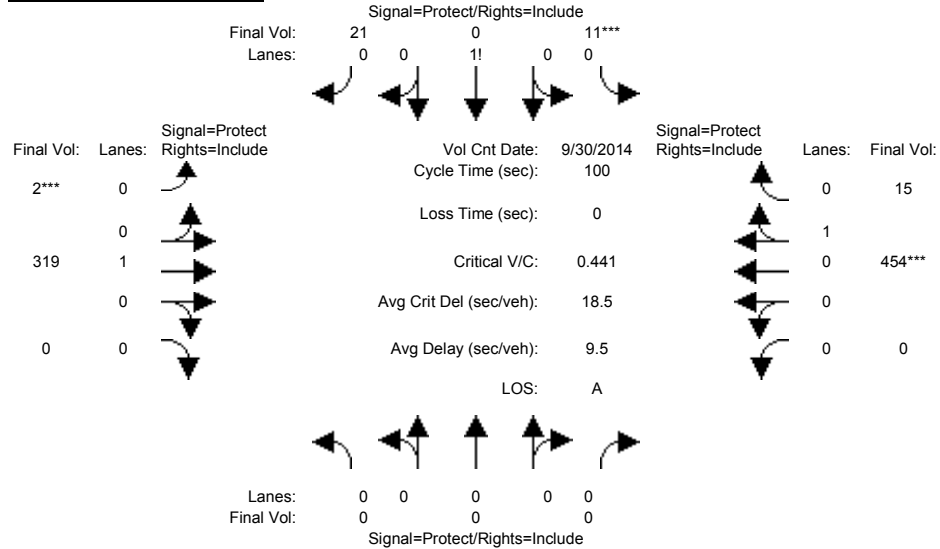
429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Summary Scenario Comparison Report (With Average Critical Delay)
Future Volume Alternative

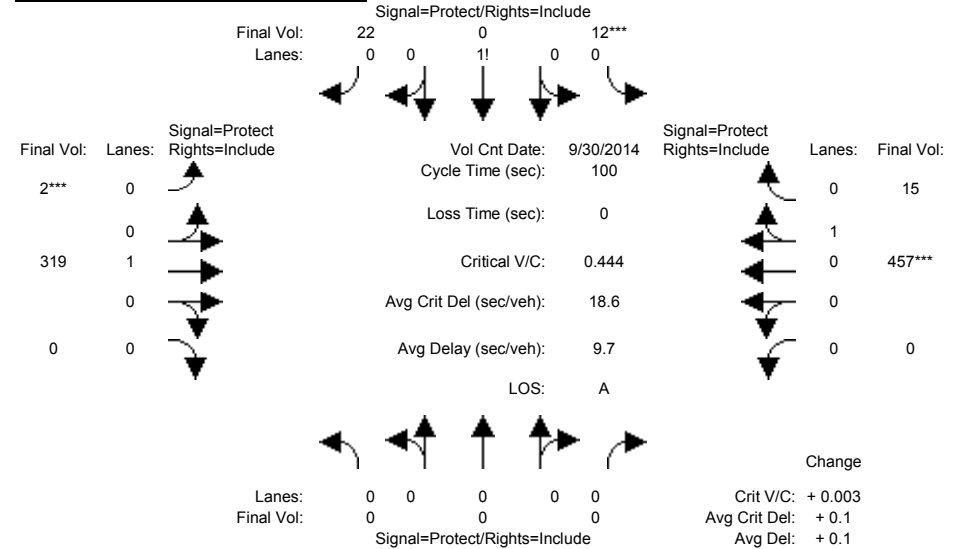
Intersection	Existing AM				Existing AM				Existing + Project AM						???			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Crit V/C Change	Avg Crit Del (sec)	Avg Crit Del Change	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)
#1 University Ave & Kipling St	A	9.5	0.441	18.5	A	9.5	0.441	18.5	A	9.7	0.444	+ 0.003	18.6	+ 0.1	?	xx.x	x.xxx	xx.x
#2 Lytton Ave & Kipling St	C	0.6	0.015	0.6	C	0.6	0.015	0.6	C	0.6	0.023	+ 0.008	0.6	+ 0.1	?	xx.x	x.xxx	xx.x
#27 Middlefield Rd & Lytton Ave	C	30.6	0.634	31.0	C	30.6	0.634	31.0	C	30.6	0.635	+ 0.001	31.0	+ 0.0	?	xx.x	x.xxx	xx.x
#35 Alma St & Lytton Av	B	18.0	0.429	22.3	B	18.0	0.429	22.3	B	18.1	0.432	+ 0.002	22.5	+ 0.2	?	xx.x	x.xxx	xx.x
#104 Middlefield Road & University Avenue	C	28.2	0.641	31.2	C	28.2	0.641	31.2	C	28.2	0.643	+ 0.001	31.2	+ 0.0	?	xx.x	x.xxx	xx.x

Intersection #1: University Ave & Kipling St

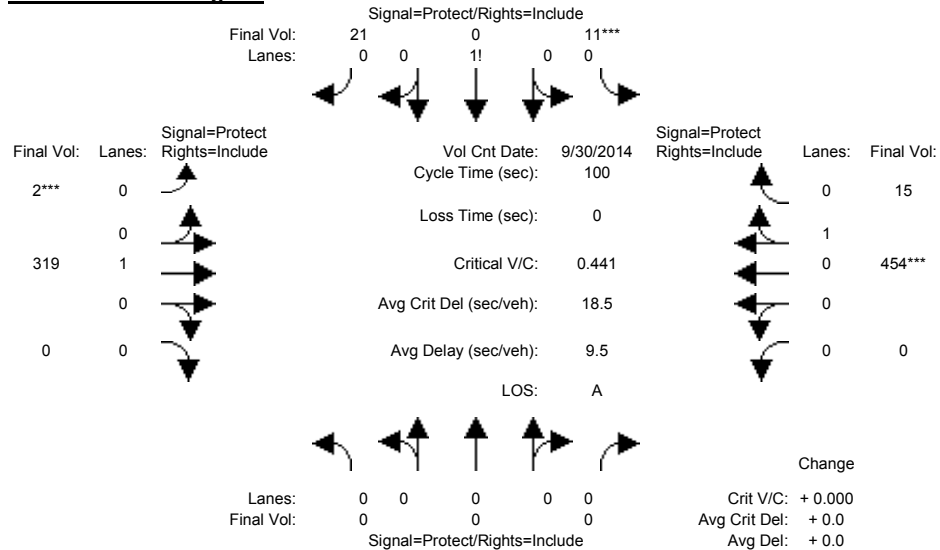
Scenario #1: Existing AM



Scenario #3: Existing + Project AM



Scenario #2: Existing AM

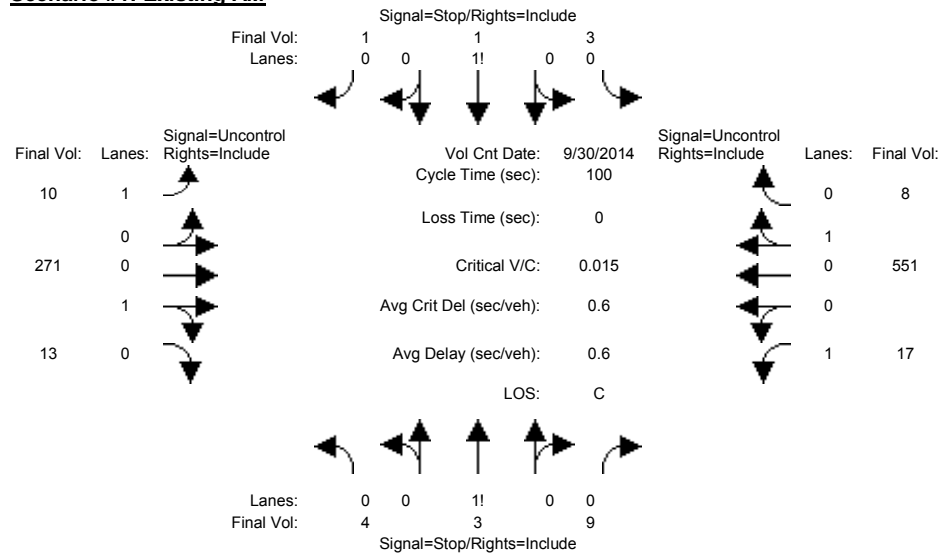


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

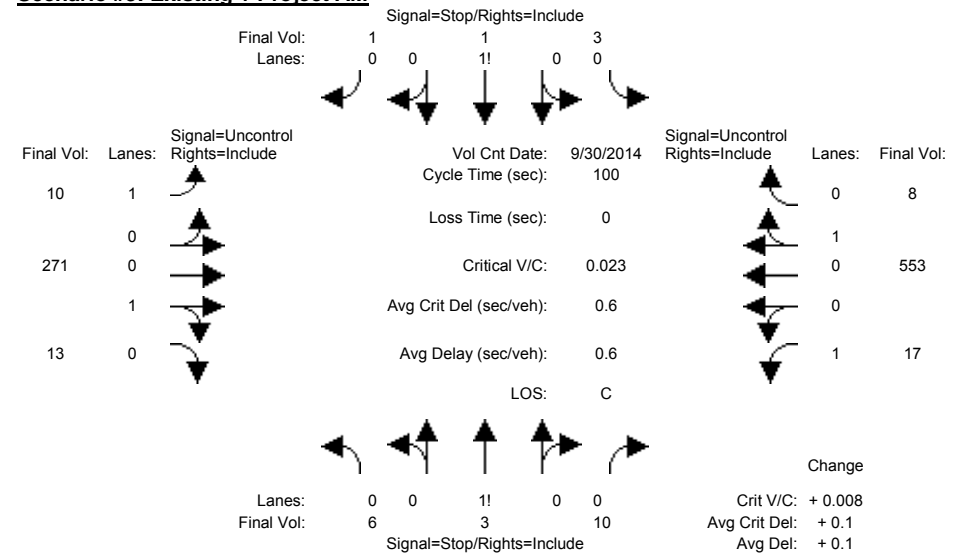
Detailed Scenario Comparison Report
2000 HCM Unsignalized (Future Volume Alternative)

Intersection #2: Lytton Ave & Kipling St

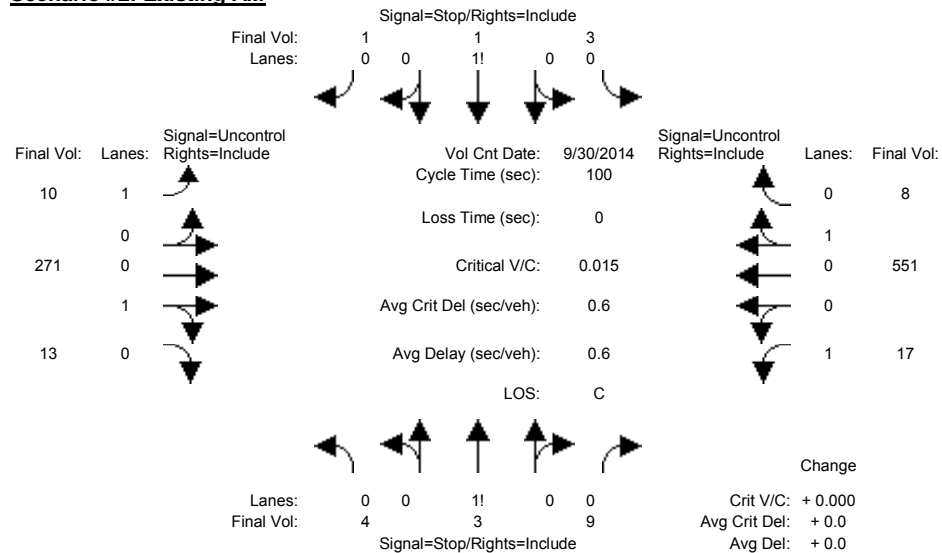
Scenario #1: Existing AM



Scenario #3: Existing + Project AM



Scenario #2: Existing AM

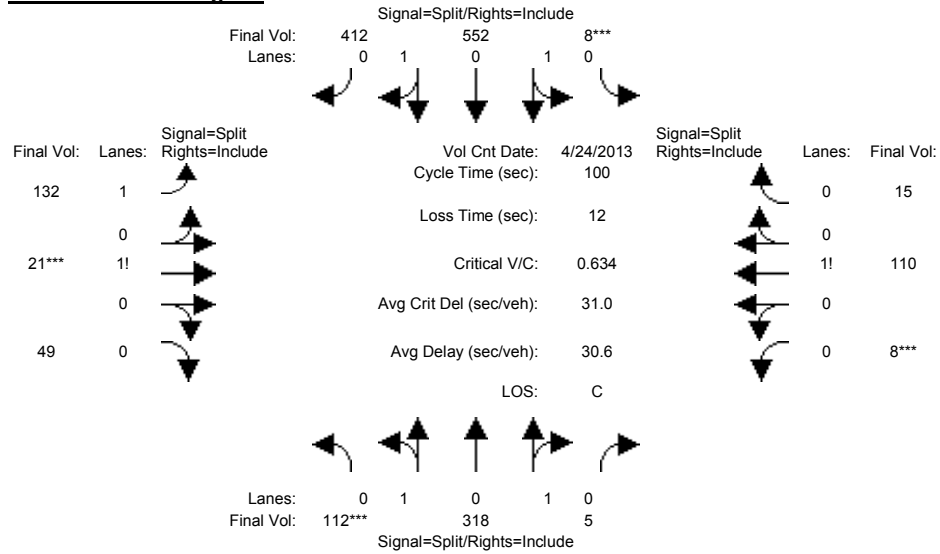


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

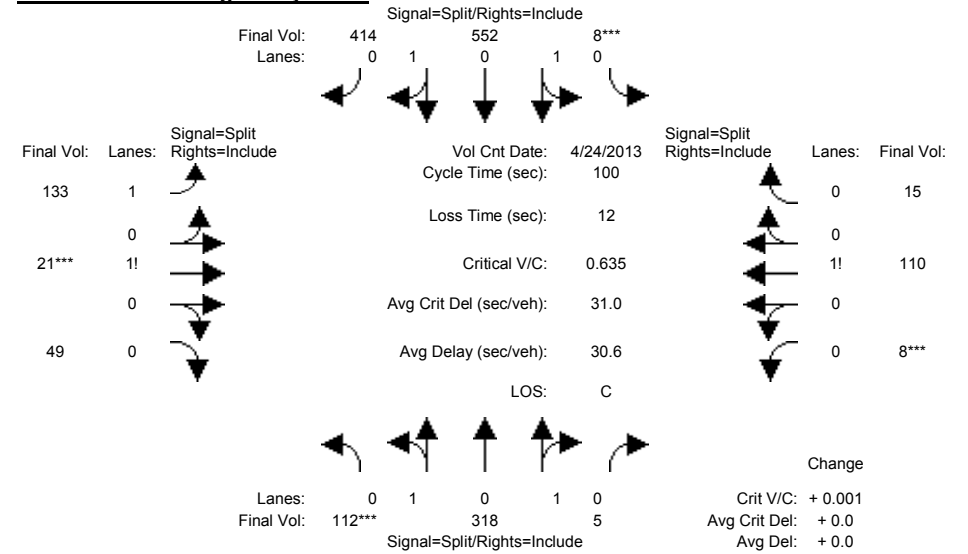
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #27: Middlefield Rd & Lytton Ave

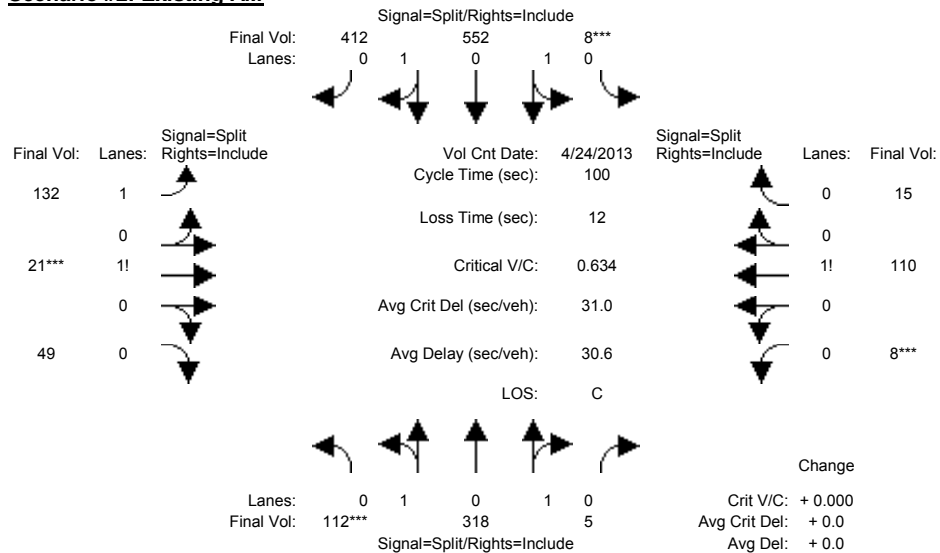
Scenario #1: Existing AM



Scenario #3: Existing + Project AM



Scenario #2: Existing AM

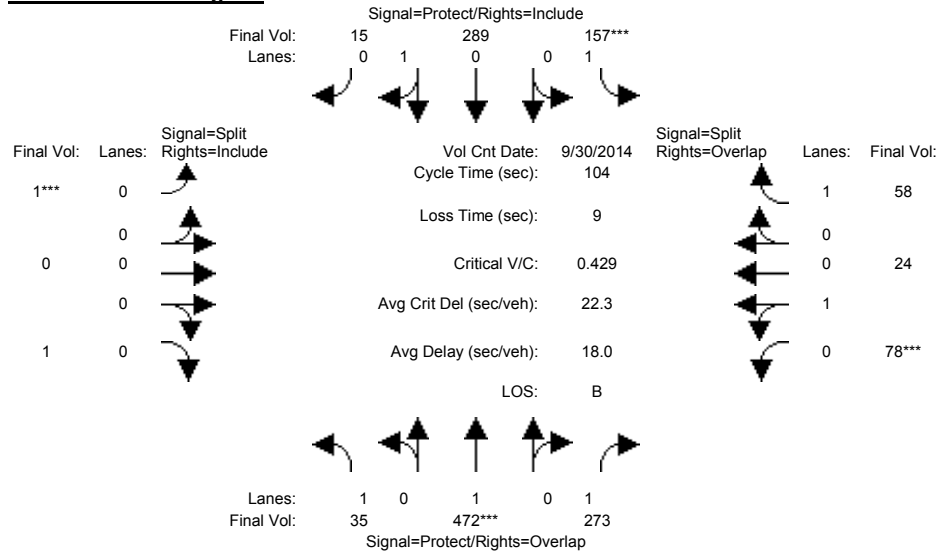


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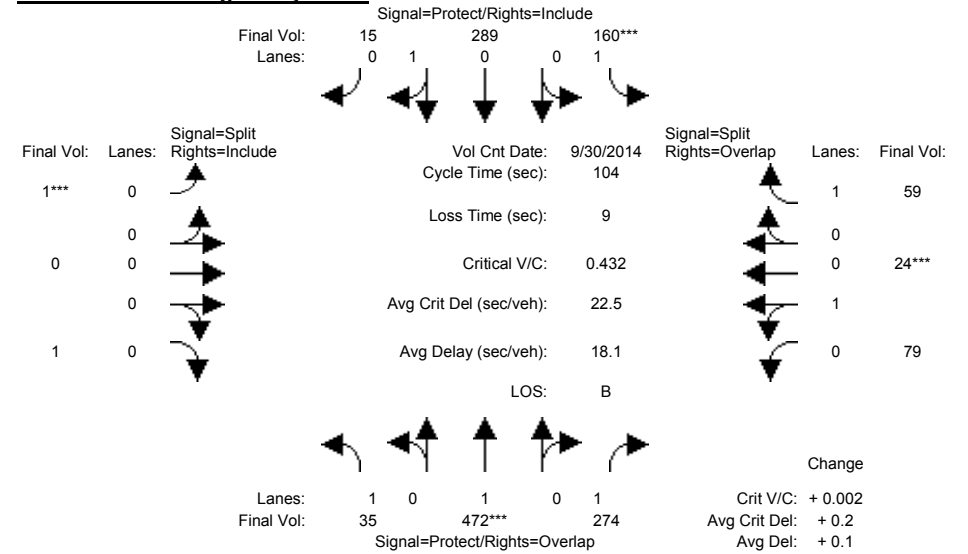
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #35: Alma St & Lytton Av

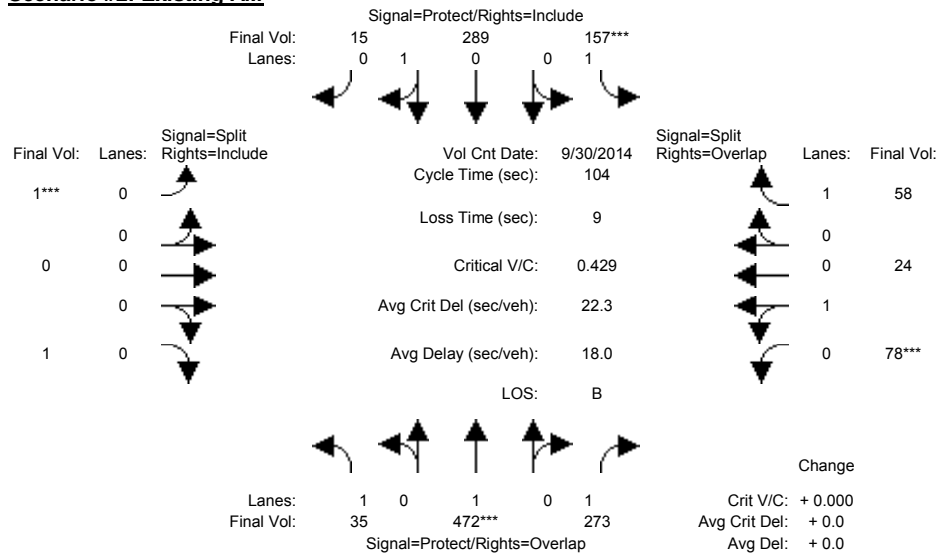
Scenario #1: Existing AM



Scenario #3: Existing + Project AM



Scenario #2: Existing AM

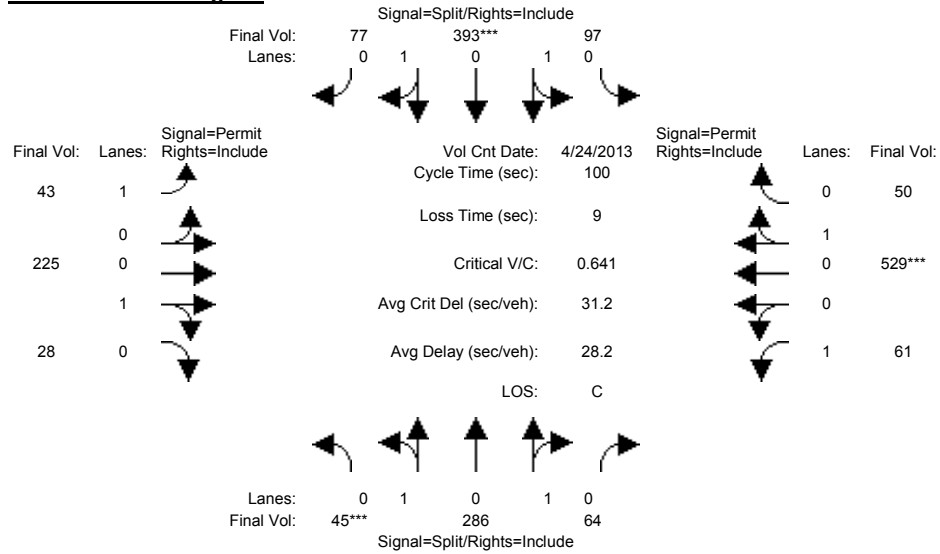


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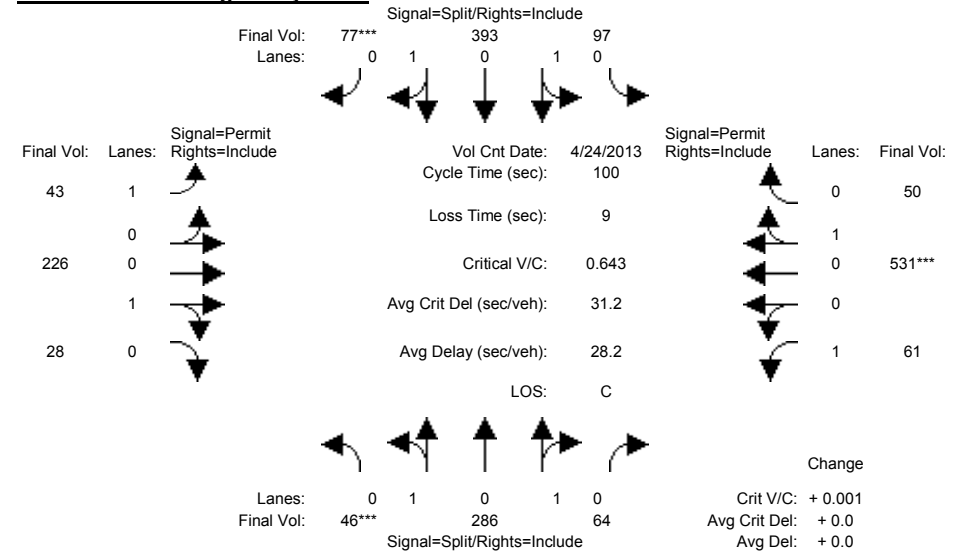
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #104: Middlefield Road & University Avenue

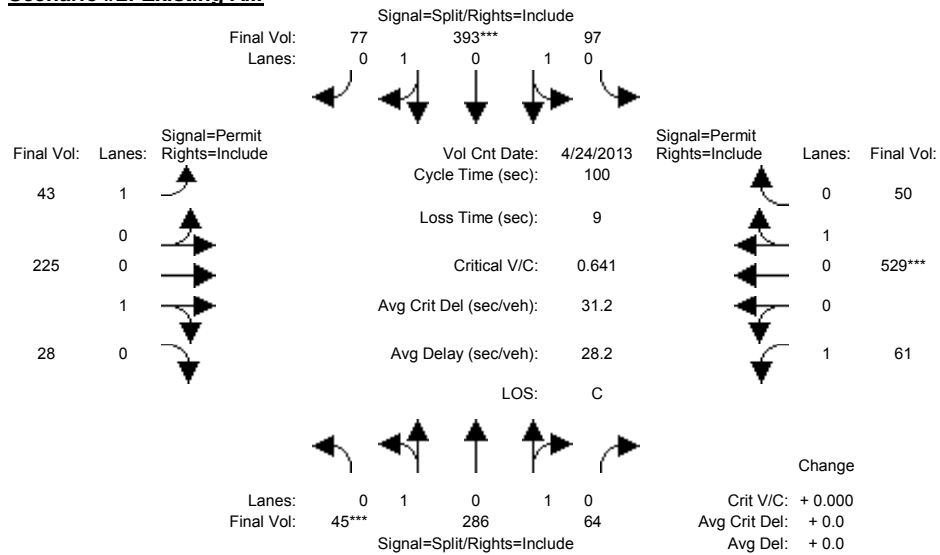
Scenario #1: Existing AM



Scenario #3: Existing + Project AM



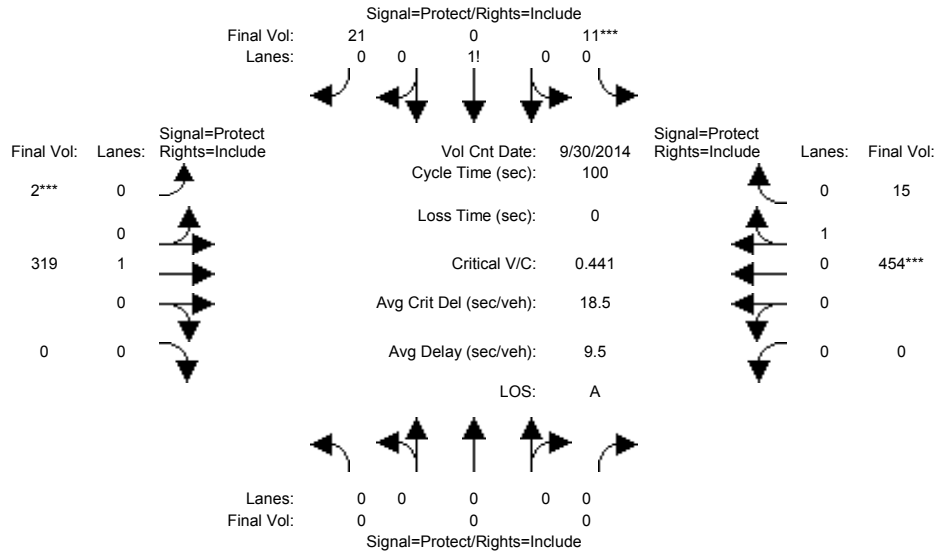
Scenario #2: Existing AM



429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing AM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 8:00 AM - 9:00 AM

Base Vol:	0	0	0	11	0	21	2	319	0	0	454	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	11	0	21	2	319	0	0	454	15
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	11	0	21	2	319	0	0	454	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	11	0	21	2	319	0	0	454	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	11	0	21	2	319	0	0	454	15
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	11	0	21	2	319	0	0	454	15

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.62	1.00	1.00	1.00	1.00	1.00	0.99
Lanes:	0.00	0.00	0.00	0.27	0.00	0.73	0.01	0.99	0.00	0.00	0.97	0.03
Final Sat.:	0	0	0	453	0	864	12	1888	0	0	1832	61

Capacity Analysis Module:

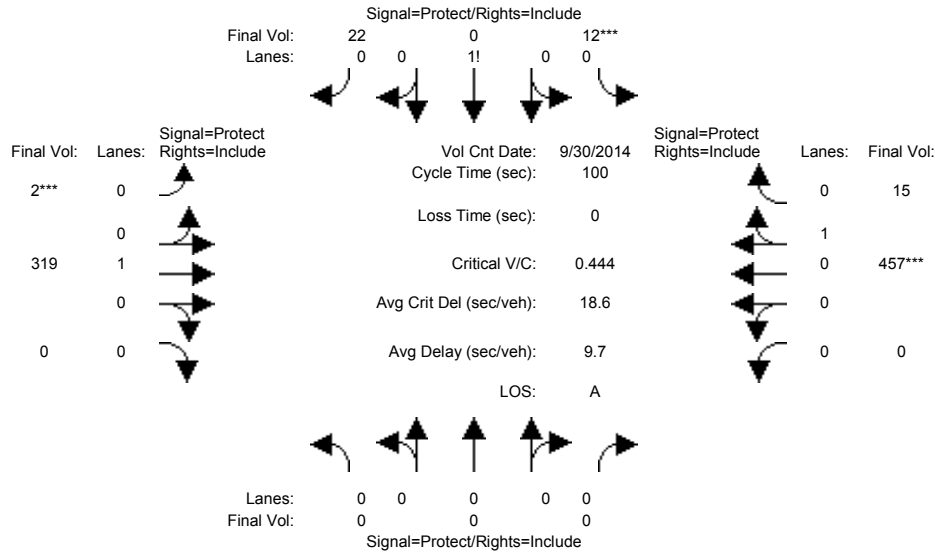
Vol/Sat:	0.00	0.00	0.00	0.02	0.00	0.02	0.17	0.17	0.00	0.00	0.25	0.25
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.06	0.00	0.06	0.38	0.94	0.00	0.00	0.56	0.56
Volume/Cap:	0.00	0.00	0.00	0.44	0.00	0.44	0.44	0.18	0.00	0.00	0.44	0.44
Delay/Veh:	0.0	0.0	0.0	50.0	0.0	50.0	23.3	0.2	0.0	0.0	13.1	13.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	50.0	0.0	50.0	23.3	0.2	0.0	0.0	13.1	13.1
LOS by Move:	A	A	A	D	A	D	C	A	A	A	B	B
HCM2kAvgQ:	0	0	0	2	0	1	7	1	0	0	8	8

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project AM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 8:00 AM - 9:00 AM												
Base Vol:	0	0	0	11	0	21	2	319	0	0	454	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	11	0	21	2	319	0	0	454	15
Added Vol:	0	0	0	1	0	1	0	0	0	0	3	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	12	0	22	2	319	0	0	457	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	12	0	22	2	319	0	0	457	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	12	0	22	2	319	0	0	457	15
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	12	0	22	2	319	0	0	457	15

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.62	1.00	1.00	1.00	1.00	1.00	0.99
Lanes:	0.00	0.00	0.00	0.28	0.00	0.72	0.01	0.99	0.00	0.00	0.97	0.03
Final Sat.:	0	0	0	469	0	860	12	1888	0	0	1832	60

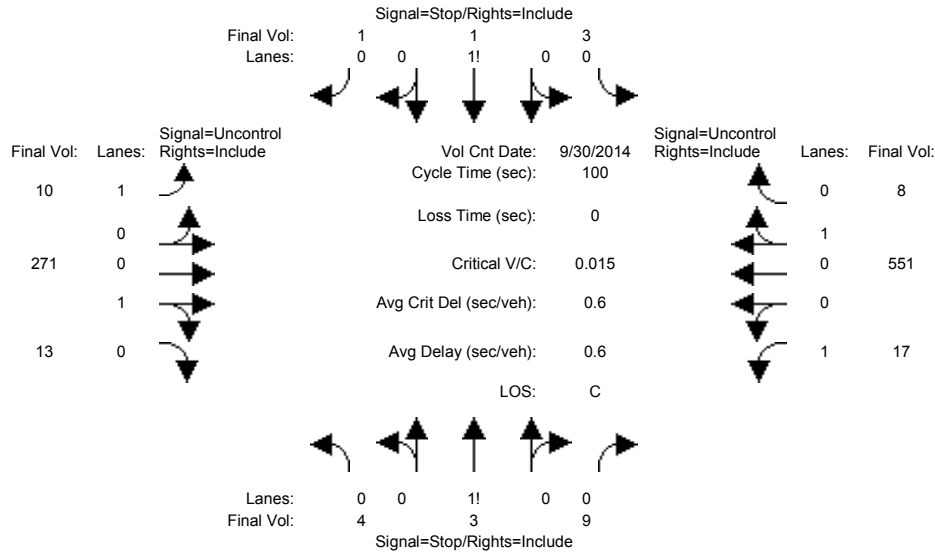
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.03	0.00	0.03	0.17	0.17	0.00	0.00	0.25	0.25
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.06	0.00	0.06	0.38	0.94	0.00	0.00	0.56	0.56
Volume/Cap:	0.00	0.00	0.00	0.44	0.00	0.44	0.44	0.18	0.00	0.00	0.44	0.44
Delay/Veh:	0.0	0.0	0.0	49.6	0.0	49.6	23.5	0.2	0.0	0.0	13.1	13.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	49.6	0.0	49.6	23.5	0.2	0.0	0.0	13.1	13.1
LOS by Move:	A	A	A	D	A	D	C	A	A	A	B	B
HCM2kAvgQ:	0	0	0	2	0	2	7	1	0	0	8	8

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing AM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	>> Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM
Base Vol:	4 3 9	3 1 1	10 271 13	17 551 8	
Growth Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
Initial Bse:	4 3 9	3 1 1	10 271 13	17 551 8	
Added Vol:	0 0 0	0 0 0	0 0 0	0 0 0	
PasserByVol:	0 0 0	0 0 0	0 0 0	0 0 0	
Initial Fut:	4 3 9	3 1 1	10 271 13	17 551 8	
User Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
PHF Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
PHF Volume:	4 3 9	3 1 1	10 271 13	17 551 8	
Reduct Vol:	0 0 0	0 0 0	0 0 0	0 0 0	
FinalVolume:	4 3 9	3 1 1	10 271 13	17 551 8	

Critical Gap Module:

Critical Gp:	7.1 6.5 6.2	7.1 6.5 6.2	4.1 xxxx xxxxxx	4.1 xxxx xxxxxx
FollowUpTim:	3.5 4.0 3.3	3.5 4.0 3.3	2.2 xxxx xxxxxx	2.2 xxxx xxxxxx

Capacity Module:

Cnflct Vol:	888 891 278	893 893 555	559 xxxx xxxxxx	284 xxxx xxxxxx
Potent Cap.:	267 284 766	265 283 535	1022 xxxx xxxxxx	1290 xxxx xxxxxx
Move Cap.:	261 277 766	255 277 535	1022 xxxx xxxxxx	1290 xxxx xxxxxx
Volume/Cap:	0.02 0.01 0.01	0.01 0.00 0.00	0.01 xxxx xxxxxx	0.01 xxxx xxxxxx

Level Of Service Module:

2Way95thQ:	xxxx xxxx xxxxxx	xxxx xxxx xxxxxx	0.0 xxxx xxxxxx	0.0 xxxx xxxxxx
Control Del:	xxxxx xxxx xxxxxx	xxxxx xxxx xxxxxx	8.6 xxxx xxxxxx	7.8 xxxx xxxxxx
LOS by Move:	* * *	* * *	A * *	A * *
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx 422 xxxxxx	xxxx 290 xxxxxx	xxxx xxxx xxxxxx	xxxx xxxx xxxxxx
SharedQueue:	xxxxx 0.1 xxxxxx	xxxxx 0.1 xxxxxx	xxxxx xxxx xxxxxx	xxxxx xxxx xxxxxx
Shrd ConDel:	xxxxx 13.9 xxxxxx	xxxxx 17.6 xxxxxx	xxxxx xxxx xxxxxx	xxxxx xxxx xxxxxx
Shared LOS:	* B *	* C *	* * *	* * *
ApproachDel:	13.9	17.6	xxxxxxx	xxxxxxx
ApproachLOS:	B	C	*	*

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 271 13	17 551 8
ApproachDel:	13.9	17.6	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=16]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=891]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.0]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=5]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=891]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 271 13	17 551 8

Major Street Volume: 870
 Minor Approach Volume: 16
 Minor Approach Volume Threshold: 333

SIGNAL WARRANT DISCLAIMER

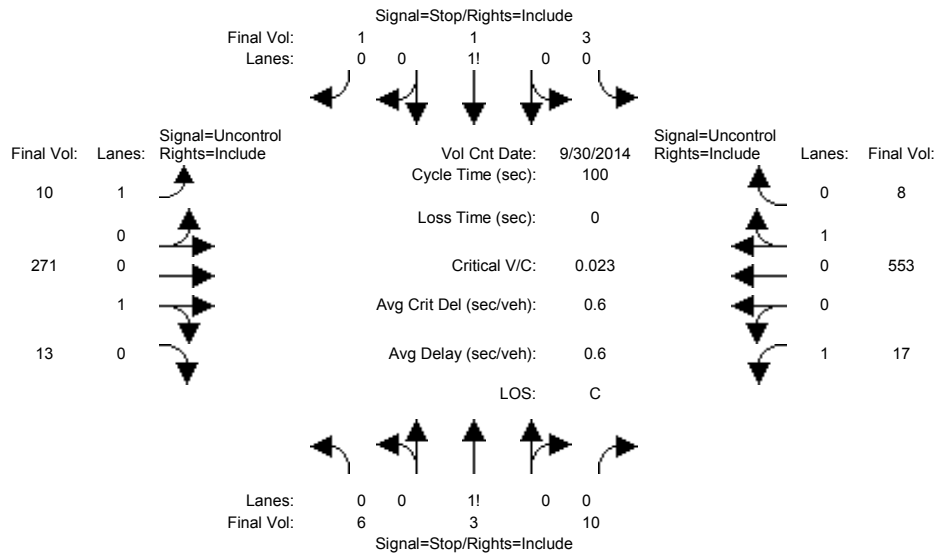
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429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing + Project AM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	>> Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM
Base Vol:	4 3 9		3 1 1		10 271 13 17 551 8
Growth Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	4 3 9		3 1 1		10 271 13 17 551 8
Added Vol:	2 0 1		0 0 0		0 0 0 0 2 0
PasserByVol:	0 0 0		0 0 0		0 0 0 0 0 0
Initial Fut:	6 3 10		3 1 1		10 271 13 17 553 8
User Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume:	6 3 10		3 1 1		10 271 13 17 553 8
Reduct Vol:	0 0 0		0 0 0		0 0 0 0 0 0
FinalVolume:	6 3 10		3 1 1		10 271 13 17 553 8

Critical Gap Module:

Critical Gp:	7.1 6.5 6.2		7.1 6.5 6.2		4.1 xxxx xxxxxx 4.1 xxxx xxxxxx
FollowUpTim:	3.5 4.0 3.3		3.5 4.0 3.3		2.2 xxxx xxxxxx 2.2 xxxx xxxxxx

Capacity Module:

Cnflct Vol:	890 893 278		895 895 557		561 xxxx xxxxxx 284 xxxx xxxxxx
Potent Cap.:	266 283 766		264 282 534		1020 xxxx xxxxxx 1290 xxxx xxxxxx
Move Cap.:	260 277 766		254 276 534		1020 xxxx xxxxxx 1290 xxxx xxxxxx
Volume/Cap:	0.02 0.01 0.01		0.01 0.00 0.00		0.01 xxxx xxxx 0.01 xxxx xxxx

Level Of Service Module:

2Way95thQ:	xxxx xxxx xxxxxx		xxxx xxxx xxxxxx		0.0 xxxx xxxxxx 0.0 xxxx xxxxxx
Control Del:	xxxxx xxxx xxxxxx		xxxxx xxxx xxxxxx		8.6 xxxx xxxxxx 7.8 xxxx xxxxxx
LOS by Move:	* * *		* * *		A * * A * *
Movement:	LT - LTR - RT		LT - LTR - RT		LT - LTR - RT LT - LTR - RT
Shared Cap.:	xxxx 405 xxxxxx		xxxx 288 xxxxxx		xxxx xxxx xxxxxx xxxx xxxx xxxxxx
SharedQueue:	xxxxx 0.1 xxxxxx		xxxxx 0.1 xxxxxx		xxxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx
Shrd ConDel:	xxxxx 14.3 xxxxxx		xxxxx 17.7 xxxxxx		xxxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx
Shared LOS:	* B *		* C *		* * * * * * * * *
ApproachDel:	14.3		17.7		xxxxxxx xxxxxx
ApproachLOS:	B		C		* *

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

 Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 3 10	3 1 1	10 271 13	17 553 8
ApproachDel:	14.3	17.7	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=19]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=896]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.0]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=5]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=896]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 3 10	3 1 1	10 271 13	17 553 8

Major Street Volume: 872
 Minor Approach Volume: 19
 Minor Approach Volume Threshold: 332

SIGNAL WARRANT DISCLAIMER

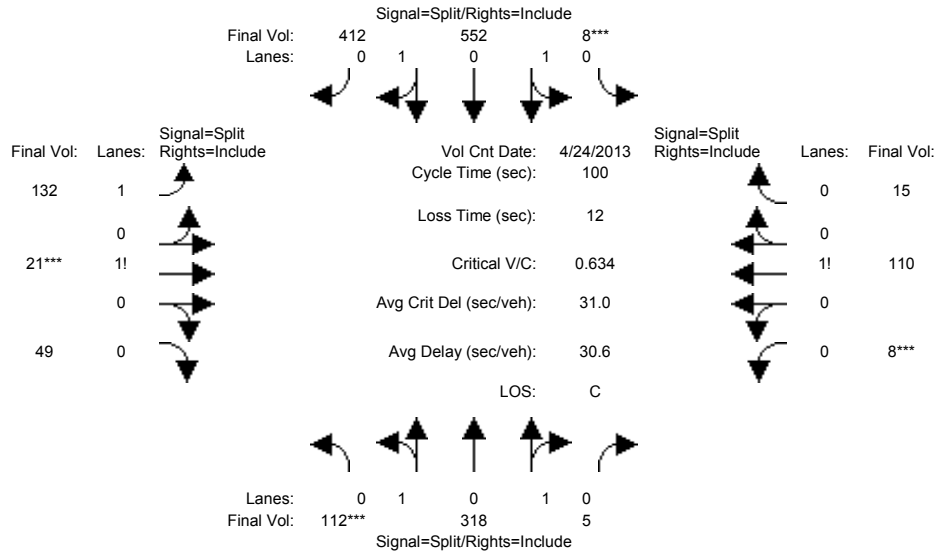
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing AM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:												
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<							
Base Vol:	112	318	5	8	552	412	132	21	49	8	110	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	112	318	5	8	552	412	132	21	49	8	110	15
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	112	318	5	8	552	412	132	21	49	8	110	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	112	318	5	8	552	412	132	21	49	8	110	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	112	318	5	8	552	412	132	21	49	8	110	15
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	112	318	5	8	552	412	132	21	49	8	110	15

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.94	0.94	0.94	0.89	0.89	0.89	0.93	0.93	0.93	0.98	0.98	0.98
Lanes:	0.51	1.47	0.02	0.02	1.13	0.85	1.49	0.15	0.36	0.06	0.83	0.11
Final Sat.:	916	2600	41	28	1919	1432	2633	274	639	112	1543	210

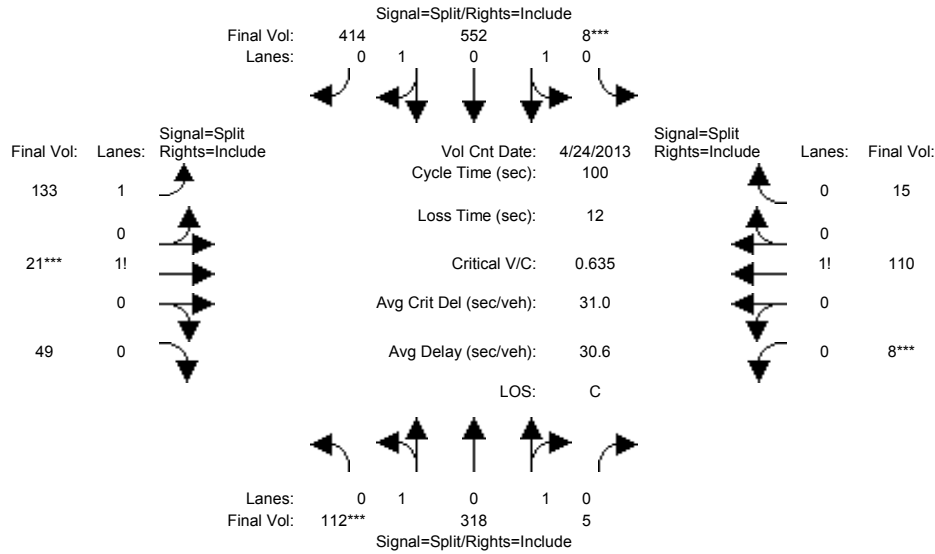
Capacity Analysis Module:												
Vol/Sat:	0.12	0.12	0.12	0.29	0.29	0.29	0.05	0.08	0.08	0.07	0.07	0.07
Crit Moves:	***			***			***			***		
Green/Cycle:	0.19	0.19	0.19	0.45	0.45	0.45	0.12	0.12	0.12	0.11	0.11	0.11
Volume/Cap:	0.63	0.63	0.63	0.63	0.63	0.63	0.41	0.63	0.63	0.63	0.63	0.63
Delay/Veh:	39.1	39.1	39.1	21.8	21.8	21.8	41.2	46.0	46.0	48.6	48.6	48.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	39.1	39.1	39.1	21.8	21.8	21.8	41.2	46.0	46.0	48.6	48.6	48.6
LOS by Move:	D	D	D	C	C	C	D	D	D	D	D	D
HCM2kAvgQ:	6	6	6	13	13	13	2	4	4	5	5	5

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project AM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<												
Base Vol:	112	318	5	8	552	412	132	21	49	8	110	15					
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
Initial Bse:	112	318	5	8	552	412	132	21	49	8	110	15					
Added Vol:	0	0	0	0	0	2	1	0	0	0	0	0					
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0					
Initial Fut:	112	318	5	8	552	414	133	21	49	8	110	15					
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
PHF Volume:	112	318	5	8	552	414	133	21	49	8	110	15					
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0					
Reduced Vol:	112	318	5	8	552	414	133	21	49	8	110	15					
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
Final Volume:	112	318	5	8	552	414	133	21	49	8	110	15					

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.94	0.94	0.94	0.89	0.89	0.89	0.93	0.93	0.93	0.98	0.98	0.98
Lanes:	0.51	1.47	0.02	0.02	1.13	0.85	1.49	0.15	0.36	0.06	0.83	0.11
Final Sat.:	916	2600	41	28	1915	1436	2637	273	636	112	1543	210

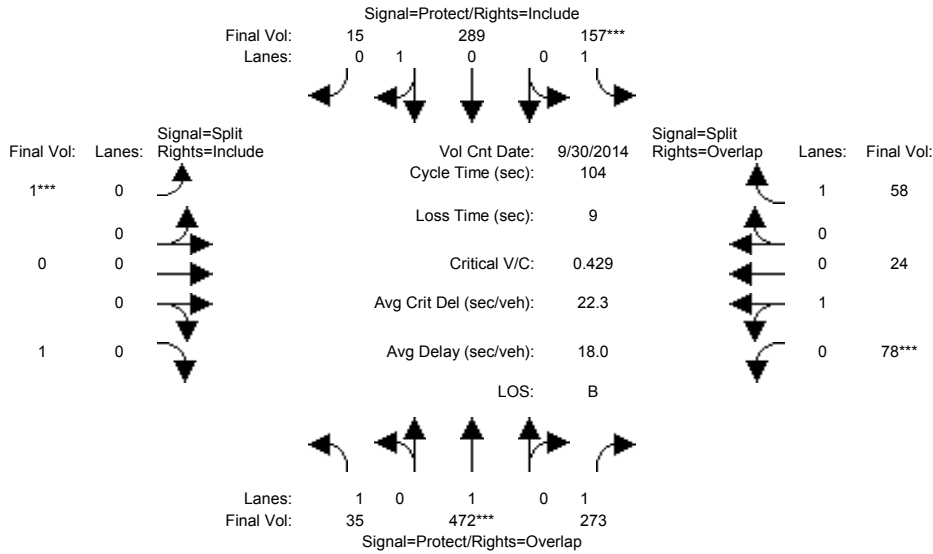
Capacity Analysis Module:												
Vol/Sat:	0.12	0.12	0.12	0.29	0.29	0.29	0.05	0.08	0.08	0.07	0.07	0.07
Crit Moves:	***			****			****			****		
Green/Cycle:	0.19	0.19	0.19	0.45	0.45	0.45	0.12	0.12	0.12	0.11	0.11	0.11
Volume/Cap:	0.64	0.64	0.64	0.64	0.64	0.64	0.42	0.64	0.64	0.64	0.64	0.64
Delay/Veh:	39.1	39.1	39.1	21.8	21.8	21.8	41.2	46.0	46.0	48.7	48.7	48.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	39.1	39.1	39.1	21.8	21.8	21.8	41.2	46.0	46.0	48.7	48.7	48.7
LOS by Move:	D	D	D	C	C	C	D	D	D	D	D	D
HCM2kAvgQ:	6	6	6	13	13	13	3	4	4	5	5	5

Note: Queue reported is the number of cars per lane.

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Hexagon Transportation Consultants, Inc.

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2000 HCM Operations (Future Volume Alternative)
Existing AM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM						
Base Vol:	35	472	273	157	289	15	1	0	1	78	24	58
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	35	472	273	157	289	15	1	0	1	78	24	58
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	35	472	273	157	289	15	1	0	1	78	24	58
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	35	472	273	157	289	15	1	0	1	78	24	58
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	35	472	273	157	289	15	1	0	1	78	24	58
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	35	472	273	157	289	15	1	0	1	78	24	58

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.74	0.95	0.99	0.97	0.91	1.00	0.90	0.96	0.96	0.80
Lanes:	1.00	1.00	1.00	1.00	0.95	0.05	0.50	0.00	0.50	0.76	0.24	1.00
Final Sat.:	1805	1900	1401	1805	1792	93	859	0	859	1399	431	1511

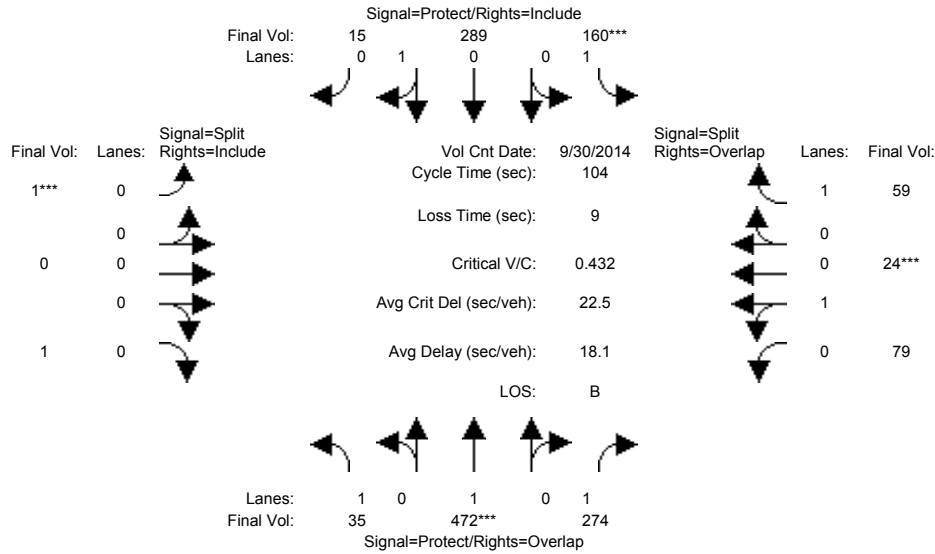
Capacity Analysis Module:												
Vol/Sat:	0.02	0.25	0.19	0.09	0.16	0.16	0.00	0.00	0.00	0.06	0.06	0.04
Crit Moves:	****			****			****			****		
Green/Cycle:	0.29	0.58	0.71	0.20	0.49	0.49	0.00	0.00	0.00	0.13	0.13	0.33
Volume/Cap:	0.07	0.43	0.28	0.43	0.33	0.33	0.43	0.00	0.43	0.43	0.43	0.12
Delay/Veh:	26.7	12.6	5.7	37.0	16.4	16.4	104.8	0.0	104.8	43.0	43.0	24.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	26.7	12.6	5.7	37.0	16.4	16.4	104.8	0.0	104.8	43.0	43.0	24.2
LOS by Move:	C	B	A	D	B	B	F	A	F	D	D	C
HCM2kAvgQ:	1	8	3	5	6	6	0	0	0	3	3	1

Note: Queue reported is the number of cars per lane.

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Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project AM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM						
Base Vol:	35	472	273	157	289	15	1	0	1	78	24	58
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	35	472	273	157	289	15	1	0	1	78	24	58
Added Vol:	0	0	1	3	0	0	0	0	0	1	0	1
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	35	472	274	160	289	15	1	0	1	79	24	59
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	35	472	274	160	289	15	1	0	1	79	24	59
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	35	472	274	160	289	15	1	0	1	79	24	59
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	35	472	274	160	289	15	1	0	1	79	24	59

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.74	0.95	0.99	0.97	0.91	1.00	0.90	0.96	0.96	0.80
Lanes:	1.00	1.00	1.00	1.00	0.95	0.05	0.50	0.00	0.50	0.77	0.23	1.00
Final Sat.:	1805	1900	1401	1805	1792	93	859	0	859	1403	426	1511

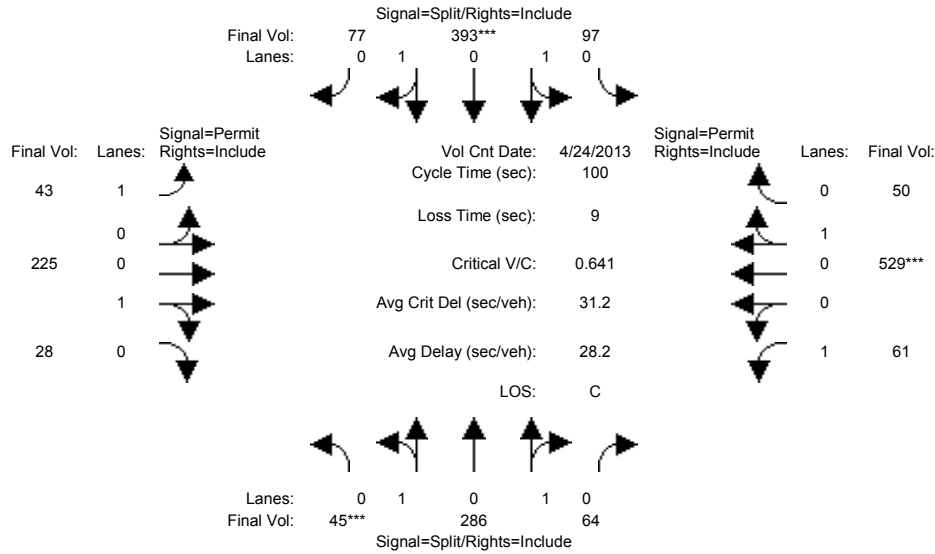
Capacity Analysis Module:												
Vol/Sat:	0.02	0.25	0.20	0.09	0.16	0.16	0.00	0.00	0.00	0.06	0.06	0.04
Crit Moves:	****			****			****			****		
Green/Cycle:	0.29	0.58	0.71	0.21	0.49	0.49	0.00	0.00	0.00	0.13	0.13	0.34
Volume/Cap:	0.07	0.43	0.28	0.43	0.33	0.33	0.43	0.00	0.43	0.43	0.43	0.12
Delay/Veh:	26.7	12.8	5.8	36.9	16.4	16.4	105.5	0.0	105.5	42.9	42.9	24.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	26.7	12.8	5.8	36.9	16.4	16.4	105.5	0.0	105.5	42.9	42.9	24.0
LOS by Move:	C	B	A	D	B	B	F	A	F	D	D	C
HCM2kAvgQ:	1	8	3	5	6	6	0	0	0	3	3	1

Note: Queue reported is the number of cars per lane.

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Hexagon Transportation Consultants, Inc.

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2000 HCM Operations (Future Volume Alternative)
Existing AM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<	AM											
Base Vol:	45	286	64	97	393	77	43	225	28	61	529	50					
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
Initial Bse:	45	286	64	97	393	77	43	225	28	61	529	50					
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0					
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0					
Initial Fut:	45	286	64	97	393	77	43	225	28	61	529	50					
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
PHF Volume:	45	286	64	97	393	77	43	225	28	61	529	50					
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0					
Reduced Vol:	45	286	64	97	393	77	43	225	28	61	529	50					
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
Final Volume:	45	286	64	97	393	77	43	225	28	61	529	50					

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.91	0.92	0.92	0.92	0.24	0.98	0.98	0.53	0.99	0.99
Lanes:	0.23	1.44	0.33	0.34	1.39	0.27	1.00	0.89	0.11	1.00	0.91	0.09
Final Sat.:	398	2532	567	600	2429	476	463	1661	207	999	1713	162

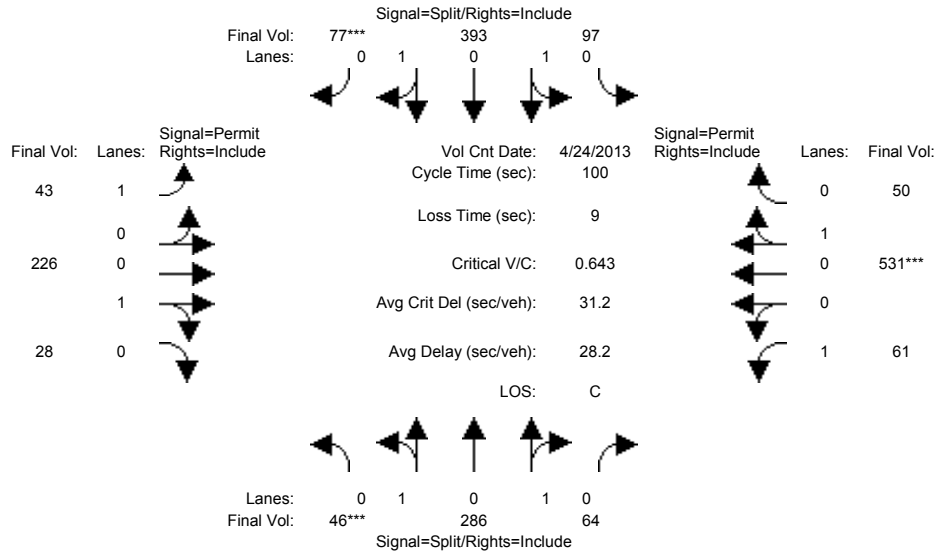
Capacity Analysis Module:												
Vol/Sat:	0.11	0.11	0.11	0.16	0.16	0.16	0.09	0.14	0.14	0.06	0.31	0.31
Crit Moves:	****				****						****	
Green/Cycle:	0.18	0.18	0.18	0.25	0.25	0.25	0.48	0.48	0.48	0.48	0.48	0.48
Volume/Cap:	0.64	0.64	0.64	0.64	0.64	0.64	0.19	0.28	0.28	0.13	0.64	0.64
Delay/Veh:	40.6	40.6	40.6	35.0	35.0	35.0	15.2	15.7	15.7	14.4	21.0	21.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	40.6	40.6	40.6	35.0	35.0	35.0	15.2	15.7	15.7	14.4	21.0	21.0
LOS by Move:	D	D	D	C	C	C	B	B	B	B	C	C
HCM2kAvgQ:	7	7	7	8	8	8	1	4	4	1	14	14

Note: Queue reported is the number of cars per lane.

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Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project AM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<	AM						
Base Vol:	45	286	64	97	393	77	43	225	28	61	529	50
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	45	286	64	97	393	77	43	225	28	61	529	50
Added Vol:	1	0	0	0	0	0	0	1	0	0	2	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	46	286	64	97	393	77	43	226	28	61	531	50
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	46	286	64	97	393	77	43	226	28	61	531	50
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	46	286	64	97	393	77	43	226	28	61	531	50
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	46	286	64	97	393	77	43	226	28	61	531	50

Saturation Flow Module:	
Sat/Lane:	1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900
Adjustment:	0.92 0.92 0.91 0.92 0.92 0.92 0.24 0.98 0.98 0.53 0.99 0.99
Lanes:	0.23 1.44 0.33 0.34 1.39 0.27 1.00 0.89 0.11 1.00 0.91 0.09
Final Sat.:	406 2526 565 600 2429 476 461 1663 206 998 1714 161

Capacity Analysis Module:	
Vol/Sat:	0.11 0.11 0.11 0.16 0.16 0.16 0.09 0.14 0.14 0.06 0.31 0.31
Crit Moves:	****
Green/Cycle:	0.18 0.18 0.18 0.25 0.25 0.25 0.48 0.48 0.48 0.48 0.48 0.48
Volume/Cap:	0.64 0.64 0.64 0.64 0.64 0.64 0.19 0.28 0.28 0.13 0.64 0.64
Delay/Veh:	40.6 40.6 40.6 35.0 35.0 35.0 15.2 15.7 15.7 14.4 21.0 21.0
User DelAdj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh:	40.6 40.6 40.6 35.0 35.0 35.0 15.2 15.7 15.7 14.4 21.0 21.0
LOS by Move:	D D D D D B B B B C C
HCM2kAvgQ:	7 7 7 8 8 8 1 4 4 1 14 14

Note: Queue reported is the number of cars per lane.

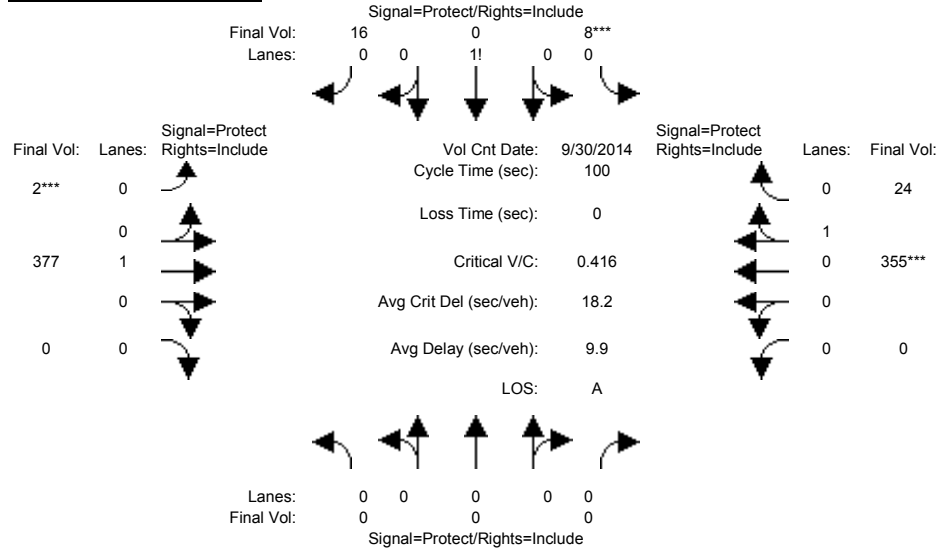
429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Summary Scenario Comparison Report (With Average Critical Delay)
Future Volume Alternative

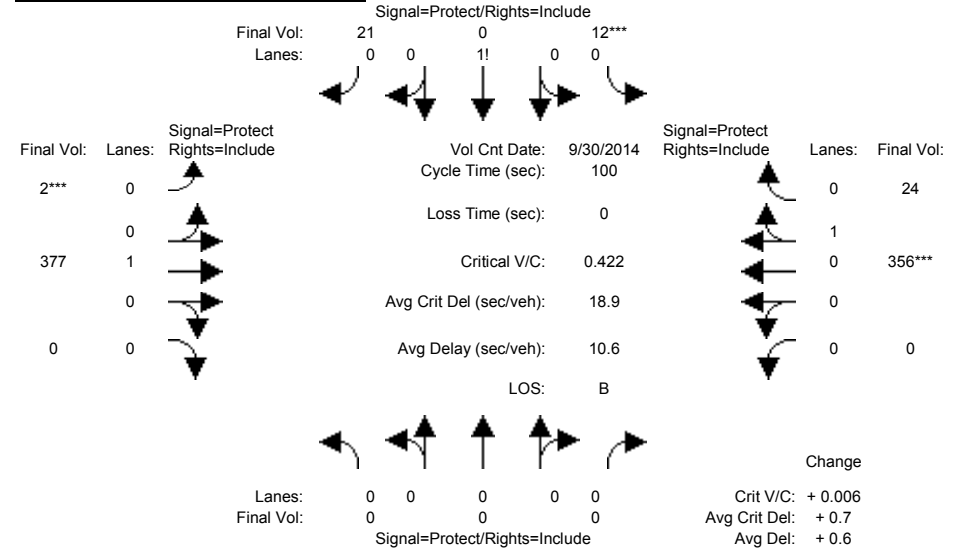
Intersection	Existing PM				Existing PM				Existing + Project PM						???			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Crit V/C Change	Avg Crit Del (sec)	Avg Crit Del Change	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)
#1 University Ave & Kipling St	A	9.9	0.416	18.2	A	9.9	0.416	18.2	B	10.6	0.422	+ 0.006	18.9	+ 0.7	?	xx.x	x.xxx	xx.x
#2 Lytton Ave & Kipling St	B	0.7	0.022	0.7	B	0.7	0.022	0.7	C	0.8	0.040	+ 0.018	0.8	+ 0.2	?	xx.x	x.xxx	xx.x
#27 Middlefield Rd & Lytton Ave	D	37.0	0.724	38.2	D	37.0	0.724	38.2	D	37.0	0.725	+ 0.001	38.2	+ 0.0	?	xx.x	x.xxx	xx.x
#35 Alma St & Lytton Av	C	20.9	0.583	26.3	C	20.9	0.583	26.3	C	21.0	0.585	+ 0.002	26.5	+ 0.1	?	xx.x	x.xxx	xx.x
#104 Middlefield Road & University Avenue	C	31.3	0.701	33.5	C	31.3	0.701	33.5	C	31.3	0.701	+ 0.000	33.5	+ 0.0	?	xx.x	x.xxx	xx.x

Intersection #1: University Ave & Kipling St

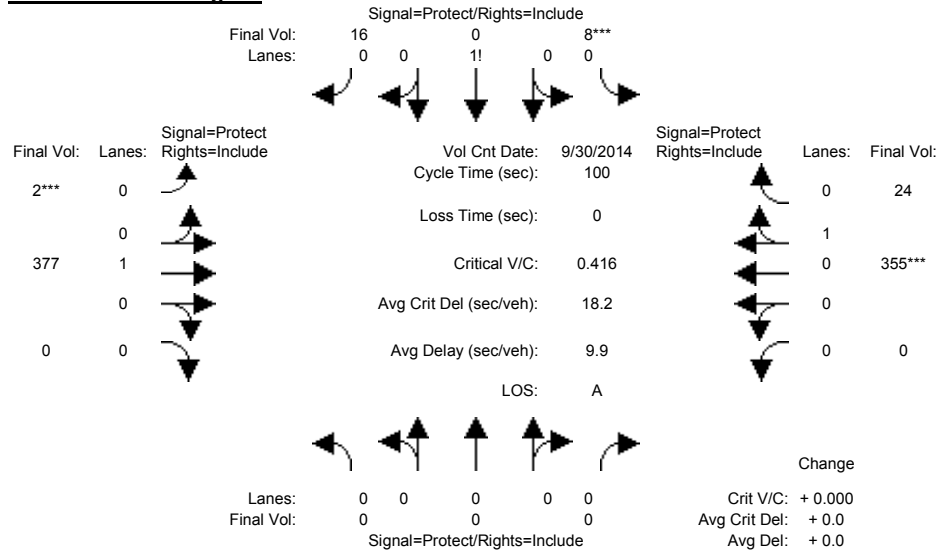
Scenario #1: Existing PM



Scenario #3: Existing + Project PM



Scenario #2: Existing PM

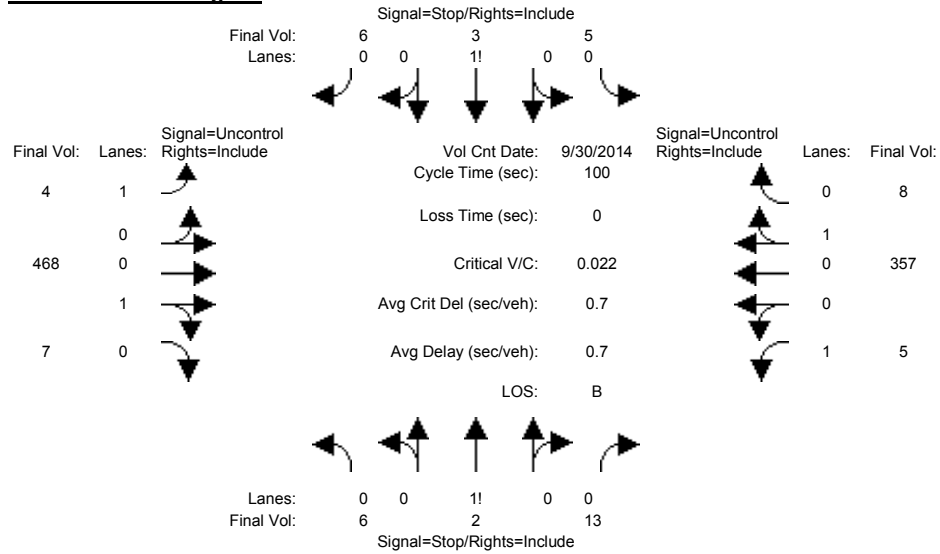


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

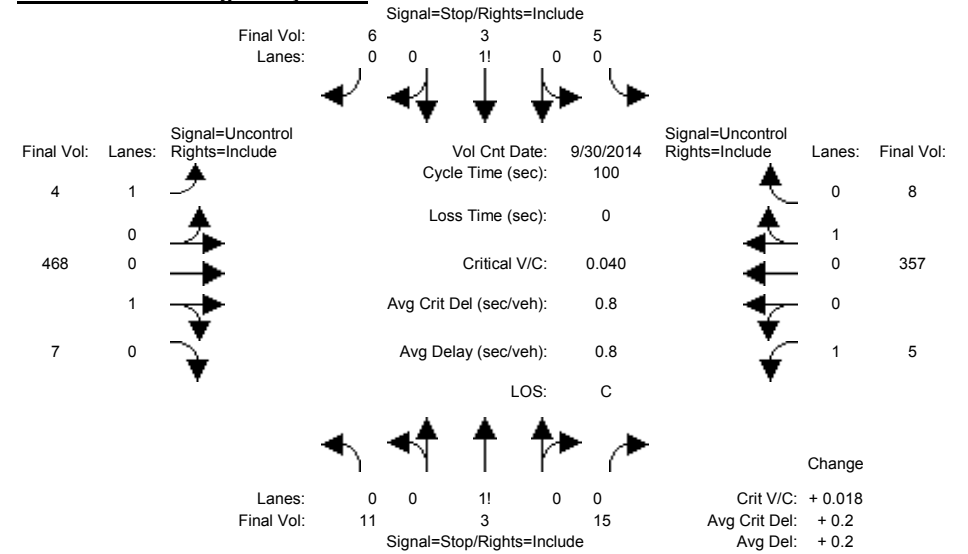
Detailed Scenario Comparison Report
2000 HCM Unsignalized (Future Volume Alternative)

Intersection #2: Lytton Ave & Kipling St

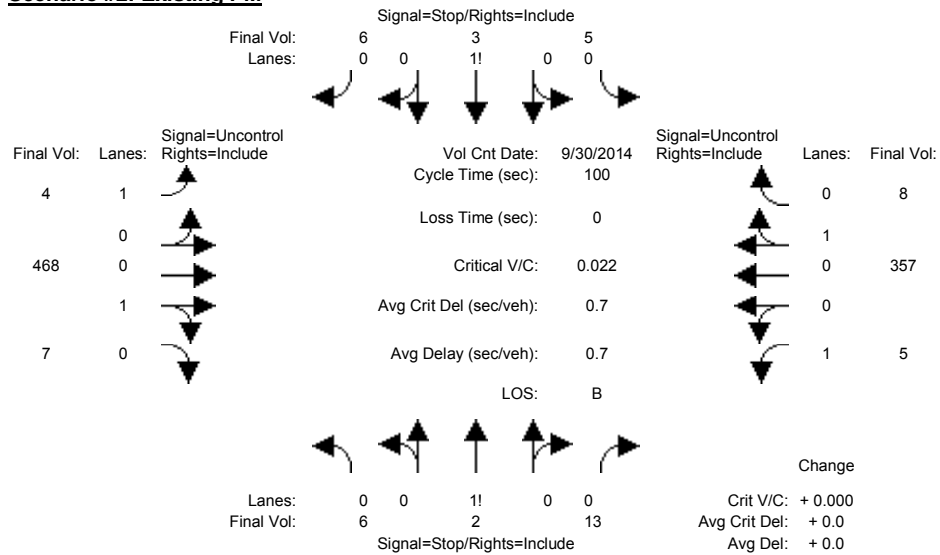
Scenario #1: Existing PM



Scenario #3: Existing + Project PM



Scenario #2: Existing PM

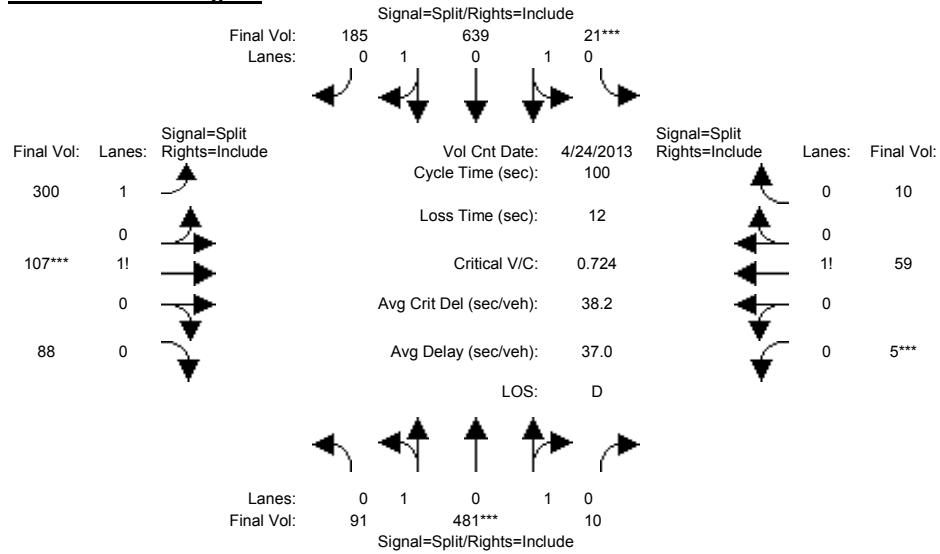


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

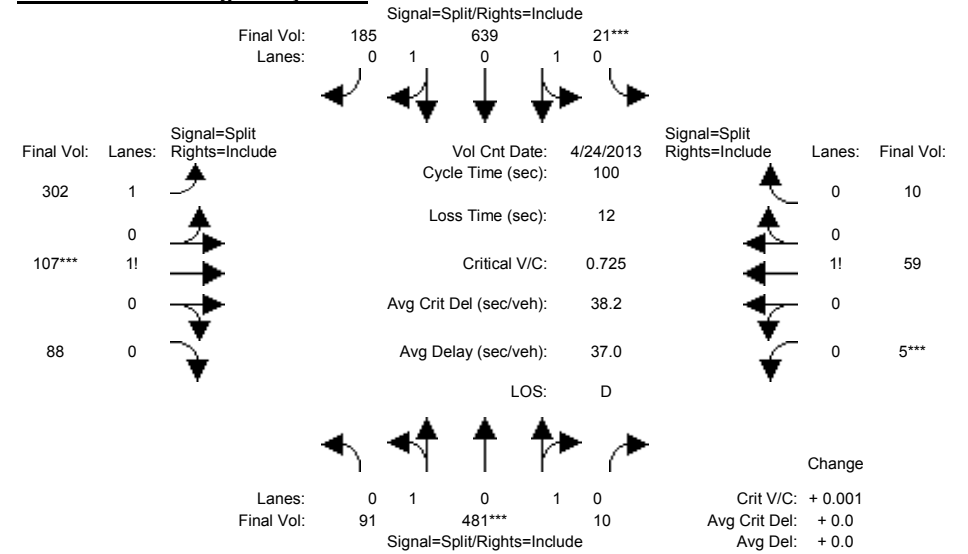
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #27: Middlefield Rd & Lytton Ave

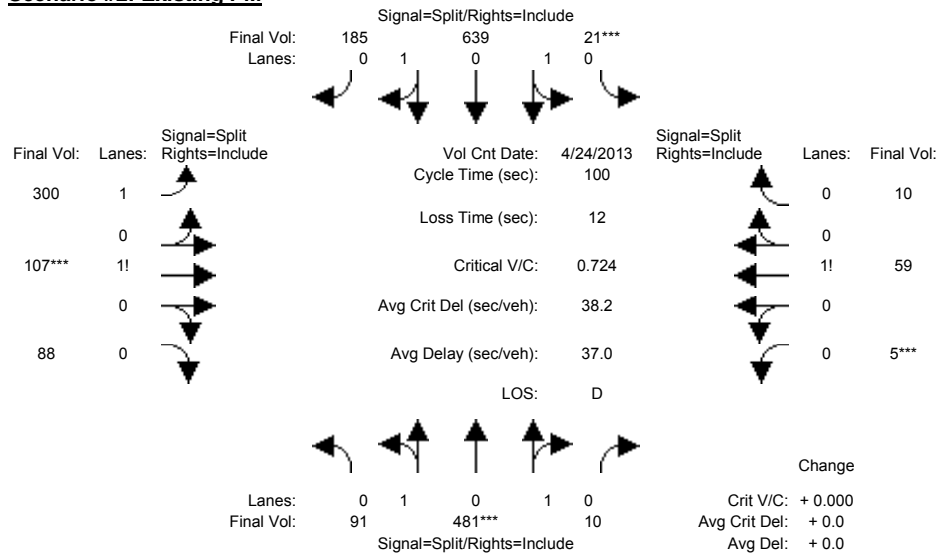
Scenario #1: Existing PM



Scenario #3: Existing + Project PM



Scenario #2: Existing PM

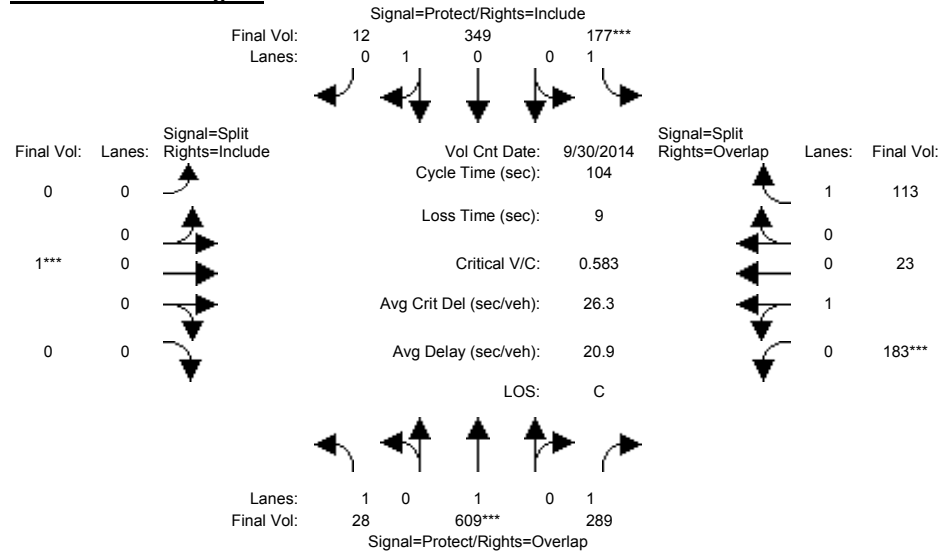


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

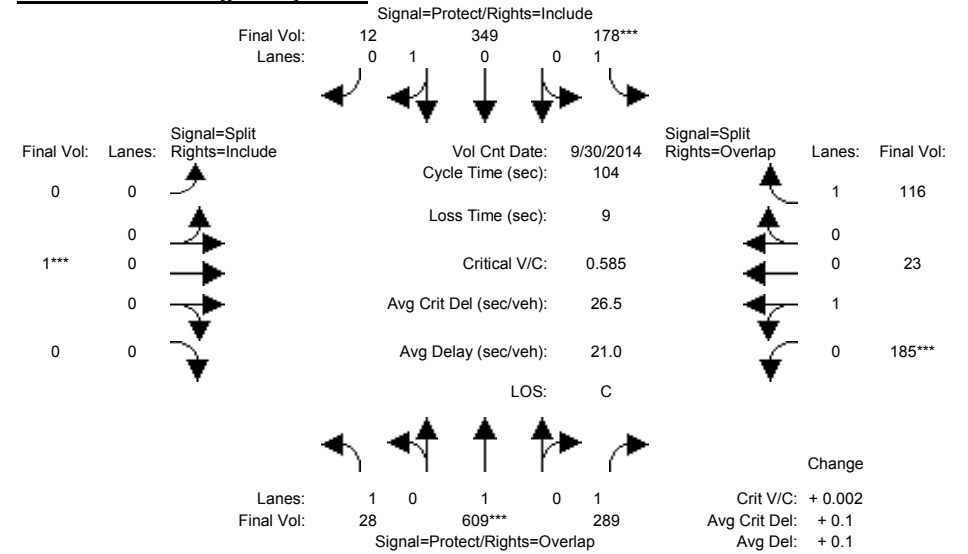
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #35: Alma St & Lytton Av

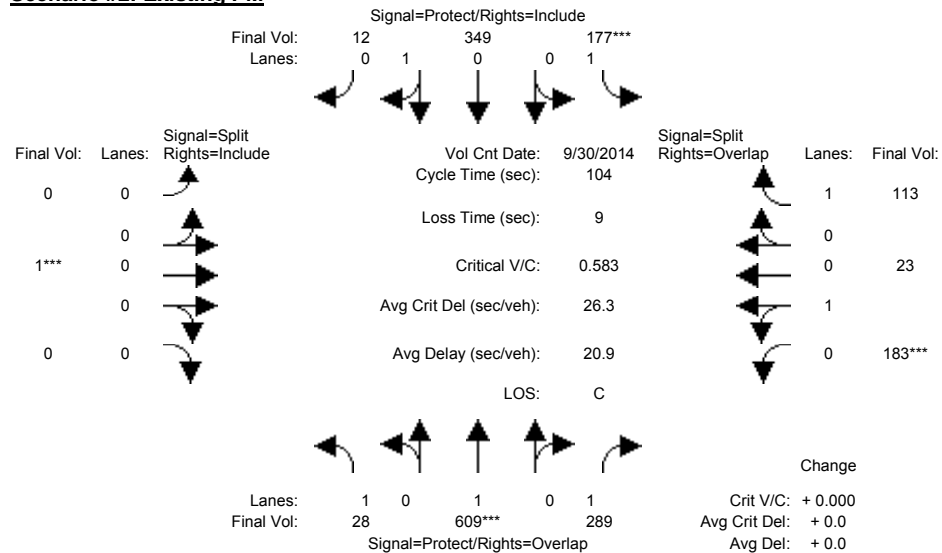
Scenario #1: Existing PM



Scenario #3: Existing + Project PM



Scenario #2: Existing PM

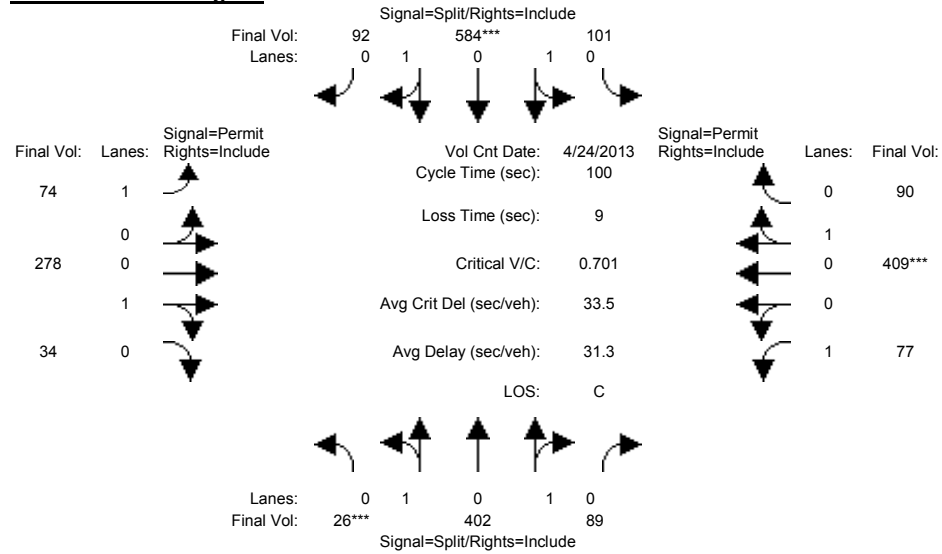


429 University Avenue, Palo Alto
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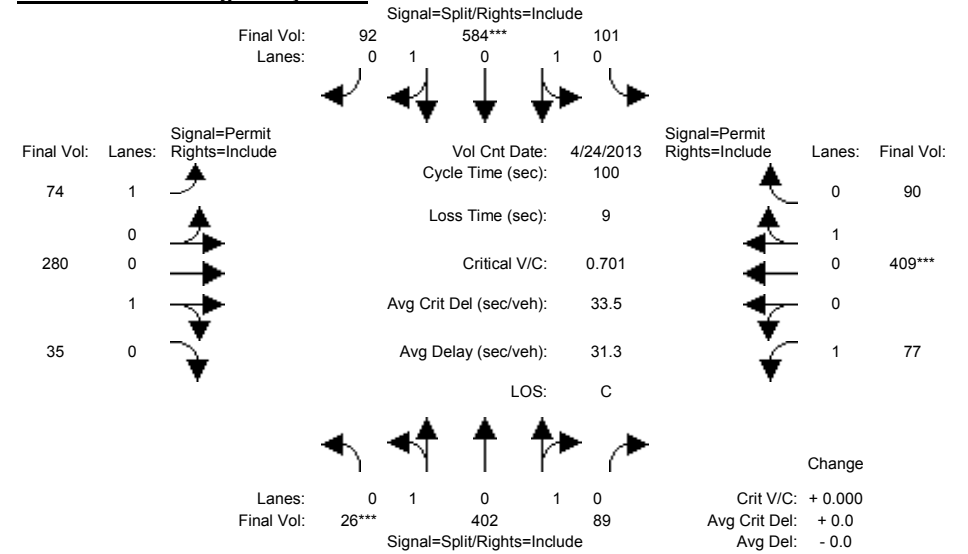
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #104: Middlefield Road & University Avenue

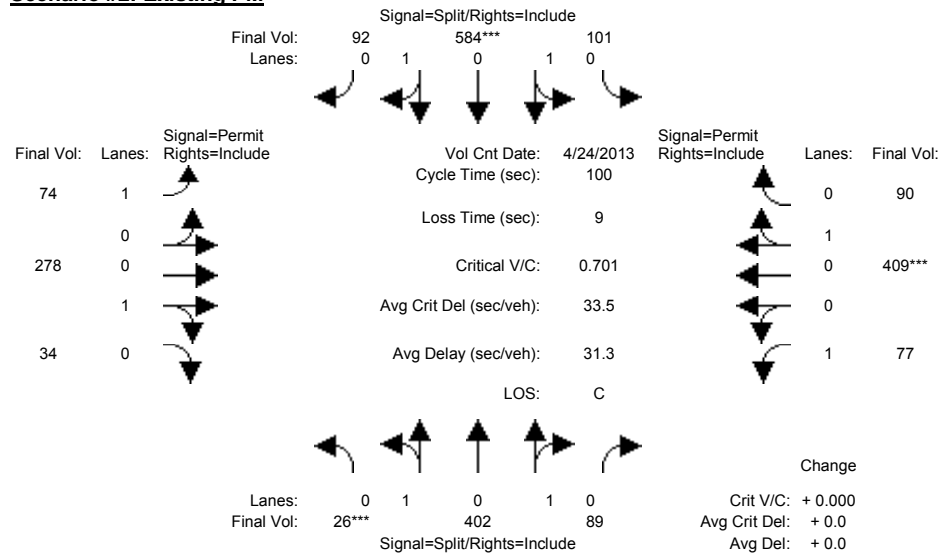
Scenario #1: Existing PM



Scenario #3: Existing + Project PM



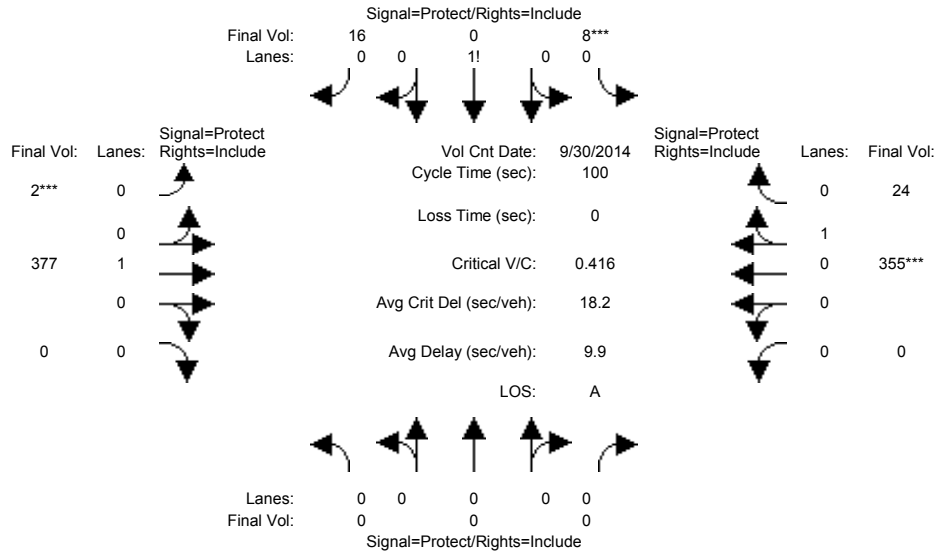
Scenario #2: Existing PM



429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing PM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 4:00 PM - 5:00 PM												
Base Vol:	0	0	0	8	0	16	2	377	0	0	355	24
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	8	0	16	2	377	0	0	355	24
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	8	0	16	2	377	0	0	355	24
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	8	0	16	2	377	0	0	355	24
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	8	0	16	2	377	0	0	355	24
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	8	0	16	2	377	0	0	355	24

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.79	1.00	1.00	1.00	1.00	0.99	0.98
Lanes:	0.00	0.00	0.00	0.31	0.00	0.69	0.01	0.99	0.00	0.00	0.94	0.06
Final Sat.:	0	0	0	522	0	1044	10	1890	0	0	1762	119

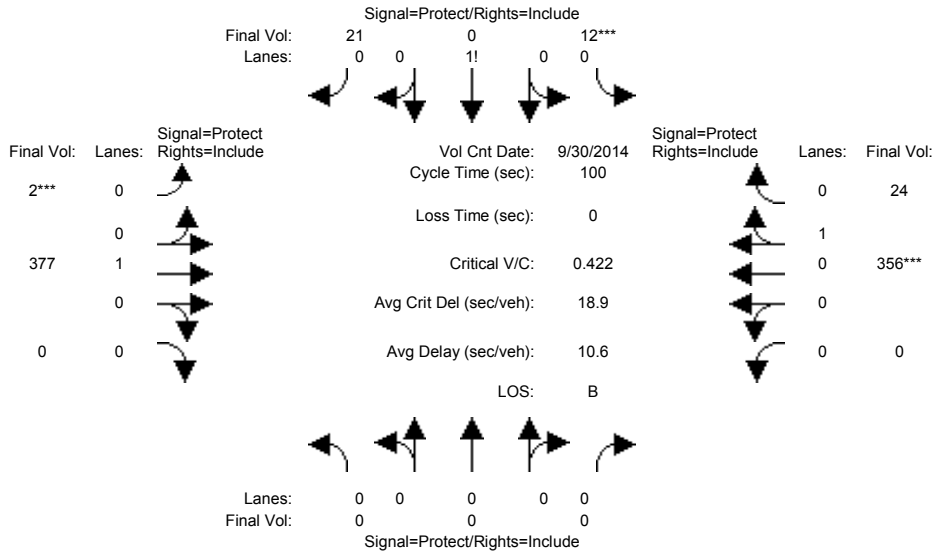
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.02	0.00	0.02	0.20	0.20	0.00	0.00	0.20	0.20
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.04	0.00	0.04	0.48	0.96	0.00	0.00	0.48	0.48
Volume/Cap:	0.00	0.00	0.00	0.42	0.00	0.42	0.42	0.21	0.00	0.00	0.42	0.42
Delay/Veh:	0.0	0.0	0.0	51.9	0.0	51.9	17.2	0.1	0.0	0.0	17.0	17.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	51.9	0.0	51.9	17.2	0.1	0.0	0.0	17.0	17.0
LOS by Move:	A	A	A	D	A	D	B	A	A	A	B	B
HCM2kAvgQ:	0	0	0	1	0	1	7	1	0	0	7	7

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project PM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 4:00 PM - 5:00 PM												
Base Vol:	0	0	0	8	0	16	2	377	0	0	355	24
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	8	0	16	2	377	0	0	355	24
Added Vol:	0	0	0	4	0	5	0	0	0	0	1	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	12	0	21	2	377	0	0	356	24
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	12	0	21	2	377	0	0	356	24
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	12	0	21	2	377	0	0	356	24
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	12	0	21	2	377	0	0	356	24

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.80	1.00	1.00	1.00	1.00	0.99	0.98
Lanes:	0.00	0.00	0.00	0.34	0.00	0.66	0.01	0.99	0.00	0.00	0.94	0.06
Final Sat.:	0	0	0	575	0	1006	10	1890	0	0	1763	119

Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.02	0.00	0.02	0.20	0.20	0.00	0.00	0.20	0.20
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.05	0.00	0.05	0.47	0.95	0.00	0.00	0.48	0.48
Volume/Cap:	0.00	0.00	0.00	0.42	0.00	0.42	0.42	0.21	0.00	0.00	0.42	0.42
Delay/Veh:	0.0	0.0	0.0	49.8	0.0	49.8	17.7	0.2	0.0	0.0	17.4	17.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	49.8	0.0	49.8	17.7	0.2	0.0	0.0	17.4	17.4
LOS by Move:	A	A	A	D	A	D	B	A	A	A	B	B
HCM2kAvgQ:	0	0	0	2	0	2	7	1	0	0	7	7

Note: Queue reported is the number of cars per lane.

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8
ApproachDel:	14.1	15.0	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.1]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=21]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=884]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.1]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=14]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=884]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8

Major Street Volume: 849
Minor Approach Volume: 21
Minor Approach Volume Threshold: 341

SIGNAL WARRANT DISCLAIMER

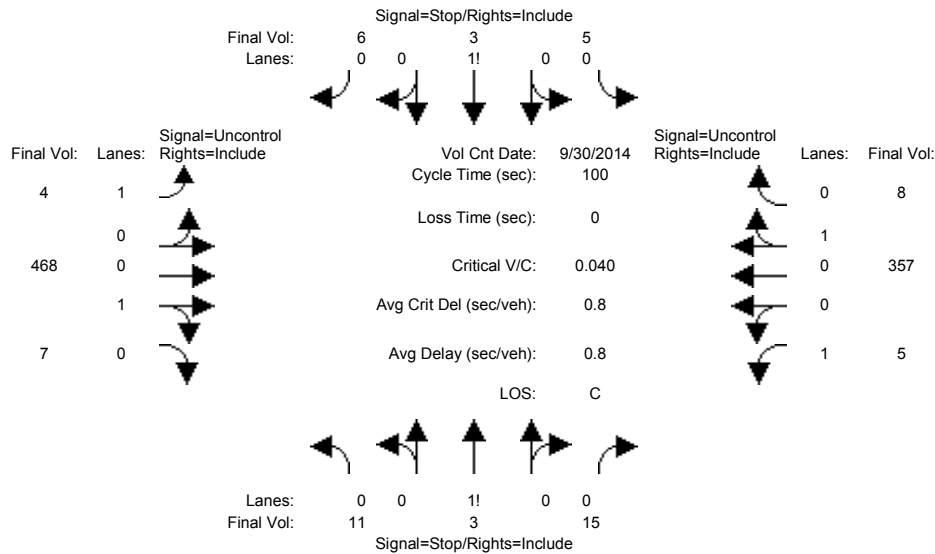
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing + Project PM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	4:45 PM - 5:45 PM						
Base Vol:	6	2	13	5	3	6	4	468	7	5	357	8
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	6	2	13	5	3	6	4	468	7	5	357	8
Added Vol:	5	1	2	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	11	3	15	5	3	6	4	468	7	5	357	8
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	11	3	15	5	3	6	4	468	7	5	357	8
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	11	3	15	5	3	6	4	468	7	5	357	8

Critical Gap Module:

Critical Gp:	7.1	6.5	6.2	7.1	6.5	6.2	4.1	xxxx	xxxxxx	4.1	xxxx	xxxxxx
FollowUpTim:	3.5	4.0	3.3	3.5	4.0	3.3	2.2	xxxx	xxxxxx	2.2	xxxx	xxxxxx

Capacity Module:

Cnflct Vol:	855	855	472	860	854	361	365	xxxx	xxxxxx	475	xxxx	xxxxxx
Potent Cap.:	281	298	596	279	298	688	1205	xxxx	xxxxxx	1098	xxxx	xxxxxx
Move Cap.:	274	296	596	268	296	688	1205	xxxx	xxxxxx	1098	xxxx	xxxxxx
Volume/Cap:	0.04	0.01	0.03	0.02	0.01	0.01	0.00	xxxx	xxxx	0.00	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	0.0	xxxx	xxxxxx	0.0	xxxx	xxxxxx
Control Del:	xxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	8.0	xxxx	xxxxxx	8.3	xxxx	xxxxxx
LOS by Move:	*	*	*	*	*	*	A	*	*	A	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	385	xxxxxx	xxxx	373	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx
SharedQueue:	xxxxxx	0.2	xxxxxx	xxxxxx	0.1	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx
Shrd ConDel:	xxxxxx	15.1	xxxxxx	xxxxxx	15.0	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx
Shared LOS:	*	C	*	*	C	*	*	*	*	*	*	*
ApproachDel:	15.1			15.0			xxxxxxx			xxxxxxx		
ApproachLOS:	C			C			*			*		*

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	11 3 15	5 3 6	4 468 7	5 357 8
ApproachDel:	15.1	15.0	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=29]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=892]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=14]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=892]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

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Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	11 3 15	5 3 6	4 468 7	5 357 8

Major Street Volume: 849
 Minor Approach Volume: 29
 Minor Approach Volume Threshold: 341

SIGNAL WARRANT DISCLAIMER

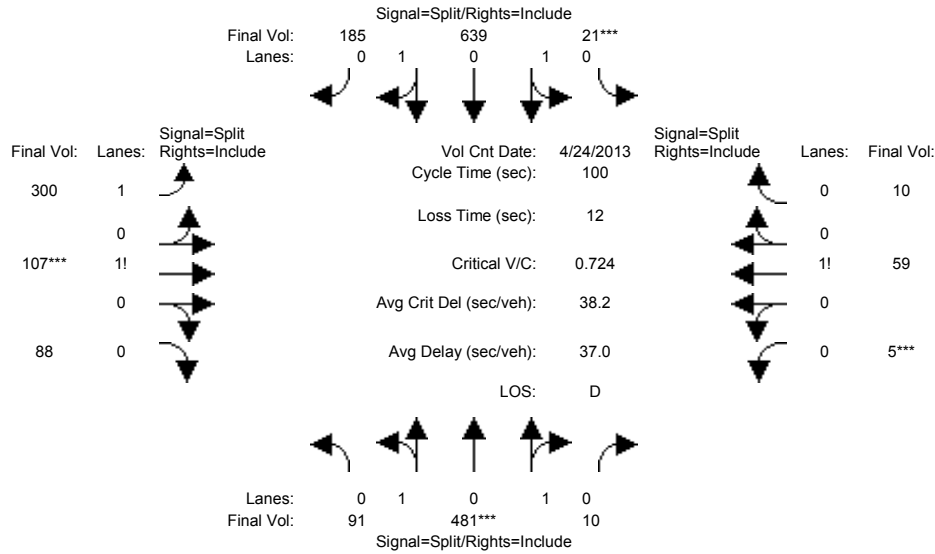
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing PM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<							
Base Vol:	91	481	10	21	639	185	300	107	88	5	59	10
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	91	481	10	21	639	185	300	107	88	5	59	10
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	91	481	10	21	639	185	300	107	88	5	59	10
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	91	481	10	21	639	185	300	107	88	5	59	10
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	91	481	10	21	639	185	300	107	88	5	59	10
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	91	481	10	21	639	185	300	107	88	5	59	10

Saturation Flow Module:	
Sat/Lane:	1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900
Adjustment:	0.94 0.94 0.94 0.92 0.92 0.92 0.94 0.94 0.94 0.98 0.98 0.98
Lanes:	0.31 1.66 0.03 0.05 1.51 0.44 1.43 0.31 0.26 0.07 0.80 0.13
Final Sat.:	558 2951 61 87 2637 764 2576 557 458 126 1483 251

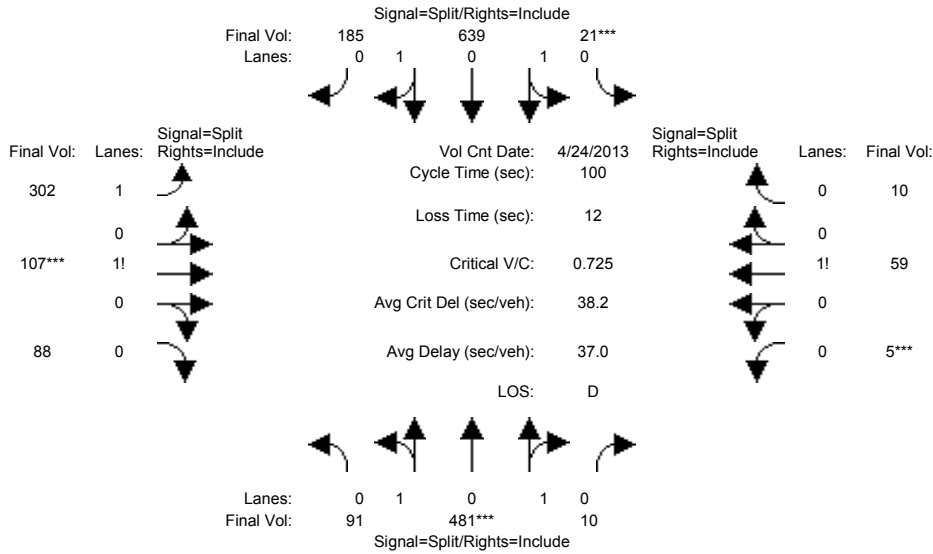
Capacity Analysis Module:	
Vol/Sat:	0.16 0.16 0.16 0.24 0.24 0.24 0.12 0.19 0.19 0.04 0.04 0.04
Crit Moves:	**** **** ****
Green/Cycle:	0.21 0.21 0.21 0.32 0.32 0.32 0.25 0.25 0.25 0.10 0.10 0.10
Volume/Cap:	0.77 0.77 0.77 0.77 0.77 0.77 0.46 0.77 0.77 0.40 0.40 0.40
Delay/Veh:	41.7 41.7 41.7 34.1 34.1 34.1 32.1 40.2 40.2 43.6 43.6 43.6
User DelAdj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh:	41.7 41.7 41.7 34.1 34.1 34.1 32.1 40.2 40.2 43.6 43.6 43.6
LOS by Move:	D D D C C C C D D D D D
HCM2kAvgQ:	9 9 9 14 14 14 5 10 10 3 3 3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project PM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<							
Base Vol:	91	481	10	21	639	185	300	107	88	5	59	10
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	91	481	10	21	639	185	300	107	88	5	59	10
Added Vol:	0	0	0	0	0	0	2	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	91	481	10	21	639	185	302	107	88	5	59	10
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	91	481	10	21	639	185	302	107	88	5	59	10
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	91	481	10	21	639	185	302	107	88	5	59	10
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	91	481	10	21	639	185	302	107	88	5	59	10

Saturation Flow Module:	
Sat/Lane:	1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900
Adjustment:	0.94 0.94 0.94 0.92 0.92 0.92 0.94 0.94 0.94 0.98 0.98 0.98
Lanes:	0.31 1.66 0.03 0.05 1.51 0.44 1.44 0.31 0.25 0.07 0.80 0.13
Final Sat.:	558 2951 61 87 2637 764 2576 555 456 126 1483 251

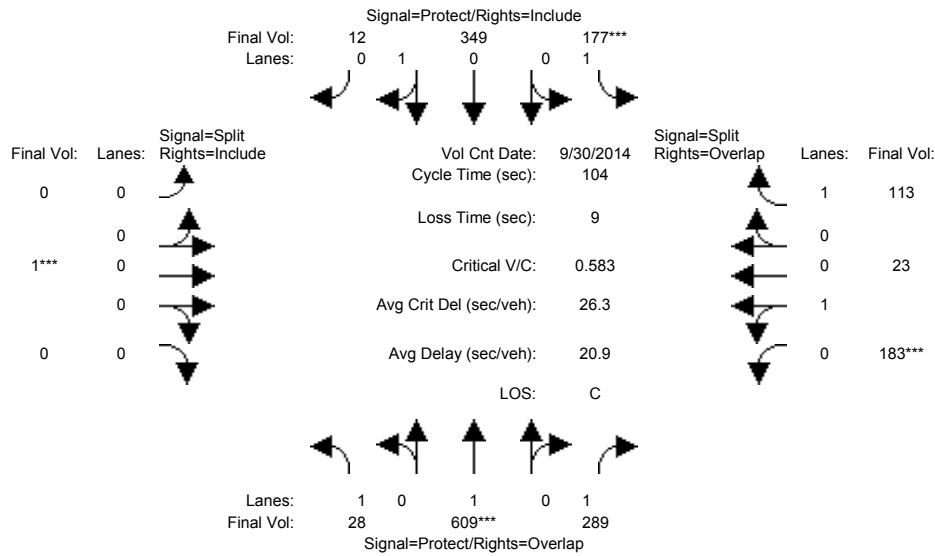
Capacity Analysis Module:	
Vol/Sat:	0.16 0.16 0.16 0.24 0.24 0.24 0.12 0.19 0.19 0.04 0.04 0.04
Crit Moves:	**** **** ****
Green/Cycle:	0.21 0.21 0.21 0.32 0.32 0.32 0.25 0.25 0.25 0.10 0.10 0.10
Volume/Cap:	0.77 0.77 0.77 0.77 0.77 0.77 0.47 0.77 0.77 0.40 0.40 0.40
Delay/Veh:	41.8 41.8 41.8 34.2 34.2 34.2 32.1 40.2 40.2 43.6 43.6 43.6
User DelAdj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh:	41.8 41.8 41.8 34.2 34.2 34.2 32.1 40.2 40.2 43.6 43.6 43.6
LOS by Move:	D D D C C C C D D D D D
HCM2kAvgQ:	9 9 9 14 14 14 5 10 10 3 3 3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing PM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	5:00 PM - 6:00 PM						
Base Vol:	28	609	289	177	349	12	0	1	0	183	23	113
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	28	609	289	177	349	12	0	1	0	183	23	113
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	28	609	289	177	349	12	0	1	0	183	23	113
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	28	609	289	177	349	12	0	1	0	183	23	113
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	28	609	289	177	349	12	0	1	0	183	23	113
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	28	609	289	177	349	12	0	1	0	183	23	113

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.73	0.95	1.00	0.99	1.00	1.00	1.00	0.96	0.96	0.77
Lanes:	1.00	1.00	1.00	1.00	0.97	0.03	0.00	1.00	0.00	0.89	0.11	1.00
Final Sat.:	1805	1900	1389	1805	1827	63	0	1900	0	1615	203	1472

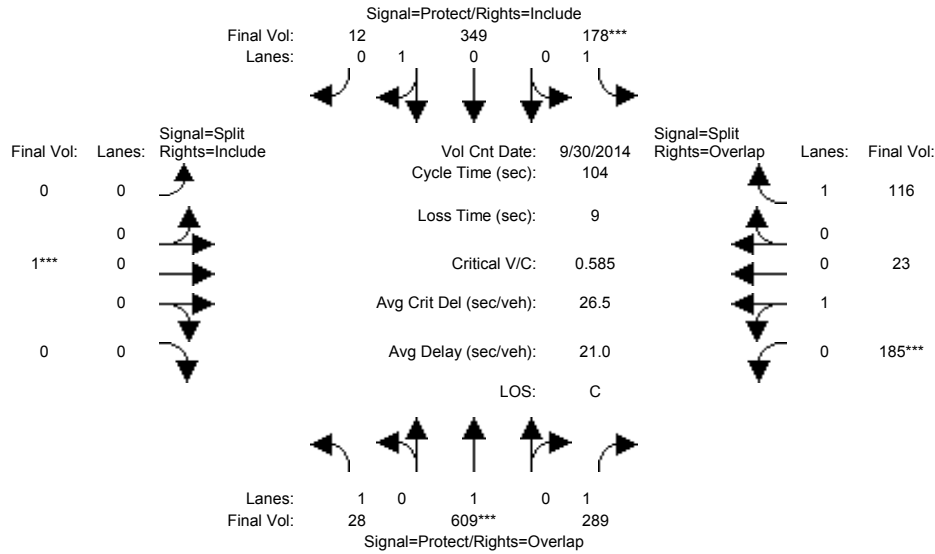
Capacity Analysis Module:												
Vol/Sat:	0.02	0.32	0.21	0.10	0.19	0.19	0.00	0.00	0.00	0.11	0.11	0.08
Crit Moves:	****			****			****			****		
Green/Cycle:	0.24	0.55	0.74	0.17	0.48	0.48	0.00	0.00	0.00	0.19	0.19	0.36
Volume/Cap:	0.06	0.58	0.28	0.58	0.40	0.40	0.00	0.58	0.00	0.58	0.58	0.21
Delay/Veh:	30.5	16.3	4.4	42.8	17.8	17.8	0.0	283	0.0	40.5	40.5	23.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	30.5	16.3	4.4	42.8	17.8	17.8	0.0	283	0.0	40.5	40.5	23.1
LOS by Move:	C	B	A	D	B	B	A	F	A	D	D	C
HCM2kAvgQ:	1	13	3	6	7	7	0	0	0	6	6	2

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project PM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	5:00 PM - 6:00 PM						
Base Vol:	28	609	289	177	349	12	0	1	0	183	23	113
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	28	609	289	177	349	12	0	1	0	183	23	113
Added Vol:	0	0	0	1	0	0	0	0	0	2	0	3
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	28	609	289	178	349	12	0	1	0	185	23	116
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	28	609	289	178	349	12	0	1	0	185	23	116
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	28	609	289	178	349	12	0	1	0	185	23	116
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	28	609	289	178	349	12	0	1	0	185	23	116

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.73	0.95	1.00	0.99	1.00	1.00	1.00	0.96	0.96	0.77
Lanes:	1.00	1.00	1.00	1.00	0.97	0.03	0.00	1.00	0.00	0.89	0.11	1.00
Final Sat.:	1805	1900	1389	1805	1827	63	0	1900	0	1617	201	1472

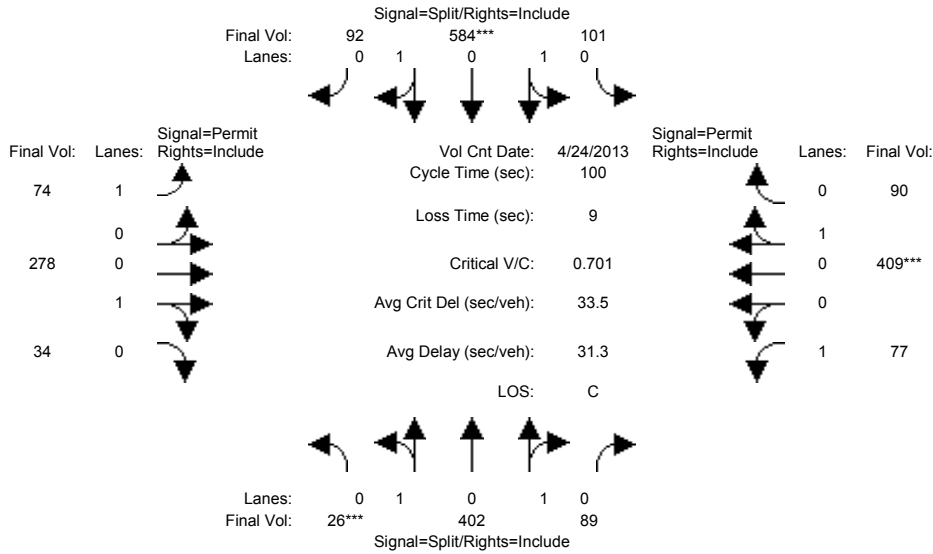
Capacity Analysis Module:												
Vol/Sat:	0.02	0.32	0.21	0.10	0.19	0.19	0.00	0.00	0.00	0.11	0.11	0.08
Crit Moves:	****			****			****			****		
Green/Cycle:	0.24	0.55	0.74	0.17	0.48	0.48	0.00	0.00	0.00	0.20	0.20	0.36
Volume/Cap:	0.06	0.58	0.28	0.58	0.40	0.40	0.00	0.58	0.00	0.58	0.58	0.22
Delay/Veh:	30.6	16.5	4.5	42.8	17.9	17.9	0.0	286	0.0	40.5	40.5	23.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	30.6	16.5	4.5	42.8	17.9	17.9	0.0	286	0.0	40.5	40.5	23.0
LOS by Move:	C	B	A	D	B	B	A	F	A	D	D	C
HCM2kAvgQ:	1	13	3	6	7	7	0	0	0	6	6	2

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing PM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<	PM												
Base Vol:	26	402	89	101	584	92	74	278	34	77	409	90	90	90	90	90		
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Initial Bse:	26	402	89	101	584	92	74	278	34	77	409	90	90	90	90	90		
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Initial Fut:	26	402	89	101	584	92	74	278	34	77	409	90	90	90	90	90		
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
PHF Volume:	26	402	89	101	584	92	74	278	34	77	409	90	90	90	90	90		
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Reduced Vol:	26	402	89	101	584	92	74	278	34	77	409	90	90	90	90	90		
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Final Volume:	26	402	89	101	584	92	74	278	34	77	409	90	90	90	90	90		

Saturation Flow Module:																
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.91	0.93	0.93	0.92	0.22	0.98	0.98	0.42	0.97	0.97	0.97	0.97	0.97	0.97
Lanes:	0.10	1.55	0.35	0.26	1.50	0.24	1.00	0.89	0.11	1.00	0.82	0.18	0.18	0.18	0.18	0.18
Final Sat.:	176	2724	603	458	2646	417	419	1666	204	797	1515	333	333	333	333	333

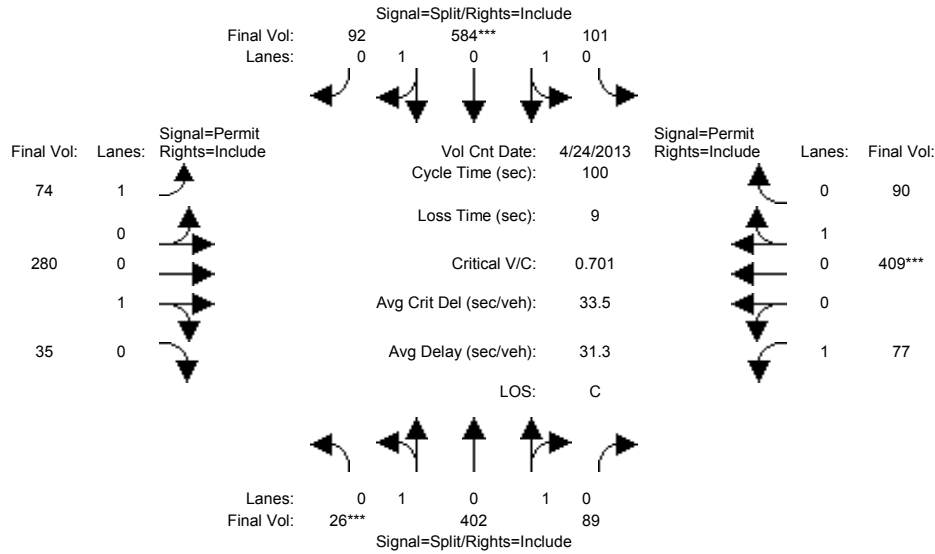
Capacity Analysis Module:																
Vol/Sat:	0.15	0.15	0.15	0.22	0.22	0.22	0.18	0.17	0.17	0.10	0.27	0.27	0.27	0.27	0.27	0.27
Crit Moves:	****				****						****					
Green/Cycle:	0.21	0.21	0.21	0.31	0.31	0.31	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38
Volume/Cap:	0.70	0.70	0.70	0.70	0.70	0.70	0.46	0.43	0.43	0.25	0.70	0.70	0.70	0.70	0.70	0.70
Delay/Veh:	39.6	39.6	39.6	32.2	32.2	32.2	25.0	23.1	23.1	21.4	29.1	29.1	29.1	29.1	29.1	29.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	39.6	39.6	39.6	32.2	32.2	32.2	25.0	23.1	23.1	21.4	29.1	29.1	29.1	29.1	29.1	29.1
LOS by Move:	D	D	D	C	C	C	C	C	C	C	C	C	C	C	C	C
HCM2kAvgQ:	9	9	9	11	11	11	2	7	7	2	14	14	14	14	14	14

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing + Project PM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<	PM												
Base Vol:	26	402	89	101	584	92	74	278	34	77	409	90						
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
Initial Bse:	26	402	89	101	584	92	74	278	34	77	409	90						
Added Vol:	0	0	0	0	0	0	0	2	1	0	0	0						
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0						
Initial Fut:	26	402	89	101	584	92	74	280	35	77	409	90						
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
PHF Volume:	26	402	89	101	584	92	74	280	35	77	409	90						
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0						
Reduced Vol:	26	402	89	101	584	92	74	280	35	77	409	90						
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
Final Volume:	26	402	89	101	584	92	74	280	35	77	409	90						

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.91	0.93	0.93	0.92	0.22	0.98	0.98	0.42	0.97	0.97
Lanes:	0.10	1.55	0.35	0.26	1.50	0.24	1.00	0.89	0.11	1.00	0.82	0.18
Final Sat.:	176	2724	603	458	2646	417	419	1660	208	791	1515	333

Capacity Analysis Module:												
Vol/Sat:	0.15	0.15	0.15	0.22	0.22	0.22	0.18	0.17	0.17	0.10	0.27	0.27
Crit Moves:	****				****						****	
Green/Cycle:	0.21	0.21	0.21	0.31	0.31	0.31	0.38	0.38	0.38	0.38	0.38	0.38
Volume/Cap:	0.70	0.70	0.70	0.70	0.70	0.70	0.46	0.44	0.44	0.25	0.70	0.70
Delay/Veh:	39.6	39.6	39.6	32.2	32.2	32.2	25.0	23.2	23.2	21.4	29.1	29.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	39.6	39.6	39.6	32.2	32.2	32.2	25.0	23.2	23.2	21.4	29.1	29.1
LOS by Move:	D	D	D	C	C	C	C	C	C	C	C	C
HCM2kAvgQ:	9	9	9	11	11	11	2	7	7	2	14	14

Note: Queue reported is the number of cars per lane.

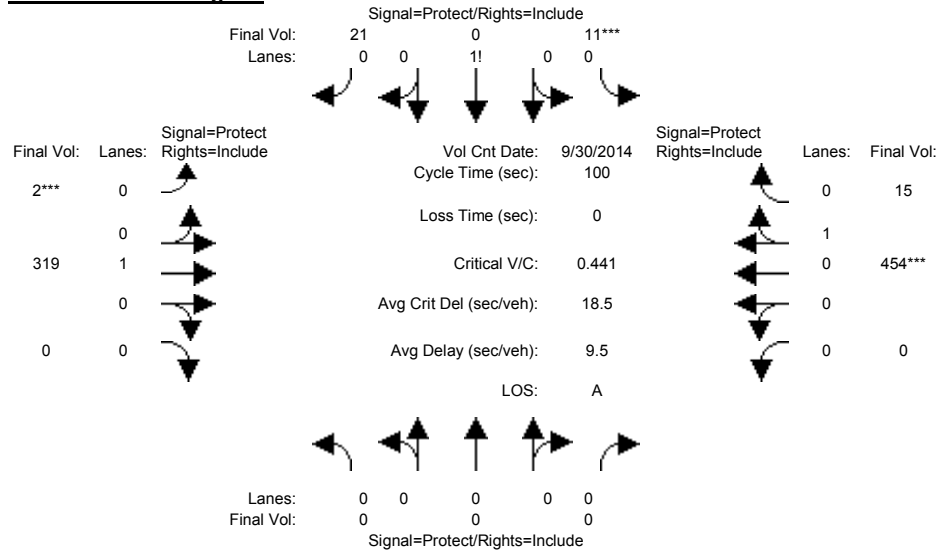
429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Summary Scenario Comparison Report (With Average Critical Delay)
Future Volume Alternative

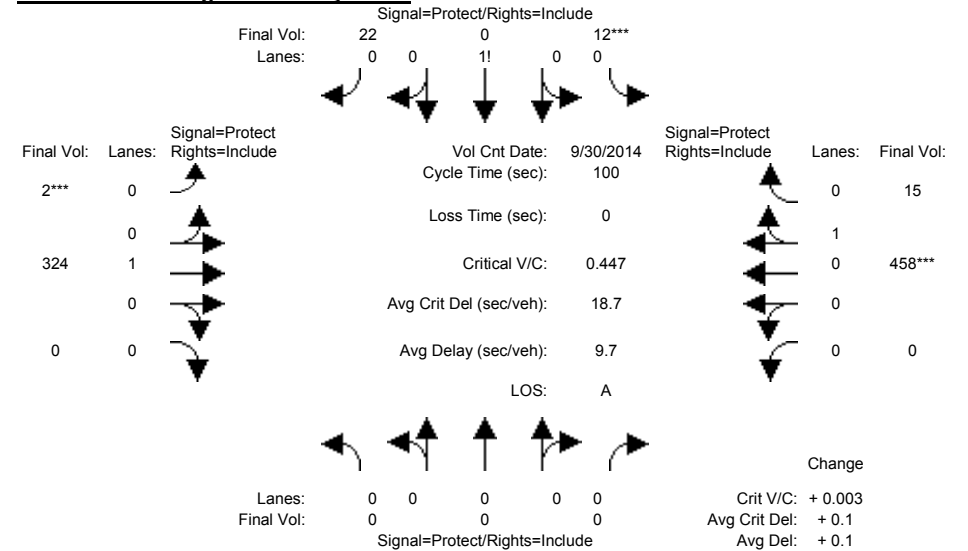
Intersection	Existing AM				Background AM				Background + Project AM						???			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Crit V/C Change	Avg Crit Del (sec)	Avg Crit Del Change	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)
#1 University Ave & Kipling St	A	9.5	0.441	18.5	A	9.6	0.444	18.6	A	9.7	0.447	+ 0.003	18.7	+ 0.1	?	xx.x	x.xxx	xx.x
#2 Lytton Ave & Kipling St	C	0.6	0.015	0.6	C	0.6	0.016	0.6	C	0.6	0.023	+ 0.008	0.6	+ 0.1	?	xx.x	x.xxx	xx.x
#27 Middlefield Rd & Lytton Ave	C	30.6	0.634	31.0	C	30.7	0.638	31.0	C	30.7	0.639	+ 0.001	31.0	+ 0.0	?	xx.x	x.xxx	xx.x
#35 Alma St & Lytton Av	B	18.0	0.429	22.3	B	18.1	0.434	22.5	B	18.2	0.437	+ 0.002	22.7	+ 0.2	?	xx.x	x.xxx	xx.x
#104 Middlefield Road & University Avenue	C	28.2	0.641	31.2	C	28.4	0.646	31.3	C	28.4	0.647	+ 0.001	31.3	+ 0.0	?	xx.x	x.xxx	xx.x

Intersection #1: University Ave & Kipling St

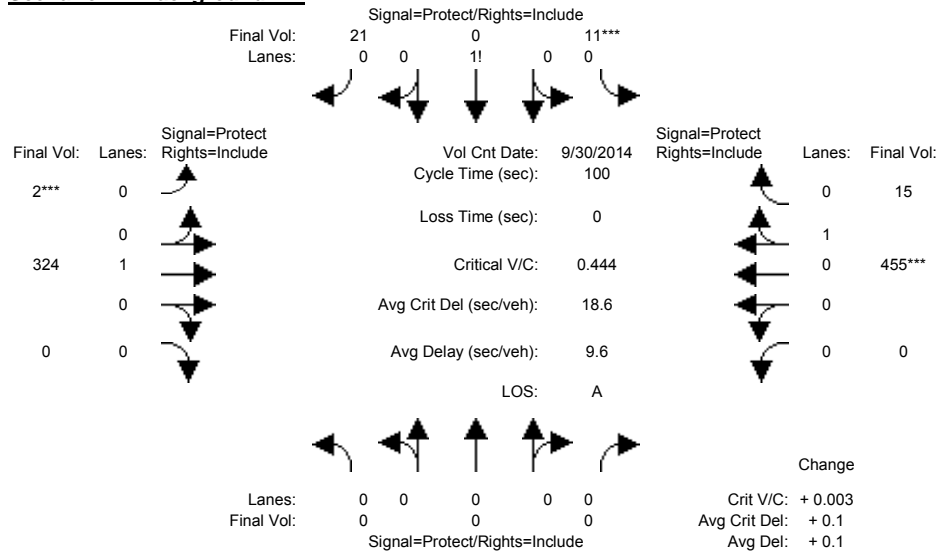
Scenario #1: Existing AM



Scenario #3: Background + Project AM



Scenario #2: Background AM

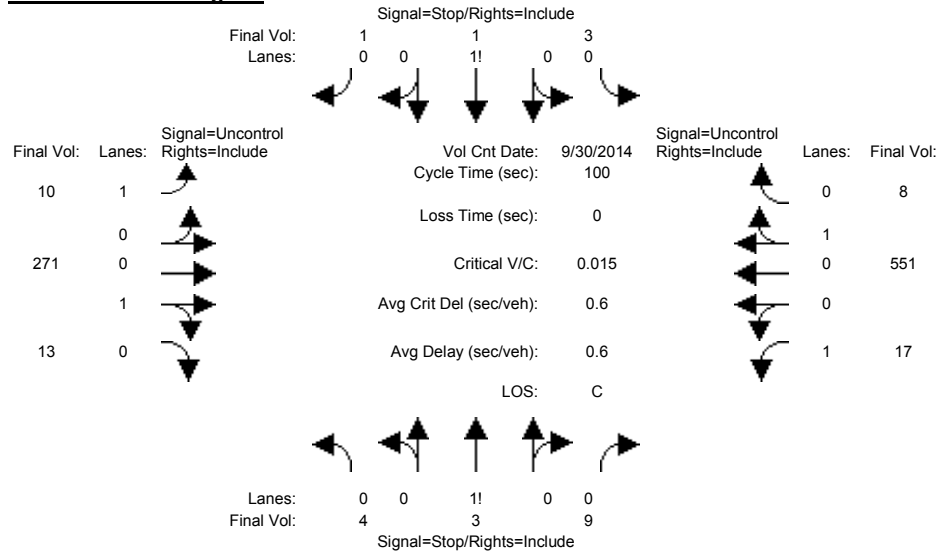


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

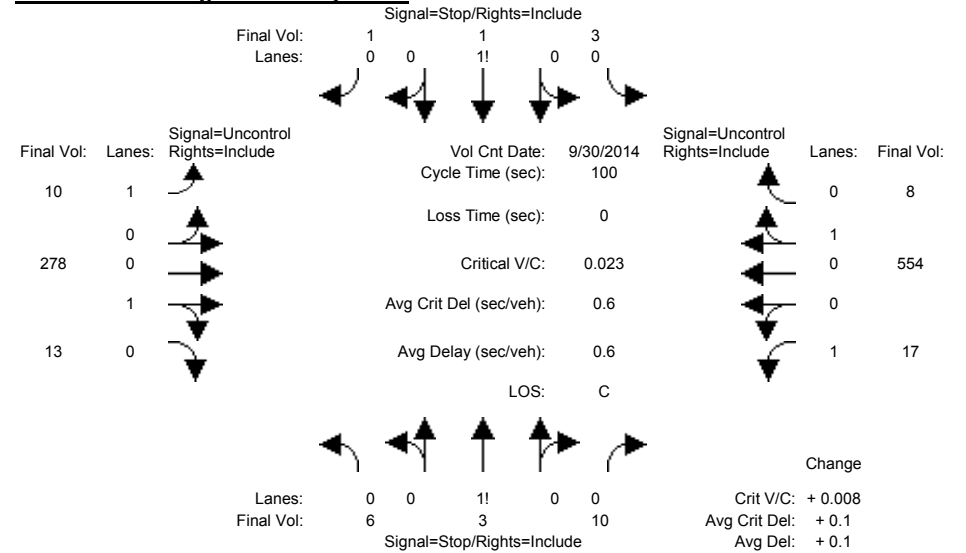
Detailed Scenario Comparison Report
2000 HCM Unsignalized (Future Volume Alternative)

Intersection #2: Lytton Ave & Kipling St

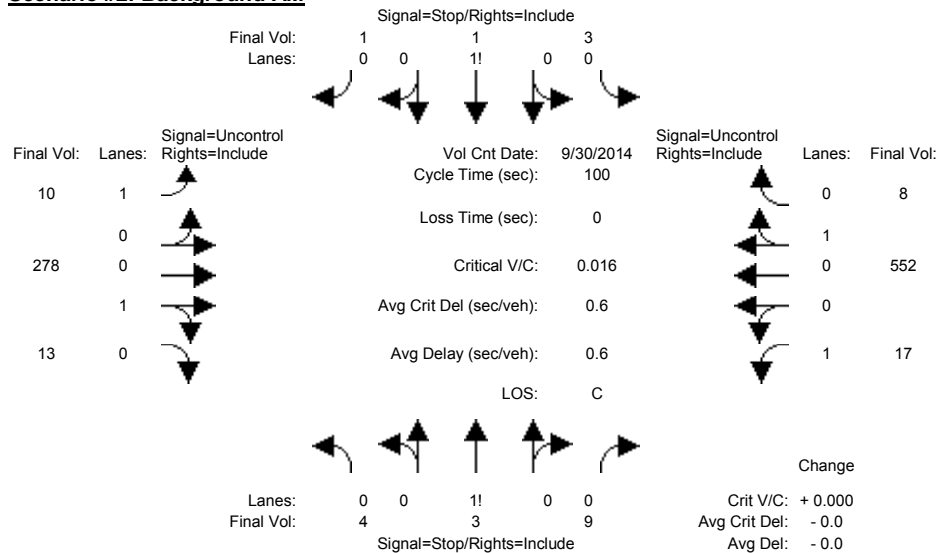
Scenario #1: Existing AM



Scenario #3: Background + Project AM



Scenario #2: Background AM

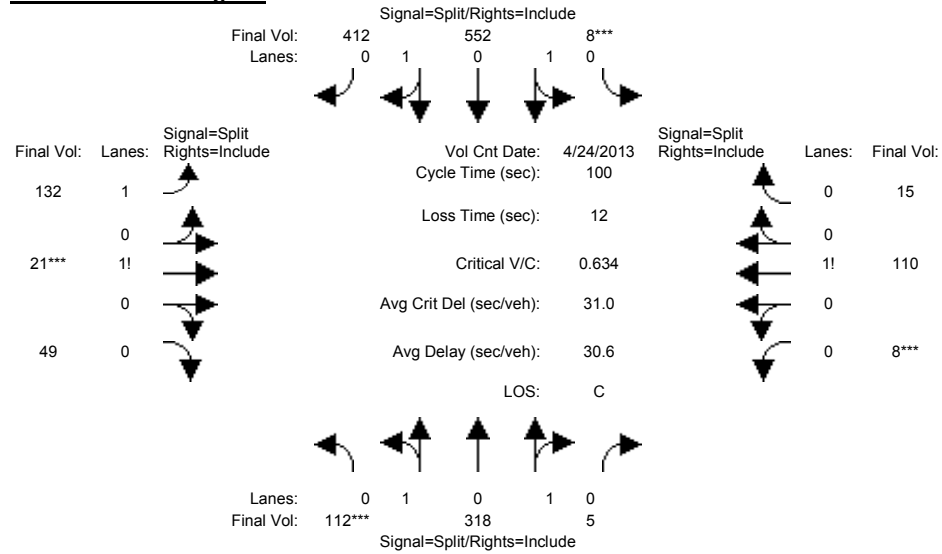


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

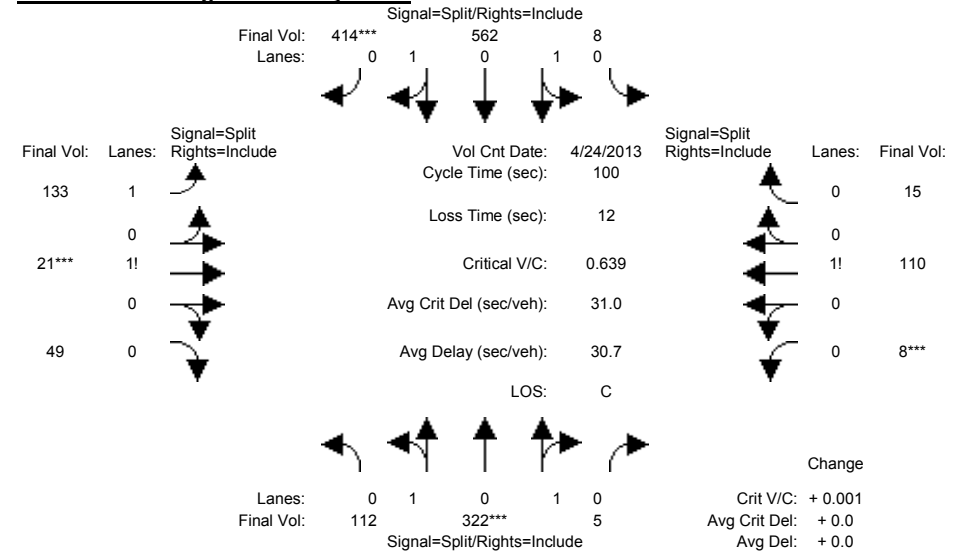
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #27: Middlefield Rd & Lytton Ave

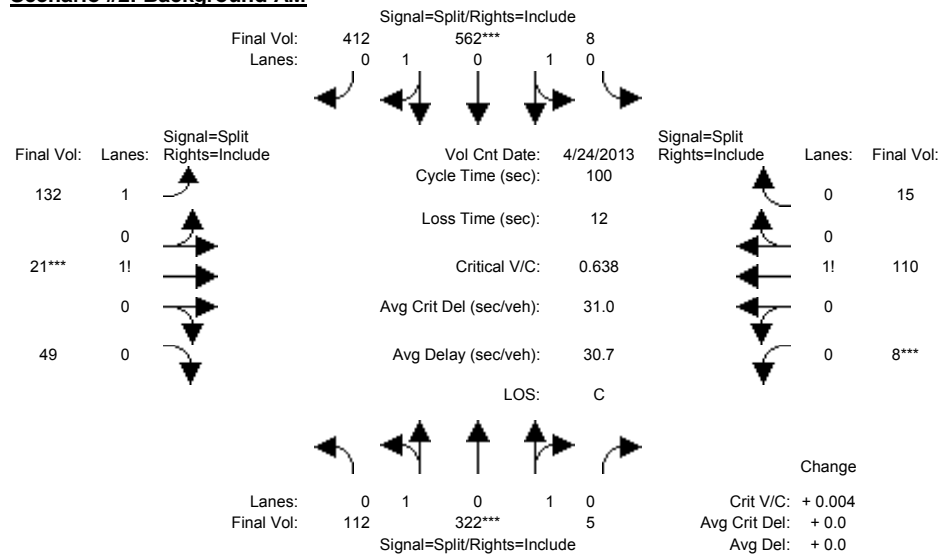
Scenario #1: Existing AM



Scenario #3: Background + Project AM



Scenario #2: Background AM

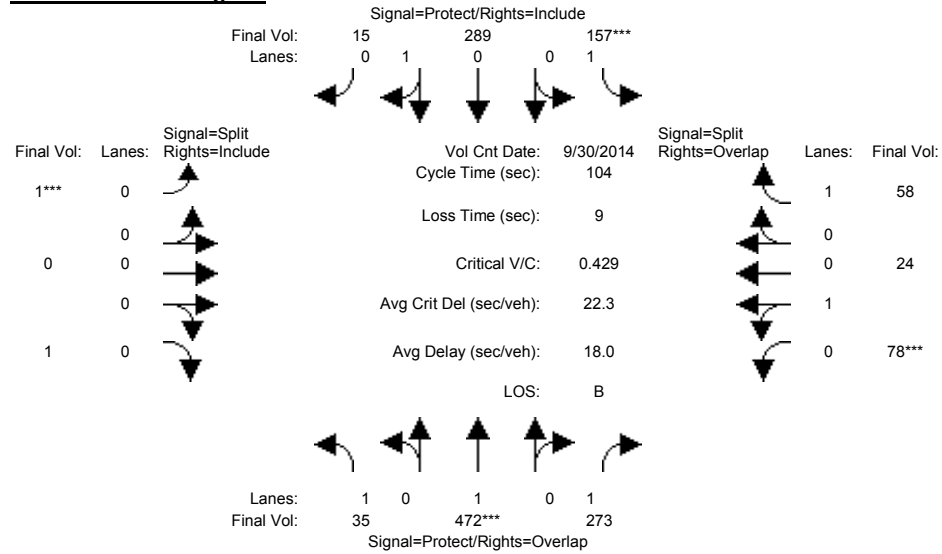


429 University Avenue, Palo Alto
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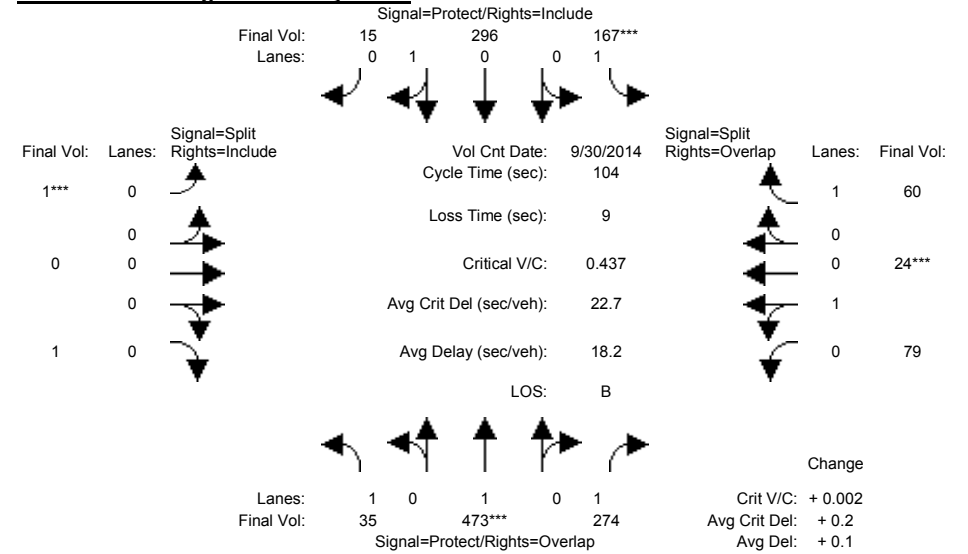
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #35: Alma St & Lytton Av

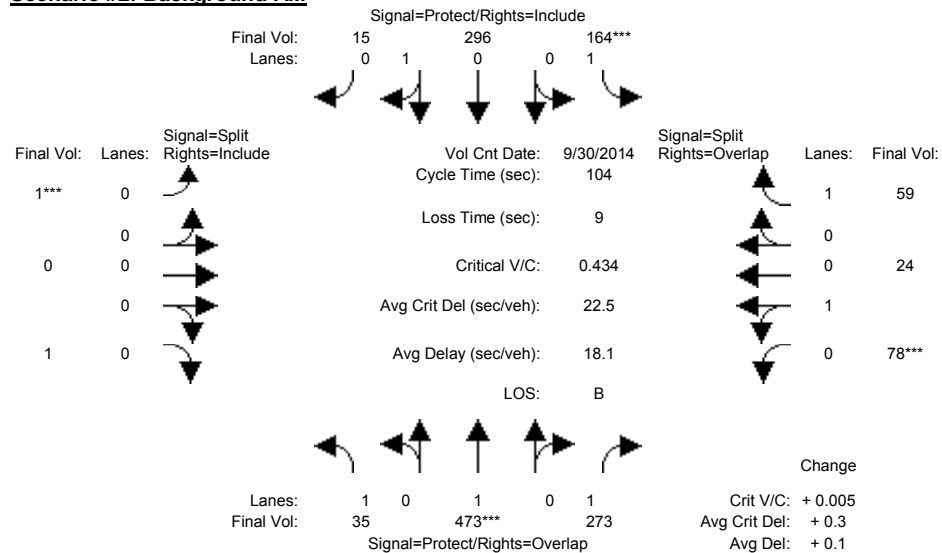
Scenario #1: Existing AM



Scenario #3: Background + Project AM



Scenario #2: Background AM

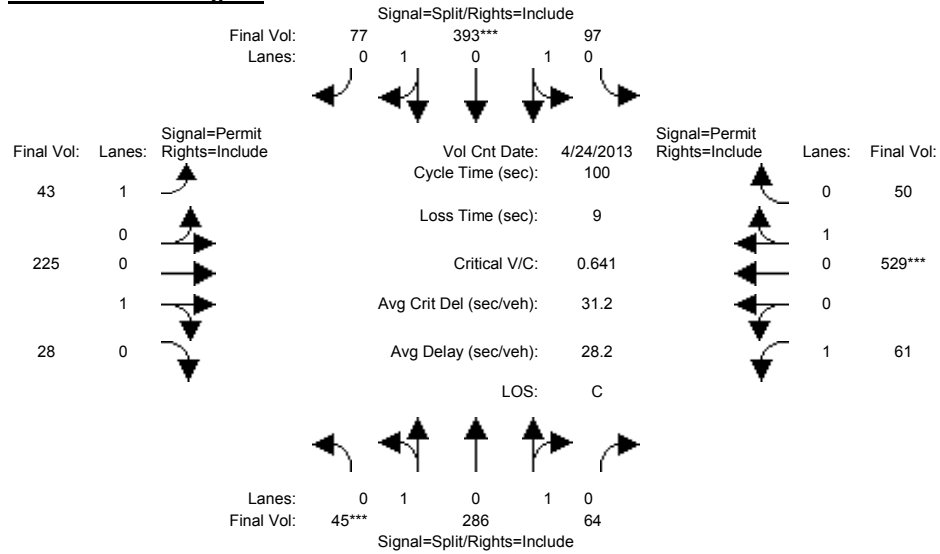


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

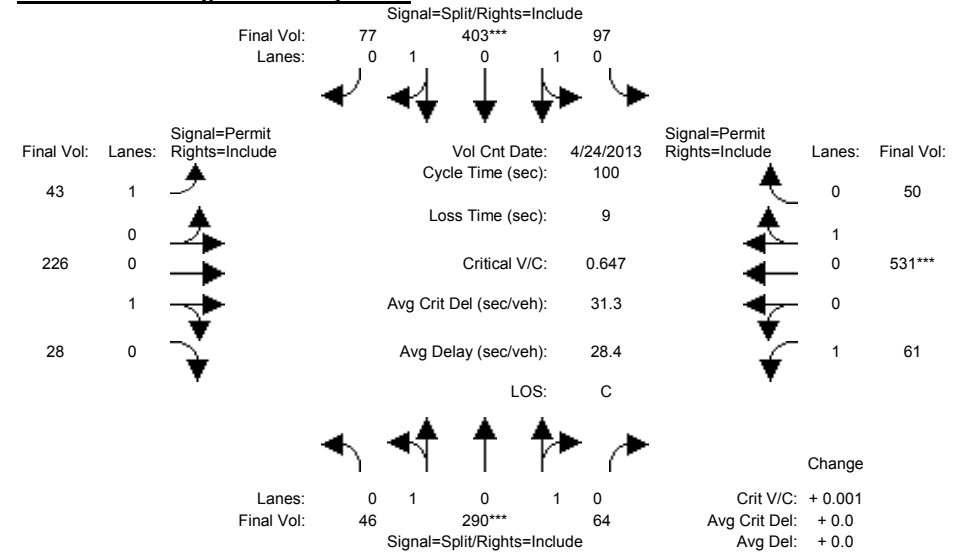
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #104: Middlefield Road & University Avenue

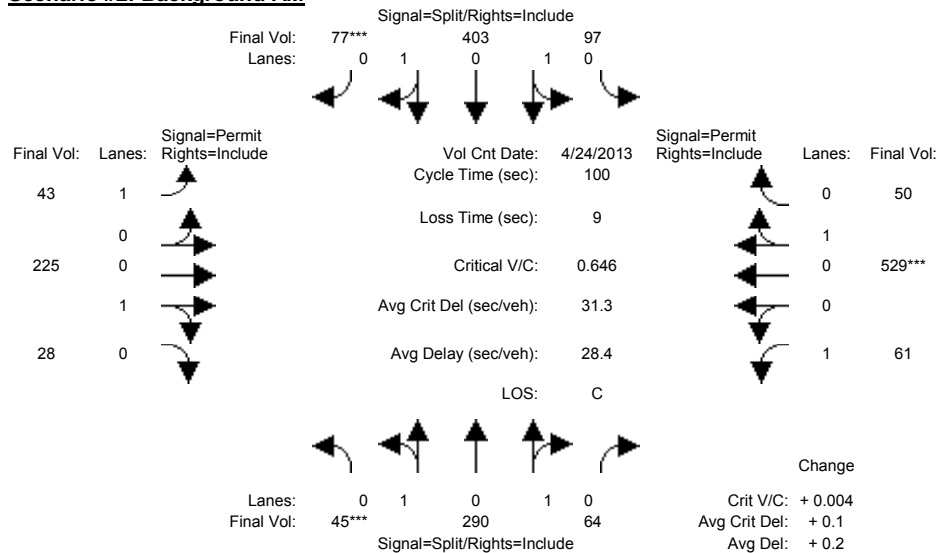
Scenario #1: Existing AM



Scenario #3: Background + Project AM



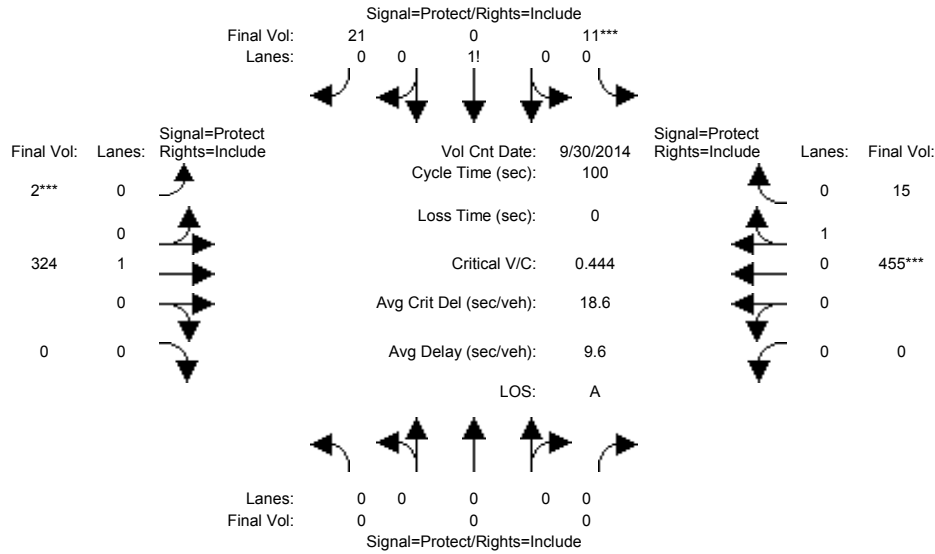
Scenario #2: Background AM



429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background AM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 8:00 AM - 9:00 AM												
Base Vol:	0	0	0	11	0	21	2	319	0	0	454	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	11	0	21	2	319	0	0	454	15
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	5	0	0	1	0
Initial Fut:	0	0	0	11	0	21	2	324	0	0	455	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	11	0	21	2	324	0	0	455	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	11	0	21	2	324	0	0	455	15
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	11	0	21	2	324	0	0	455	15

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.62	1.00	1.00	1.00	1.00	1.00	0.99
Lanes:	0.00	0.00	0.00	0.27	0.00	0.73	0.01	0.99	0.00	0.00	0.97	0.03
Final Sat.:	0	0	0	453	0	864	12	1888	0	0	1832	60

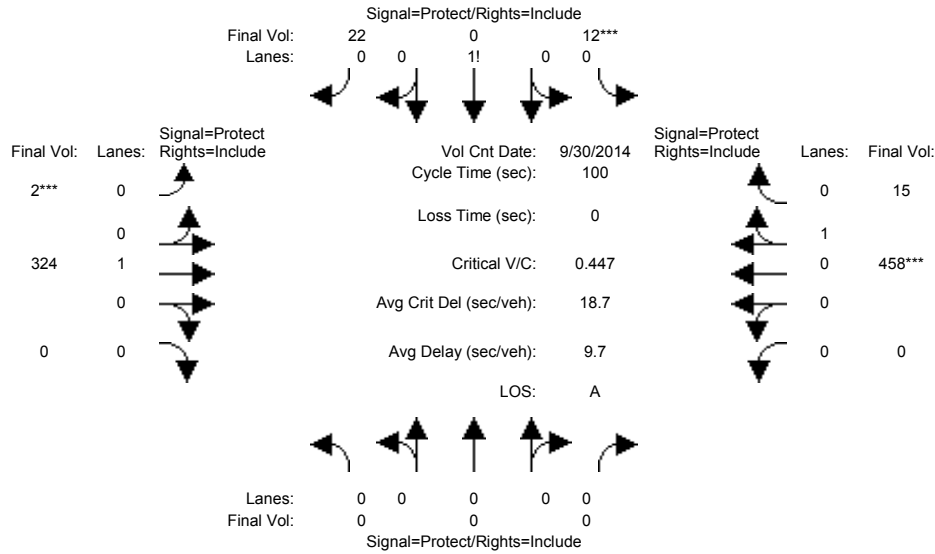
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.02	0.00	0.02	0.17	0.17	0.00	0.00	0.25	0.25
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.05	0.00	0.05	0.39	0.95	0.00	0.00	0.56	0.56
Volume/Cap:	0.00	0.00	0.00	0.44	0.00	0.44	0.44	0.18	0.00	0.00	0.44	0.44
Delay/Veh:	0.0	0.0	0.0	50.1	0.0	50.1	23.2	0.2	0.0	0.0	13.2	13.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	50.1	0.0	50.1	23.2	0.2	0.0	0.0	13.2	13.2
LOS by Move:	A	A	A	D	A	D	C	A	A	A	B	B
HCM2kAvgQ:	0	0	0	2	0	1	7	1	0	0	8	8

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background + Project AM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 8:00 AM - 9:00 AM												
Base Vol:	0	0	0	11	0	21	2	319	0	0	454	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	11	0	21	2	319	0	0	454	15
Added Vol:	0	0	0	1	0	1	0	0	0	0	3	0
PasserByVol:	0	0	0	0	0	0	0	5	0	0	1	0
Initial Fut:	0	0	0	12	0	22	2	324	0	0	458	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	12	0	22	2	324	0	0	458	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	12	0	22	2	324	0	0	458	15
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	12	0	22	2	324	0	0	458	15

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.62	1.00	1.00	1.00	1.00	1.00	0.99
Lanes:	0.00	0.00	0.00	0.28	0.00	0.72	0.01	0.99	0.00	0.00	0.97	0.03
Final Sat.:	0	0	0	469	0	860	12	1888	0	0	1832	60

Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.03	0.00	0.03	0.17	0.17	0.00	0.00	0.25	0.25
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.06	0.00	0.06	0.38	0.94	0.00	0.00	0.56	0.56
Volume/Cap:	0.00	0.00	0.00	0.45	0.00	0.45	0.45	0.18	0.00	0.00	0.45	0.45
Delay/Veh:	0.0	0.0	0.0	49.8	0.0	49.8	23.4	0.2	0.0	0.0	13.3	13.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	49.8	0.0	49.8	23.4	0.2	0.0	0.0	13.3	13.3
LOS by Move:	A	A	A	D	A	D	C	A	A	A	B	B
HCM2kAvgQ:	0	0	0	2	0	2	7	1	0	0	8	8

Note: Queue reported is the number of cars per lane.

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 271 13	17 551 8
ApproachDel:	13.9	17.6	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=16]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=891]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.0]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=5]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=891]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 271 13	17 551 8

Major Street Volume: 870
 Minor Approach Volume: 16
 Minor Approach Volume Threshold: 333

SIGNAL WARRANT DISCLAIMER

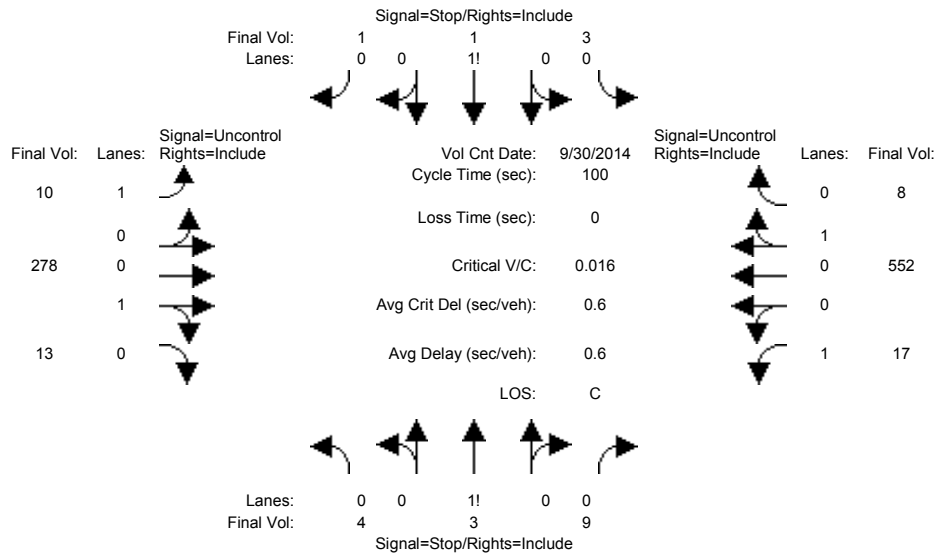
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Background AM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	>> Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM
Base Vol:	4 3 9	3 1 1	10 271 13	17 551 8	
Growth Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
Initial Bse:	4 3 9	3 1 1	10 271 13	17 551 8	
Added Vol:	0 0 0	0 0 0	0 0 0	0 0 0	
PasserByVol:	0 0 0	0 0 0	0 7 0	0 1 0	
Initial Fut:	4 3 9	3 1 1	10 278 13	17 552 8	
User Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
PHF Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
PHF Volume:	4 3 9	3 1 1	10 278 13	17 552 8	
Reduct Vol:	0 0 0	0 0 0	0 0 0	0 0 0	
FinalVolume:	4 3 9	3 1 1	10 278 13	17 552 8	

Critical Gap Module:

Critical Gp:	7.1 6.5 6.2	7.1 6.5 6.2	4.1 xxxx xxxxxx	4.1 xxxx xxxxxx
FollowUpTim:	3.5 4.0 3.3	3.5 4.0 3.3	2.2 xxxx xxxxxx	2.2 xxxx xxxxxx

Capacity Module:

Cnflct Vol:	896 899 285	901 901 556	560 xxxx xxxxxx	291 xxxx xxxxxx
Potent Cap.:	263 281 759	261 280 534	1021 xxxx xxxxxx	1282 xxxx xxxxxx
Move Cap.:	258 274 759	252 274 534	1021 xxxx xxxxxx	1282 xxxx xxxxxx
Volume/Cap:	0.02 0.01 0.01	0.01 0.00 0.00	0.01 xxxx xxxxxx	0.01 xxxx xxxxxx

Level Of Service Module:

2Way95thQ:	xxxx xxxx xxxxxx	xxxx xxxx xxxxxx	0.0 xxxx xxxxxx	0.0 xxxx xxxxxx
Control Del:	xxxxx xxxx xxxxxx	xxxxx xxxx xxxxxx	8.6 xxxx xxxxxx	7.8 xxxx xxxxxx
LOS by Move:	* * *	* * *	A * *	A * *
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx 418 xxxxxx	xxxx 287 xxxxxx	xxxx xxxx xxxxxx	xxxx xxxx xxxxxx
SharedQueue:	xxxxx 0.1 xxxxxx	xxxxx 0.1 xxxxxx	xxxxx xxxx xxxxxx	xxxxx xxxx xxxxxx
Shrd ConDel:	xxxxx 14.0 xxxxxx	xxxxx 17.8 xxxxxx	xxxxx xxxx xxxxxx	xxxxx xxxx xxxxxx
Shared LOS:	* B *	* C *	* * *	* * *
ApproachDel:	14.0	17.8	xxxxxxx	xxxxxxx
ApproachLOS:	B	C	*	*

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

 Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 278 13	17 552 8
ApproachDel:	14.0	17.8	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=16]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=899]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.0]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=5]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=899]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 278 13	17 552 8

Major Street Volume: 878
 Minor Approach Volume: 16
 Minor Approach Volume Threshold: 330

SIGNAL WARRANT DISCLAIMER

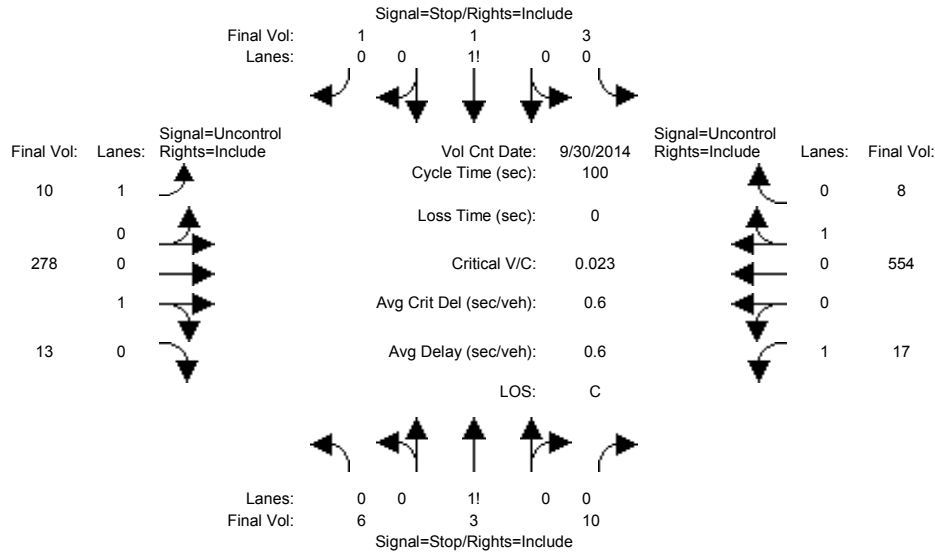
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Background + Project AM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	>> Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM
Base Vol:	4 3 9		3 1 1		10 271 13 17 551 8
Growth Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	4 3 9		3 1 1		10 271 13 17 551 8
Added Vol:	2 0 1		0 0 0		0 0 0 0 2 0
PasserByVol:	0 0 0		0 0 0		0 7 0 0 1 0
Initial Fut:	6 3 10		3 1 1		10 278 13 17 554 8
User Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume:	6 3 10		3 1 1		10 278 13 17 554 8
Reduct Vol:	0 0 0		0 0 0		0 0 0 0 0 0
FinalVolume:	6 3 10		3 1 1		10 278 13 17 554 8

Critical Gap Module:

Critical Gp:	7.1 6.5 6.2		7.1 6.5 6.2		4.1 xxxx xxxxxx 4.1 xxxx xxxxxx
FollowUpTim:	3.5 4.0 3.3		3.5 4.0 3.3		2.2 xxxx xxxxxx 2.2 xxxx xxxxxx

Capacity Module:

Cnflct Vol:	898 901 285		903 903 558		562 xxxx xxxxxx 291 xxxx xxxxxx
Potent Cap.:	263 280 759		260 279 533		1019 xxxx xxxxxx 1282 xxxx xxxxxx
Move Cap.:	257 274 759		250 273 533		1019 xxxx xxxxxx 1282 xxxx xxxxxx
Volume/Cap:	0.02 0.01 0.01		0.01 0.00 0.00		0.01 xxxx xxxx 0.01 xxxx xxxx

Level Of Service Module:

2Way95thQ:	xxxx xxxx xxxxxx		xxxx xxxx xxxxxx		0.0 xxxx xxxxxx 0.0 xxxx xxxxxx
Control Del:	xxxxx xxxx xxxxxx		xxxxx xxxx xxxxxx		8.6 xxxx xxxxxx 7.8 xxxx xxxxxx
LOS by Move:	* * *		* * *		A * * A * *
Movement:	LT - LTR - RT		LT - LTR - RT		LT - LTR - RT LT - LTR - RT
Shared Cap.:	xxxx 400 xxxxxx		xxxx 285 xxxxxx		xxxx xxxx xxxxxx xxxx xxxx xxxxxx
SharedQueue:	xxxxx 0.1 xxxxxx		xxxxx 0.1 xxxxxx		xxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx
Shrd ConDel:	xxxxx 14.4 xxxxxx		xxxxx 17.8 xxxxxx		xxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx
Shared LOS:	* B *		* C *		* * * * * * * * *
ApproachDel:	14.4		17.8		xxxxxxx xxxxxx
ApproachLOS:	B		C		* *

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 3 10	3 1 1	10 278 13	17 554 8
ApproachDel:	14.4	17.8	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=19]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=904]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.0]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=5]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=904]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 3 10	3 1 1	10 278 13	17 554 8

Major Street Volume: 880
 Minor Approach Volume: 19
 Minor Approach Volume Threshold: 329

SIGNAL WARRANT DISCLAIMER

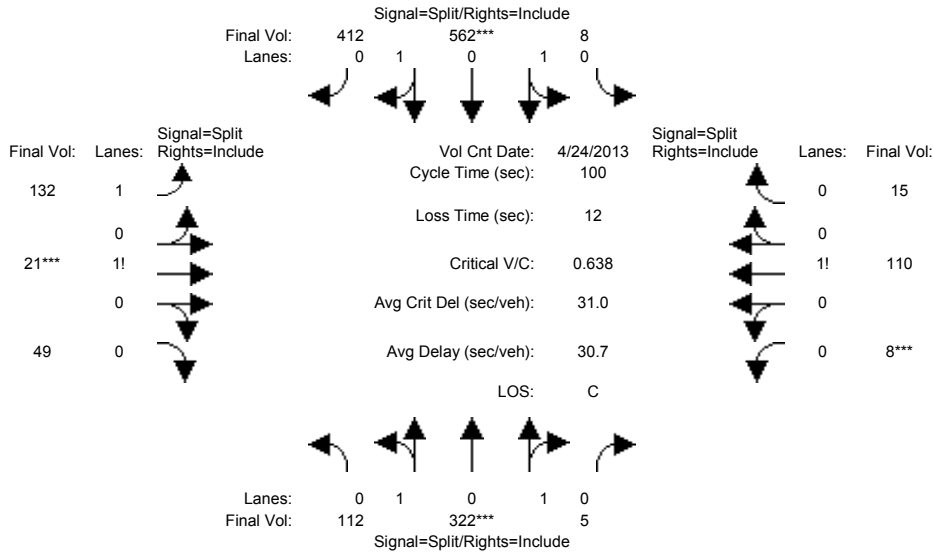
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background AM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<							
Base Vol:	112	318	5	8	552	412	132	21	49	8	110	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	112	318	5	8	552	412	132	21	49	8	110	15
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	4	0	0	10	0	0	0	0	0	0	0
Initial Fut:	112	322	5	8	562	412	132	21	49	8	110	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	112	322	5	8	562	412	132	21	49	8	110	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	112	322	5	8	562	412	132	21	49	8	110	15
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	112	322	5	8	562	412	132	21	49	8	110	15

Saturation Flow Module:	
Sat/Lane:	1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900
Adjustment:	0.94 0.94 0.94 0.89 0.89 0.89 0.93 0.93 0.93 0.98 0.98 0.98
Lanes:	0.51 1.47 0.02 0.02 1.14 0.84 1.49 0.15 0.36 0.06 0.83 0.11
Final Sat.:	907 2608 41 28 1936 1419 2633 274 639 112 1543 210

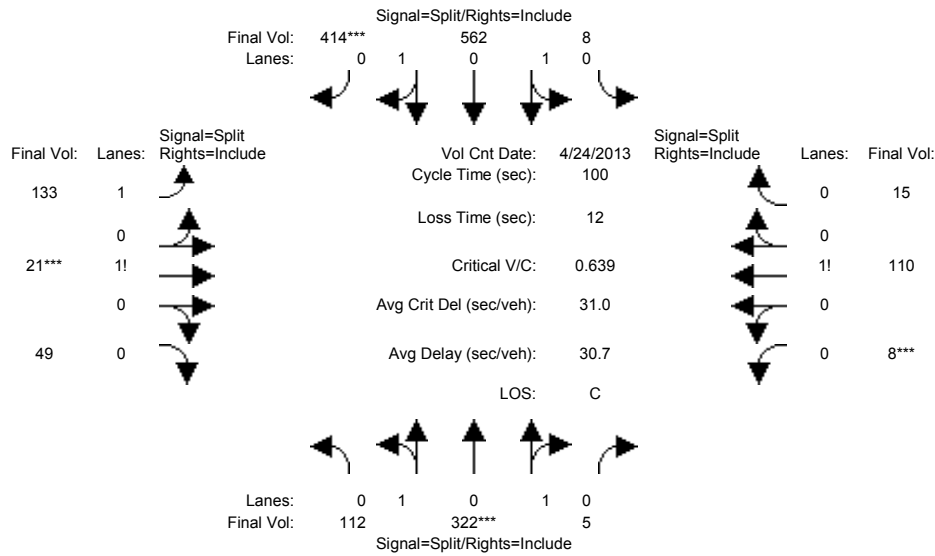
Capacity Analysis Module:	
Vol/Sat:	0.12 0.12 0.12 0.29 0.29 0.29 0.05 0.08 0.08 0.07 0.07 0.07
Crit Moves:	**** **** ****
Green/Cycle:	0.19 0.19 0.19 0.45 0.45 0.45 0.12 0.12 0.12 0.11 0.11 0.11
Volume/Cap:	0.64 0.64 0.64 0.64 0.64 0.64 0.42 0.64 0.64 0.64 0.64 0.64
Delay/Veh:	39.1 39.1 39.1 21.8 21.8 21.8 41.3 46.2 46.2 49.0 49.0 49.0
User DelAdj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh:	39.1 39.1 39.1 21.8 21.8 21.8 41.3 46.2 46.2 49.0 49.0 49.0
LOS by Move:	D D D C C C D D D D D D
HCM2kAvgQ:	6 6 6 13 13 13 2 4 4 5 5 5

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background + Project AM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<							
Base Vol:	112	318	5	8	552	412	132	21	49	8	110	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	112	318	5	8	552	412	132	21	49	8	110	15
Added Vol:	0	0	0	0	0	2	1	0	0	0	0	0
PasserByVol:	0	4	0	0	10	0	0	0	0	0	0	0
Initial Fut:	112	322	5	8	562	414	133	21	49	8	110	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	112	322	5	8	562	414	133	21	49	8	110	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	112	322	5	8	562	414	133	21	49	8	110	15
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	112	322	5	8	562	414	133	21	49	8	110	15

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.94	0.94	0.94	0.89	0.89	0.89	0.93	0.93	0.93	0.98	0.98	0.98
Lanes:	0.51	1.47	0.02	0.02	1.14	0.84	1.49	0.15	0.36	0.06	0.83	0.11
Final Sat.:	907	2608	41	28	1932	1423	2637	273	636	112	1543	210

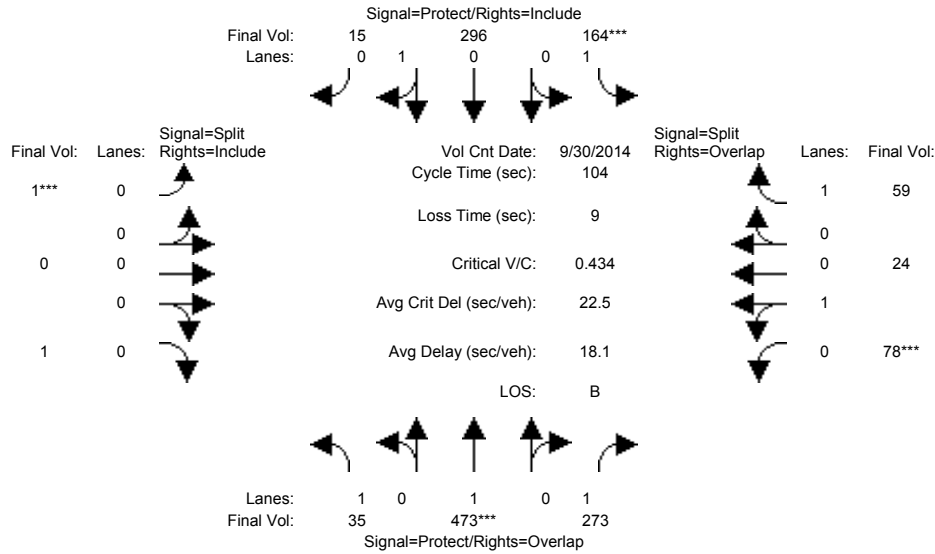
Capacity Analysis Module:												
Vol/Sat:	0.12	0.12	0.12	0.29	0.29	0.29	0.05	0.08	0.08	0.07	0.07	0.07
Crit Moves:	****			****			****			****		
Green/Cycle:	0.19	0.19	0.19	0.45	0.45	0.45	0.12	0.12	0.12	0.11	0.11	0.11
Volume/Cap:	0.64	0.64	0.64	0.64	0.64	0.64	0.42	0.64	0.64	0.64	0.64	0.64
Delay/Veh:	39.2	39.2	39.2	21.9	21.9	21.9	41.3	46.2	46.2	49.0	49.0	49.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	39.2	39.2	39.2	21.9	21.9	21.9	41.3	46.2	46.2	49.0	49.0	49.0
LOS by Move:	D	D	D	C	C	C	D	D	D	D	D	D
HCM2kAvgQ:	6	6	6	13	13	13	3	4	4	5	5	5

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background AM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM						
Base Vol:	35	472	273	157	289	15	1	0	1	78	24	58
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	35	472	273	157	289	15	1	0	1	78	24	58
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	1	0	7	7	0	0	0	0	0	0	1
Initial Fut:	35	473	273	164	296	15	1	0	1	78	24	59
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	35	473	273	164	296	15	1	0	1	78	24	59
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	35	473	273	164	296	15	1	0	1	78	24	59
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	35	473	273	164	296	15	1	0	1	78	24	59

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.74	0.95	0.99	0.97	0.91	1.00	0.90	0.96	0.96	0.80
Lanes:	1.00	1.00	1.00	1.00	0.95	0.05	0.50	0.00	0.50	0.76	0.24	1.00
Final Sat.:	1805	1900	1401	1805	1794	91	859	0	859	1399	431	1511

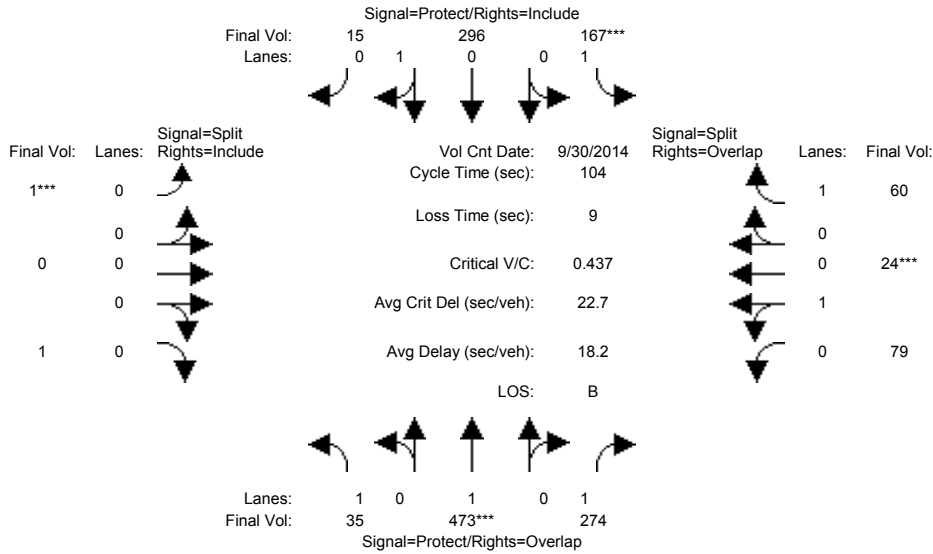
Capacity Analysis Module:												
Vol/Sat:	0.02	0.25	0.19	0.09	0.16	0.16	0.00	0.00	0.00	0.06	0.06	0.04
Crit Moves:	****			****			****			****		
Green/Cycle:	0.29	0.57	0.70	0.21	0.49	0.49	0.00	0.00	0.00	0.13	0.13	0.34
Volume/Cap:	0.07	0.43	0.28	0.43	0.33	0.33	0.43	0.00	0.43	0.43	0.43	0.12
Delay/Veh:	26.9	12.9	5.9	36.6	16.1	16.1	106.2	0.0	106.2	43.1	43.1	23.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	26.9	12.9	5.9	36.6	16.1	16.1	106.2	0.0	106.2	43.1	43.1	23.8
LOS by Move:	C	B	A	D	B	B	F	A	F	D	D	C
HCM2kAvgQ:	1	9	3	5	6	6	0	0	0	3	3	1

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background + Project AM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM						
Base Vol:	35	472	273	157	289	15	1	0	1	78	24	58
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	35	472	273	157	289	15	1	0	1	78	24	58
Added Vol:	0	0	1	3	0	0	0	0	0	1	0	1
PasserByVol:	0	1	0	7	7	0	0	0	0	0	0	1
Initial Fut:	35	473	274	167	296	15	1	0	1	79	24	60
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	35	473	274	167	296	15	1	0	1	79	24	60
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	35	473	274	167	296	15	1	0	1	79	24	60
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	35	473	274	167	296	15	1	0	1	79	24	60

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.74	0.95	0.99	0.97	0.91	1.00	0.90	0.96	0.96	0.80
Lanes:	1.00	1.00	1.00	1.00	0.95	0.05	0.50	0.00	0.50	0.77	0.23	1.00
Final Sat.:	1805	1900	1401	1805	1794	91	859	0	859	1403	426	1511

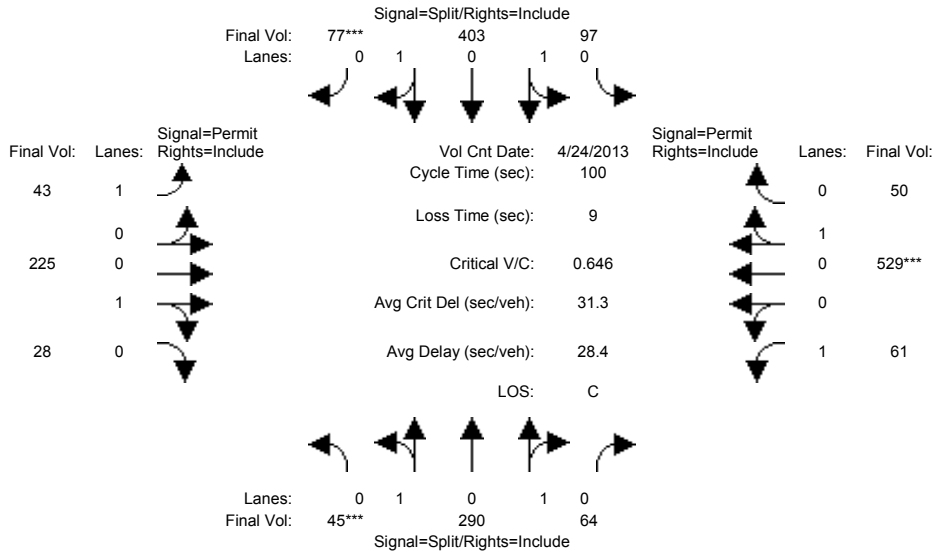
Capacity Analysis Module:												
Vol/Sat:	0.02	0.25	0.20	0.09	0.16	0.16	0.00	0.00	0.00	0.06	0.06	0.04
Crit Moves:	****			****			****			****		
Green/Cycle:	0.29	0.57	0.70	0.21	0.49	0.49	0.00	0.00	0.00	0.13	0.13	0.34
Volume/Cap:	0.07	0.44	0.28	0.44	0.33	0.33	0.44	0.00	0.44	0.44	0.44	0.12
Delay/Veh:	26.9	13.1	6.0	36.4	16.2	16.2	106.9	0.0	106.9	43.1	43.1	23.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	26.9	13.1	6.0	36.4	16.2	16.2	106.9	0.0	106.9	43.1	43.1	23.6
LOS by Move:	C	B	A	D	B	B	F	A	F	D	D	C
HCM2kAvgQ:	1	9	3	5	6	6	0	0	0	3	3	1

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background AM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<	AM																
Base Vol:	45	286	64	97	393	77	43	225	28	61	529	50										
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00										
Initial Bse:	45	286	64	97	393	77	43	225	28	61	529	50										
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0										
PasserByVol:	0	4	0	0	10	0	0	0	0	0	0	0										
Initial Fut:	45	290	64	97	403	77	43	225	28	61	529	50										
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00										
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00										
PHF Volume:	45	290	64	97	403	77	43	225	28	61	529	50										
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0										
Reduced Vol:	45	290	64	97	403	77	43	225	28	61	529	50										
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00										
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00										
Final Volume:	45	290	64	97	403	77	43	225	28	61	529	50										

Saturation Flow Module:																						
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900										
Adjustment:	0.92	0.92	0.91	0.92	0.92	0.92	0.24	0.98	0.98	0.53	0.99	0.99										
Lanes:	0.23	1.45	0.32	0.34	1.39	0.27	1.00	0.89	0.11	1.00	0.91	0.09										
Final Sat.:	394	2542	561	589	2448	468	459	1661	207	998	1713	162										

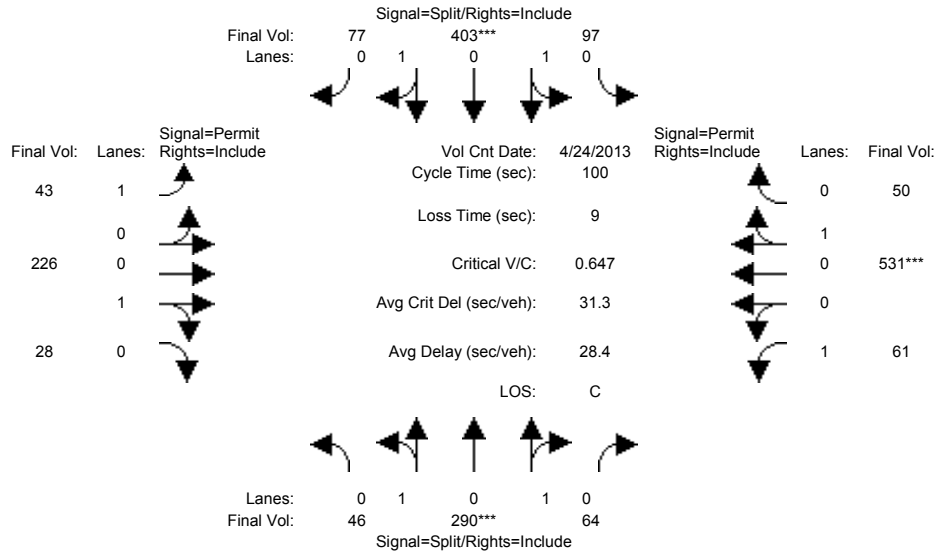
Capacity Analysis Module:																						
Vol/Sat:	0.11	0.11	0.11	0.16	0.16	0.16	0.09	0.14	0.14	0.06	0.31	0.31										
Crit Moves:	****					****					****											
Green/Cycle:	0.18	0.18	0.18	0.25	0.25	0.25	0.48	0.48	0.48	0.48	0.48	0.48										
Volume/Cap:	0.65	0.65	0.65	0.65	0.65	0.65	0.20	0.28	0.28	0.13	0.65	0.65										
Delay/Veh:	40.6	40.6	40.6	34.9	34.9	34.9	15.5	15.9	15.9	14.6	21.3	21.3										
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00										
AdjDel/Veh:	40.6	40.6	40.6	34.9	34.9	34.9	15.5	15.9	15.9	14.6	21.3	21.3										
LOS by Move:	D	D	D	C	C	C	B	B	B	B	C	C										
HCM2kAvgQ:	7	7	7	8	8	8	1	5	5	1	14	14										

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background + Project AM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<	AM						
Base Vol:	45	286	64	97	393	77	43	225	28	61	529	50
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	45	286	64	97	393	77	43	225	28	61	529	50
Added Vol:	1	0	0	0	0	0	0	1	0	0	2	0
PasserByVol:	0	4	0	0	10	0	0	0	0	0	0	0
Initial Fut:	46	290	64	97	403	77	43	226	28	61	531	50
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	46	290	64	97	403	77	43	226	28	61	531	50
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	46	290	64	97	403	77	43	226	28	61	531	50
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	46	290	64	97	403	77	43	226	28	61	531	50

Saturation Flow Module:	
Sat/Lane:	1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900
Adjustment:	0.92 0.92 0.91 0.92 0.92 0.92 0.24 0.98 0.98 0.52 0.99 0.99
Lanes:	0.23 1.45 0.32 0.34 1.39 0.27 1.00 0.89 0.11 1.00 0.91 0.09
Final Sat.:	402 2536 560 589 2448 468 455 1663 206 996 1714 161

Capacity Analysis Module:	
Vol/Sat:	0.11 0.11 0.11 0.16 0.16 0.16 0.09 0.14 0.14 0.06 0.31 0.31
Crit Moves:	****
Green/Cycle:	0.18 0.18 0.18 0.25 0.25 0.25 0.48 0.48 0.48 0.48 0.48 0.48
Volume/Cap:	0.65 0.65 0.65 0.65 0.65 0.65 0.20 0.28 0.28 0.13 0.65 0.65
Delay/Veh:	40.7 40.7 40.7 34.9 34.9 34.9 15.4 15.9 15.9 14.6 21.3 21.3
User DelAdj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh:	40.7 40.7 40.7 34.9 34.9 34.9 15.4 15.9 15.9 14.6 21.3 21.3
LOS by Move:	D D D C C C B B B B C C
HCM2kAvgQ:	7 7 7 8 8 8 1 5 5 1 14 14

Note: Queue reported is the number of cars per lane.

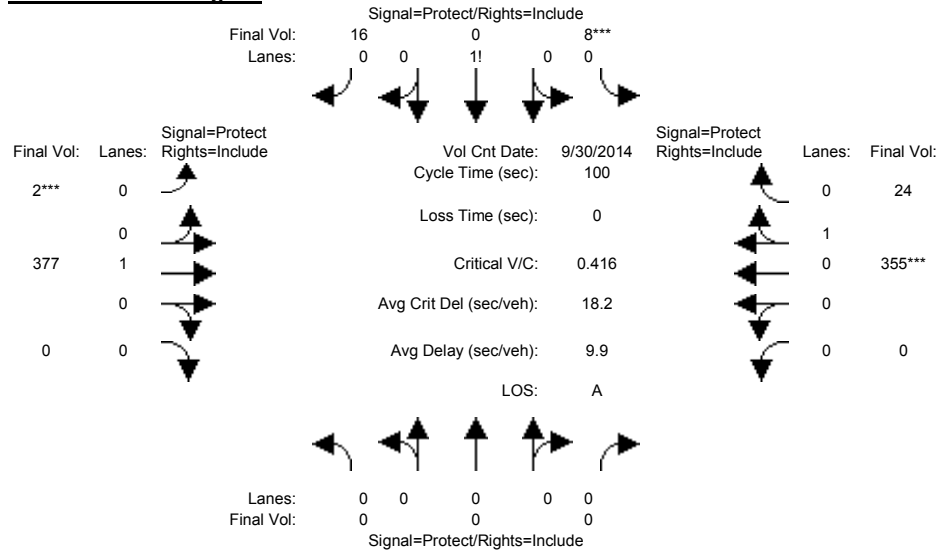
429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Summary Scenario Comparison Report (With Average Critical Delay)
Future Volume Alternative

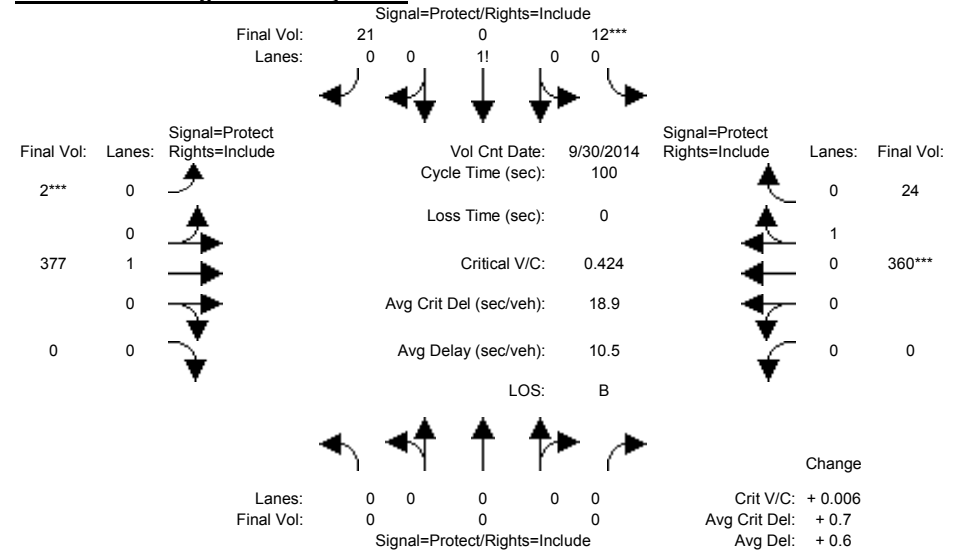
Intersection	Existing PM				Background PM				Background + Project PM						???			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Crit V/C Change	Avg Crit Del (sec)	Avg Crit Del Change	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)
#1 University Ave & Kipling St	A	9.9	0.416	18.2	A	9.9	0.418	18.2	B	10.5	0.424	+ 0.006	18.9	+ 0.7	?	xx.x	x.xxx	xx.x
#2 Lytton Ave & Kipling St	B	0.7	0.022	0.7	B	0.7	0.022	0.7	C	0.8	0.040	+ 0.018	0.8	+ 0.2	?	xx.x	x.xxx	xx.x
#27 Middlefield Rd & Lytton Ave	D	37.0	0.724	38.2	D	37.1	0.728	38.4	D	37.2	0.729	+ 0.001	38.4	+ 0.0	?	xx.x	x.xxx	xx.x
#35 Alma St & Lytton Av	C	20.9	0.583	26.3	C	20.9	0.587	26.3	C	21.0	0.589	+ 0.002	26.5	+ 0.1	?	xx.x	x.xxx	xx.x
#104 Middlefield Road & University Avenue	C	31.3	0.701	33.5	C	31.5	0.705	33.6	C	31.5	0.705	+ 0.000	33.6	+ 0.0	?	xx.x	x.xxx	xx.x

Intersection #1: University Ave & Kipling St

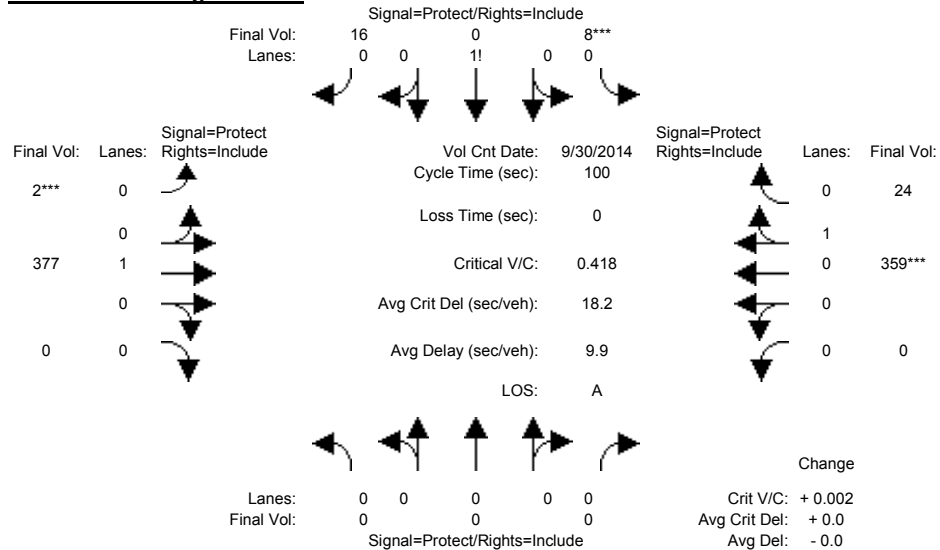
Scenario #1: Existing PM



Scenario #3: Background + Project PM



Scenario #2: Background PM

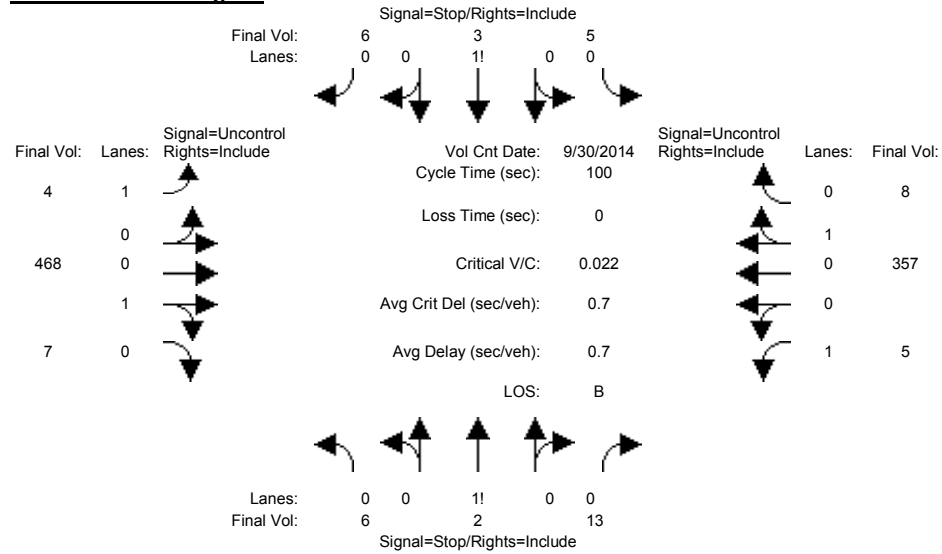


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

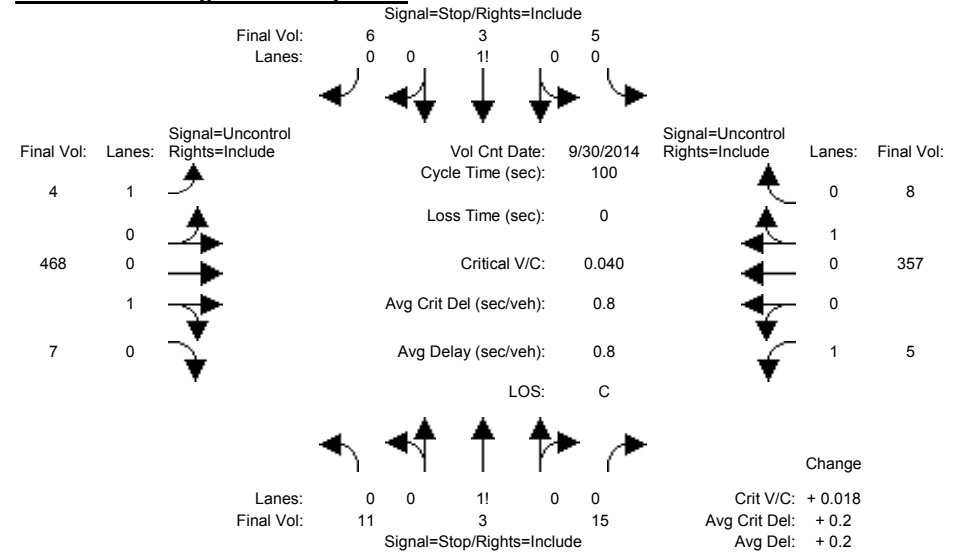
Detailed Scenario Comparison Report
2000 HCM Unsignalized (Future Volume Alternative)

Intersection #2: Lytton Ave & Kipling St

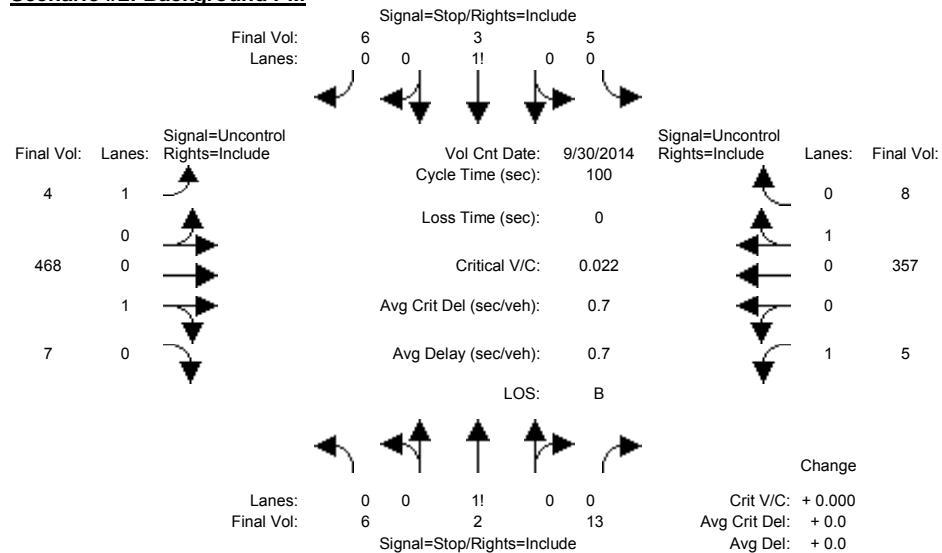
Scenario #1: Existing PM



Scenario #3: Background + Project PM



Scenario #2: Background PM

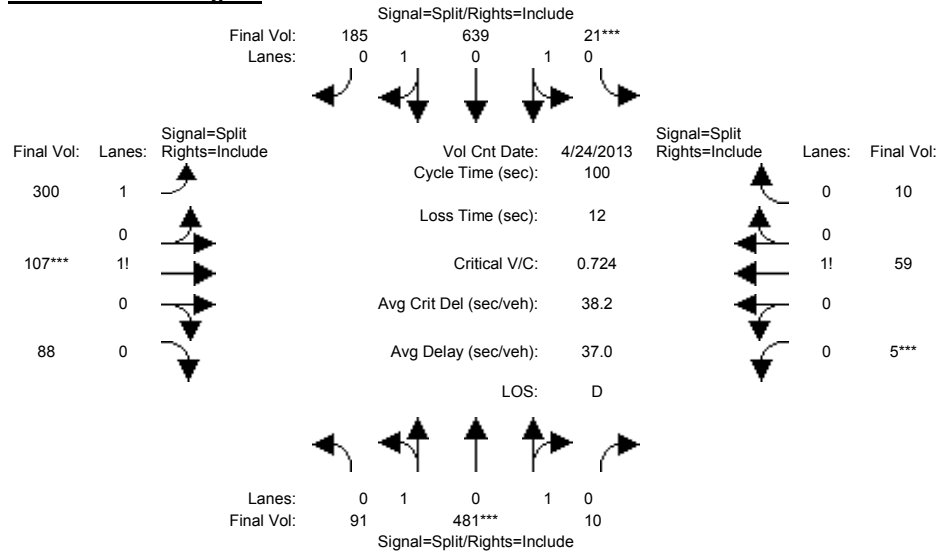


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

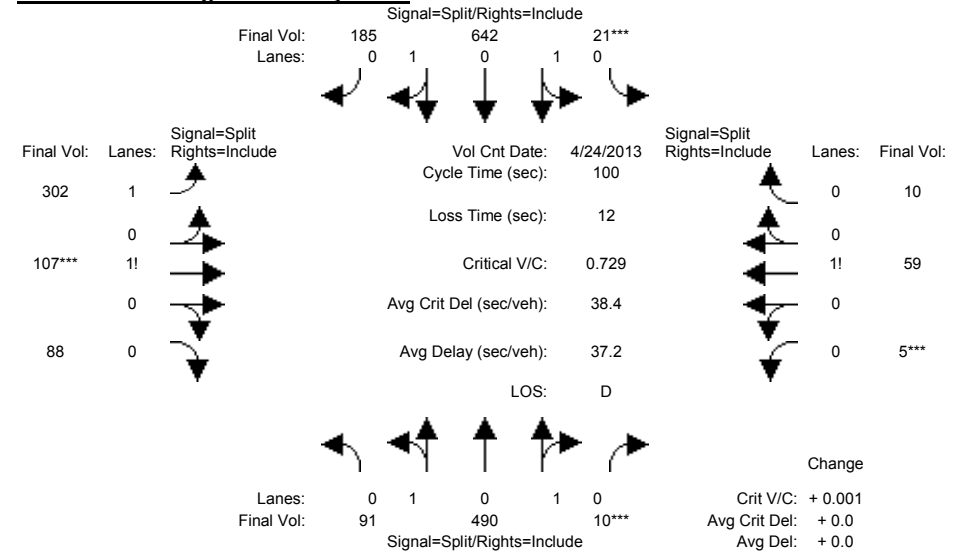
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #27: Middlefield Rd & Lytton Ave

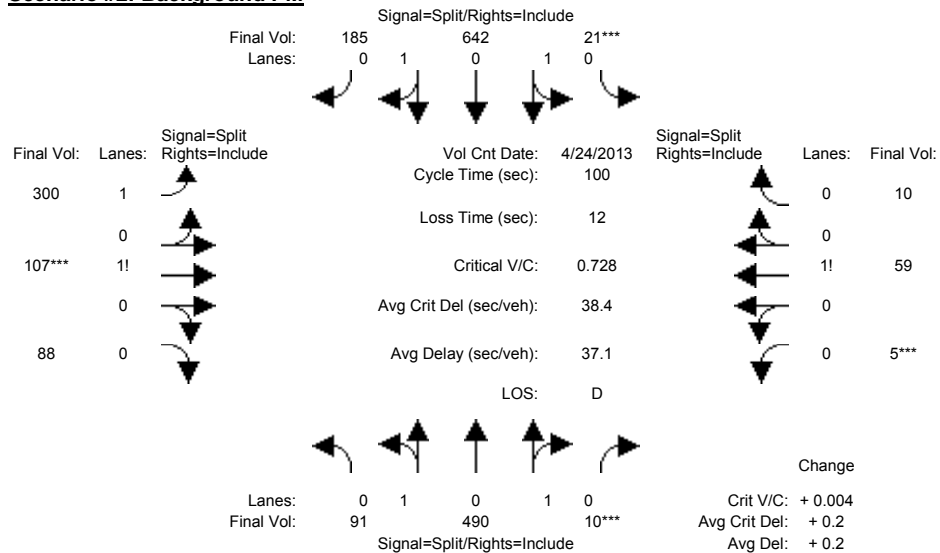
Scenario #1: Existing PM



Scenario #3: Background + Project PM



Scenario #2: Background PM

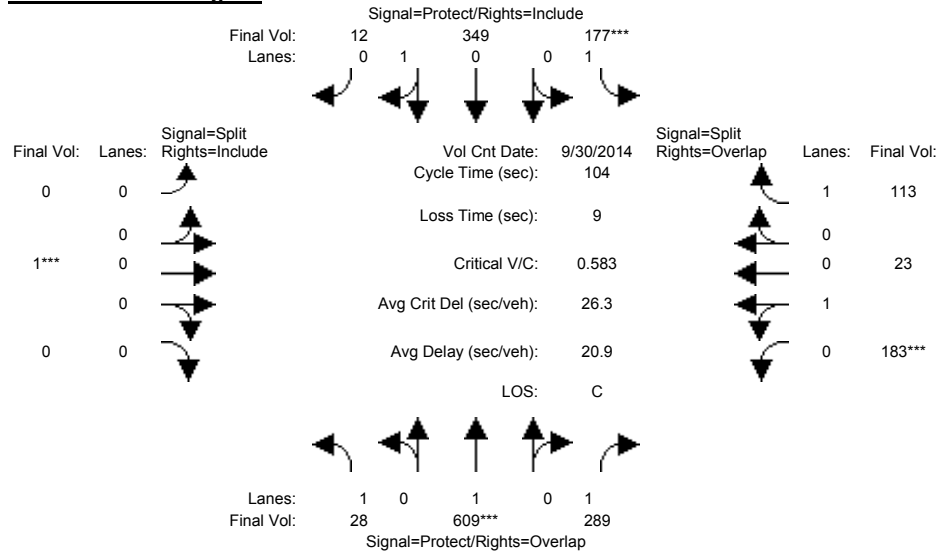


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

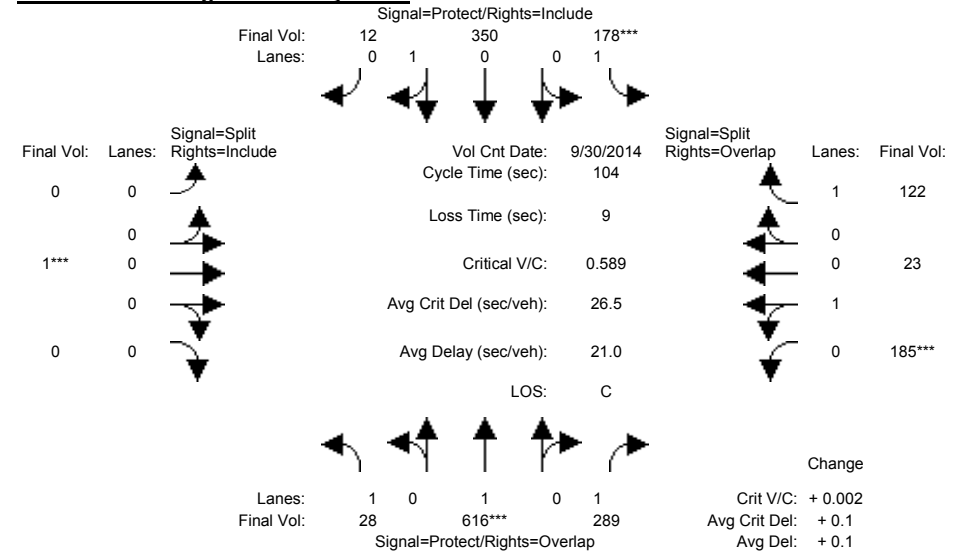
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #35: Alma St & Lytton Av

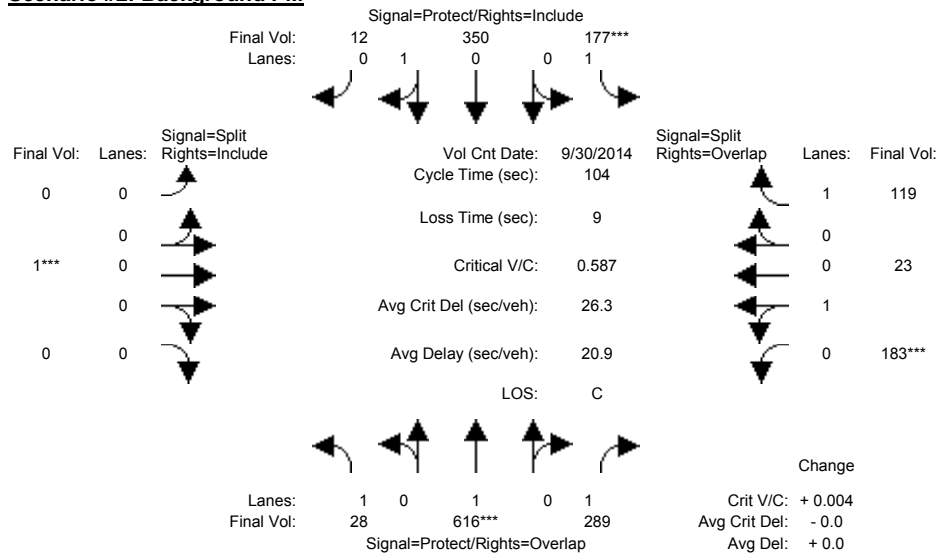
Scenario #1: Existing PM



Scenario #3: Background + Project PM



Scenario #2: Background PM

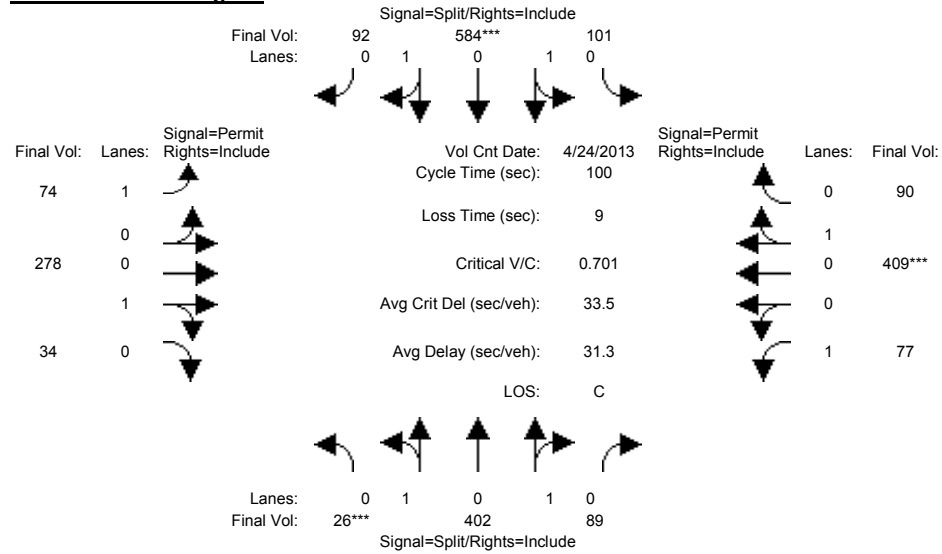


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

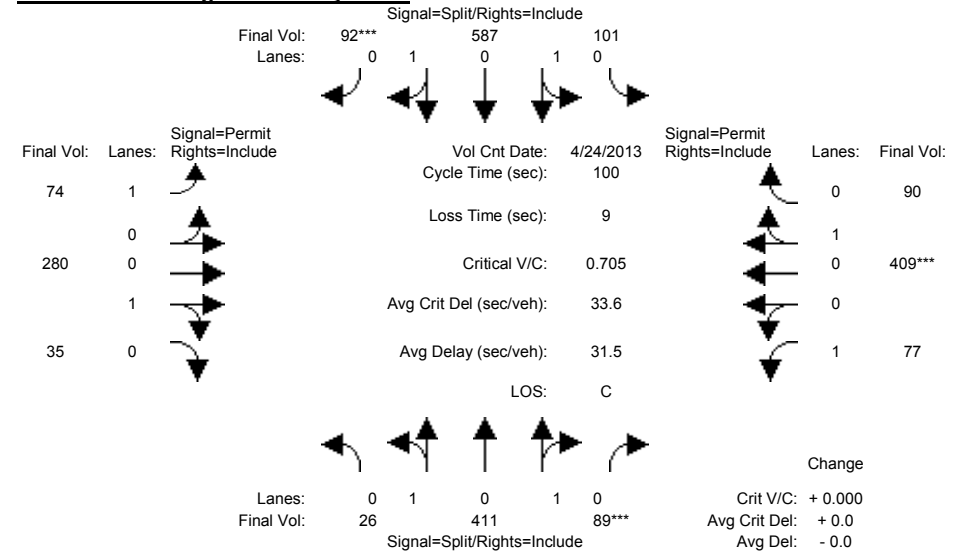
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #104: Middlefield Road & University Avenue

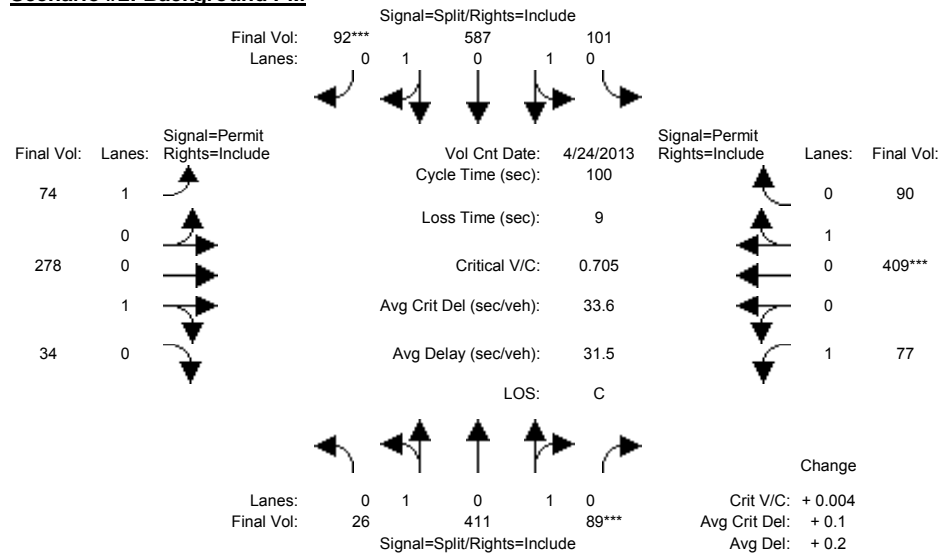
Scenario #1: Existing PM



Scenario #3: Background + Project PM



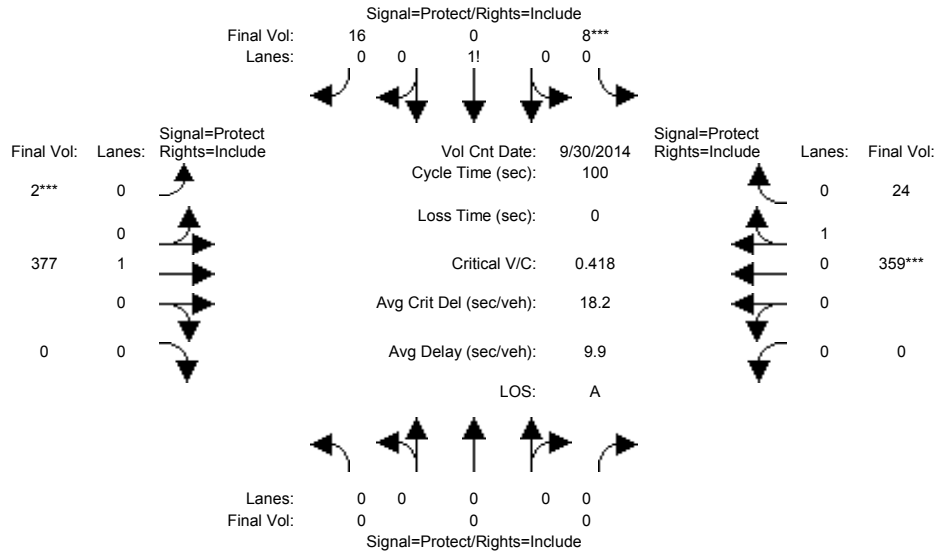
Scenario #2: Background PM



429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background PM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 4:00 PM - 5:00 PM												
Base Vol:	0	0	0	8	0	16	2	377	0	0	355	24
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	8	0	16	2	377	0	0	355	24
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	4	0
Initial Fut:	0	0	0	8	0	16	2	377	0	0	359	24
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	8	0	16	2	377	0	0	359	24
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	8	0	16	2	377	0	0	359	24
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	8	0	16	2	377	0	0	359	24

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.79	1.00	1.00	1.00	1.00	0.99	0.98
Lanes:	0.00	0.00	0.00	0.31	0.00	0.69	0.01	0.99	0.00	0.00	0.94	0.06
Final Sat.:	0	0	0	522	0	1044	10	1890	0	0	1764	118

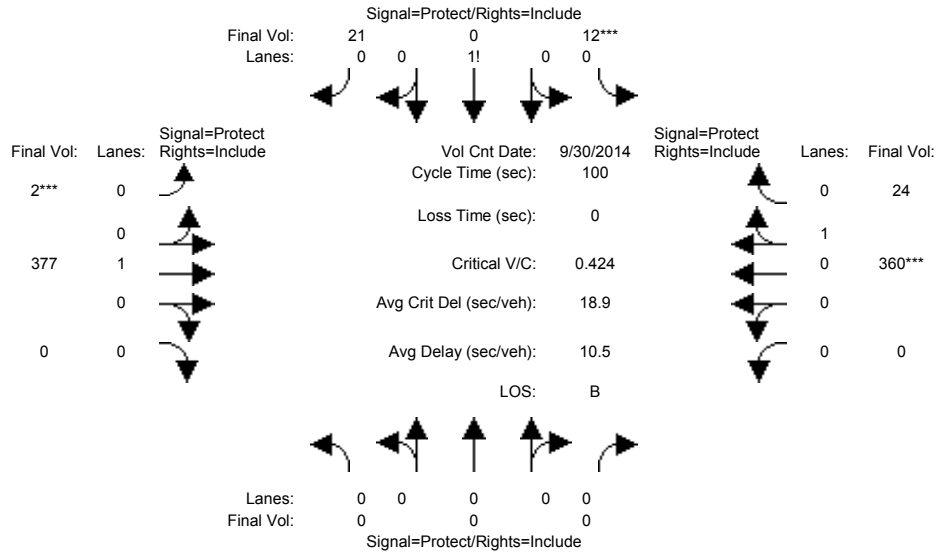
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.02	0.00	0.02	0.20	0.20	0.00	0.00	0.20	0.20
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.04	0.00	0.04	0.48	0.96	0.00	0.00	0.49	0.49
Volume/Cap:	0.00	0.00	0.00	0.42	0.00	0.42	0.42	0.21	0.00	0.00	0.42	0.42
Delay/Veh:	0.0	0.0	0.0	52.0	0.0	52.0	17.4	0.1	0.0	0.0	16.9	16.9
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	52.0	0.0	52.0	17.4	0.1	0.0	0.0	16.9	16.9
LOS by Move:	A	A	A	D	A	D	B	A	A	A	B	B
HCM2kAvgQ:	0	0	0	1	0	1	7	1	0	0	7	7

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background + Project PM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 4:00 PM - 5:00 PM												
Base Vol:	0	0	0	8	0	16	2	377	0	0	355	24
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	8	0	16	2	377	0	0	355	24
Added Vol:	0	0	0	4	0	5	0	0	0	0	1	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	4	0
Initial Fut:	0	0	0	12	0	21	2	377	0	0	360	24
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	12	0	21	2	377	0	0	360	24
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	12	0	21	2	377	0	0	360	24
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	12	0	21	2	377	0	0	360	24

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.80	1.00	1.00	1.00	1.00	0.99	0.98
Lanes:	0.00	0.00	0.00	0.34	0.00	0.66	0.01	0.99	0.00	0.00	0.94	0.06
Final Sat.:	0	0	0	575	0	1006	10	1890	0	0	1764	118

Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.02	0.00	0.02	0.20	0.20	0.00	0.00	0.20	0.20
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.05	0.00	0.05	0.47	0.95	0.00	0.00	0.48	0.48
Volume/Cap:	0.00	0.00	0.00	0.42	0.00	0.42	0.42	0.21	0.00	0.00	0.42	0.42
Delay/Veh:	0.0	0.0	0.0	49.9	0.0	49.9	17.9	0.2	0.0	0.0	17.3	17.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	49.9	0.0	49.9	17.9	0.2	0.0	0.0	17.3	17.3
LOS by Move:	A	A	A	D	A	D	B	A	A	A	B	B
HCM2kAvgQ:	0	0	0	2	0	2	7	1	0	0	7	7

Note: Queue reported is the number of cars per lane.

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8
ApproachDel:	14.1	15.0	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=21]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=884]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=14]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=884]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8

Major Street Volume: 849
 Minor Approach Volume: 21
 Minor Approach Volume Threshold: 341

SIGNAL WARRANT DISCLAIMER

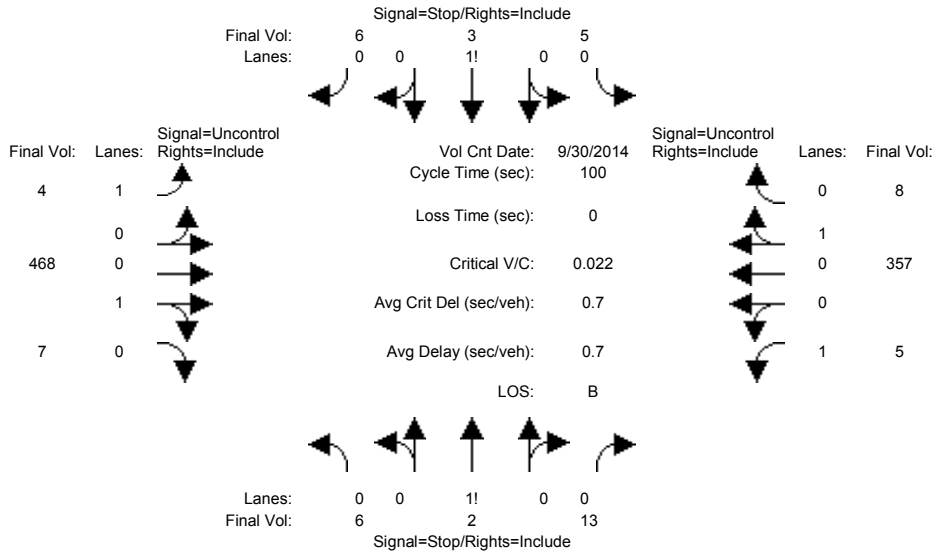
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

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429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Background PM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	>> Count	Date:	30 Sep 2014	<<	4:45 PM - 5:45 PM
Base Vol:	6 2 13		5 3 6		4 468 7 5 357 8
Growth Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	6 2 13		5 3 6		4 468 7 5 357 8
Added Vol:	0 0 0		0 0 0		0 0 0 0 0 0
PasserByVol:	0 0 0		0 0 0		0 0 0 0 0 0
Initial Fut:	6 2 13		5 3 6		4 468 7 5 357 8
User Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume:	6 2 13		5 3 6		4 468 7 5 357 8
Reduct Vol:	0 0 0		0 0 0		0 0 0 0 0 0
FinalVolume:	6 2 13		5 3 6		4 468 7 5 357 8

Critical Gap Module:

Critical Gp:	7.1 6.5 6.2	7.1 6.5 6.2	4.1 xxxx xxxxxx	4.1 xxxx xxxxxx
FollowUpTim:	3.5 4.0 3.3	3.5 4.0 3.3	2.2 xxxx xxxxxx	2.2 xxxx xxxxxx

Capacity Module:

Cnflct Vol:	855 855 472	858 854 361	365 xxxx xxxxxx	475 xxxx xxxxxx
Potent Cap.:	281 298 596	279 298 688	1205 xxxx xxxxxx	1098 xxxx xxxxxx
Move Cap.:	274 296 596	270 296 688	1205 xxxx xxxxxx	1098 xxxx xxxxxx
Volume/Cap:	0.02 0.01 0.02	0.02 0.01 0.01	0.00 xxxx xxxxxx	0.00 xxxx xxxxxx

Level Of Service Module:

2Way95thQ:	xxxx xxxx xxxxxx	xxxx xxxx xxxxxx	0.0 xxxx xxxxxx	0.0 xxxx xxxxxx
Control Del:	xxxxx xxxx xxxxxx	xxxxx xxxx xxxxxx	8.0 xxxx xxxxxx	8.3 xxxx xxxxxx
LOS by Move:	* * *	* * *	A * *	A * *
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx 416 xxxxxx	xxxx 375 xxxxxx	xxxx xxxx xxxxxx	xxxx xxxx xxxxxx
SharedQueue:	xxxxx 0.2 xxxxxx	xxxxx 0.1 xxxxxx	xxxxx xxxx xxxxxx	xxxxx xxxx xxxxxx
Shrd ConDel:	xxxxx 14.1 xxxxxx	xxxxx 15.0 xxxxxx	xxxxx xxxx xxxxxx	xxxxx xxxx xxxxxx
Shared LOS:	* B *	* B *	* * *	* * *
ApproachDel:	14.1	15.0	xxxxxxx	xxxxxxx
ApproachLOS:	B	B	*	*

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

 Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8
ApproachDel:	14.1	15.0	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.1]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=21]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=884]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.1]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=14]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=884]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

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Peak Hour Volume Signal Warrant Report [Urban]

Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8

Major Street Volume: 849
Minor Approach Volume: 21
Minor Approach Volume Threshold: 341

SIGNAL WARRANT DISCLAIMER

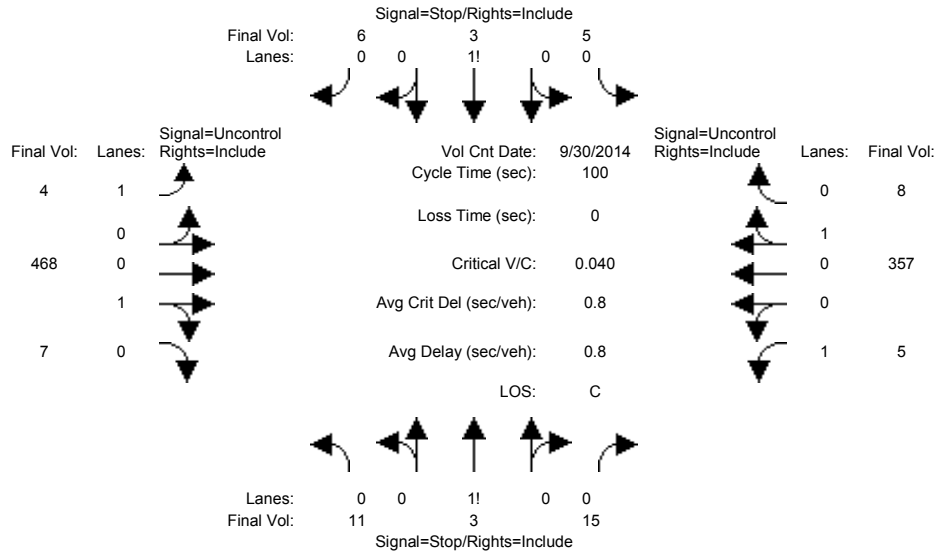
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429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Background + Project PM

Intersection #2: Lytton Ave & Kipling St



Street Name:	Kipling St						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	4:45 PM - 5:45 PM						
Base Vol:	6	2	13	5	3	6	4	468	7	5	357	8
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	6	2	13	5	3	6	4	468	7	5	357	8
Added Vol:	5	1	2	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	11	3	15	5	3	6	4	468	7	5	357	8
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	11	3	15	5	3	6	4	468	7	5	357	8
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	11	3	15	5	3	6	4	468	7	5	357	8

Critical Gap Module:												
Critical Gp:	7.1	6.5	6.2	7.1	6.5	6.2	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx
FollowUpTim:	3.5	4.0	3.3	3.5	4.0	3.3	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx

Capacity Module:												
Cnflct Vol:	855	855	472	860	854	361	365	xxxx	xxxxx	475	xxxx	xxxxx
Potent Cap.:	281	298	596	279	298	688	1205	xxxx	xxxxx	1098	xxxx	xxxxx
Move Cap.:	274	296	596	268	296	688	1205	xxxx	xxxxx	1098	xxxx	xxxxx
Volume/Cap:	0.04	0.01	0.03	0.02	0.01	0.01	0.00	xxxx	xxxx	0.00	xxxx	xxxx

Level Of Service Module:												
2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	0.0	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	8.0	xxxx	xxxxx	8.3	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	*	A	*	*	A	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	385	xxxxx	xxxx	373	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	0.2	xxxxx	xxxxx	0.1	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	15.1	xxxxx	xxxxx	15.0	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	C	*	*	C	*	*	*	*	*	*	*
ApproachDel:	15.1			15.0			xxxxxxx			xxxxxxx		
ApproachLOS:	C			C			*			*		

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	11 3 15	5 3 6	4 468 7	5 357 8
ApproachDel:	15.1	15.0	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=29]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=892]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=14]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=892]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

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Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	11 3 15	5 3 6	4 468 7	5 357 8

Major Street Volume: 849
 Minor Approach Volume: 29
 Minor Approach Volume Threshold: 341

SIGNAL WARRANT DISCLAIMER

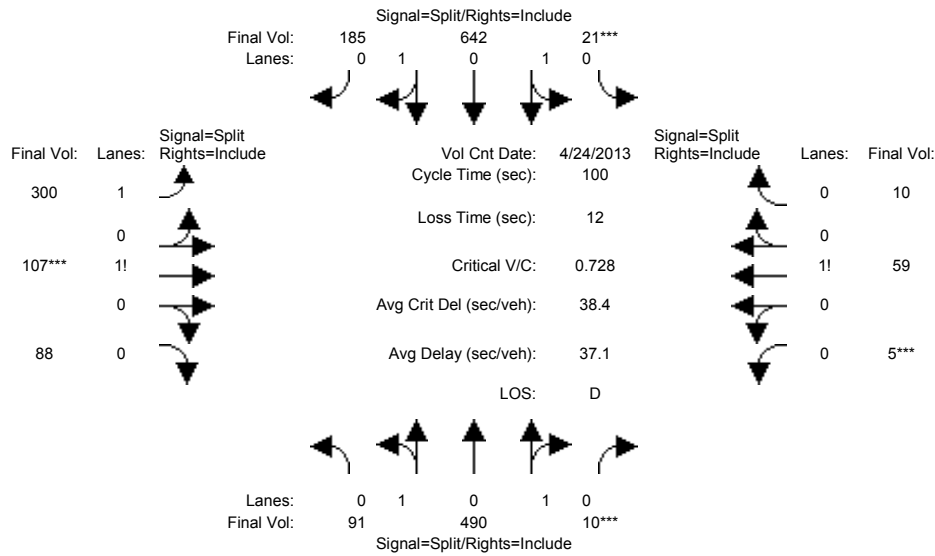
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429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background PM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<							
Base Vol:	91	481	10	21	639	185	300	107	88	5	59	10
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	91	481	10	21	639	185	300	107	88	5	59	10
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	9	0	0	3	0	0	0	0	0	0	0
Initial Fut:	91	490	10	21	642	185	300	107	88	5	59	10
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	91	490	10	21	642	185	300	107	88	5	59	10
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	91	490	10	21	642	185	300	107	88	5	59	10
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	91	490	10	21	642	185	300	107	88	5	59	10

Saturation Flow Module:	
Sat/Lane:	1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900
Adjustment:	0.94 0.94 0.94 0.92 0.92 0.92 0.94 0.94 0.94 0.98 0.98 0.98
Lanes:	0.31 1.66 0.03 0.05 1.51 0.44 1.43 0.31 0.26 0.07 0.80 0.13
Final Sat.:	550 2960 60 86 2640 761 2576 557 458 126 1483 251

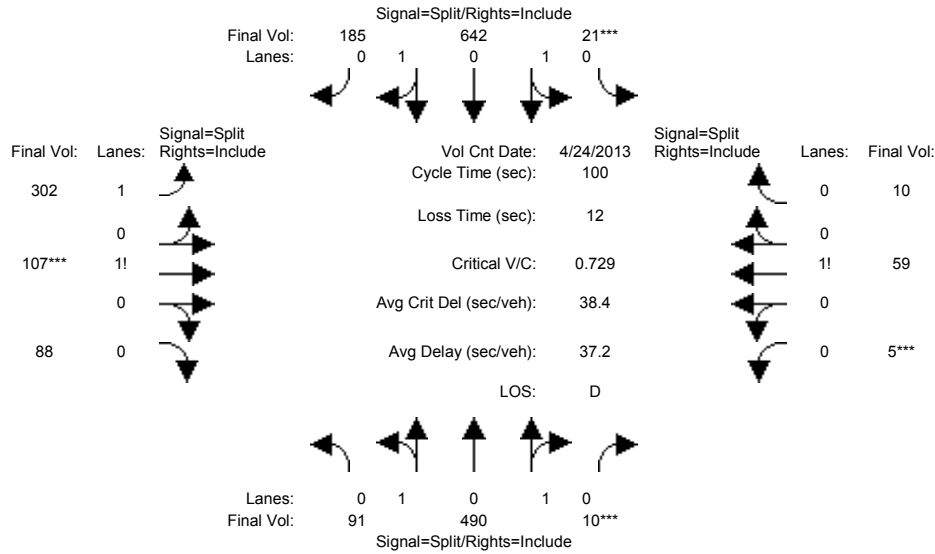
Capacity Analysis Module:	
Vol/Sat:	0.17 0.17 0.17 0.24 0.24 0.24 0.12 0.19 0.19 0.04 0.04 0.04
Crit Moves:	**** **** ****
Green/Cycle:	0.21 0.21 0.21 0.32 0.32 0.32 0.25 0.25 0.25 0.10 0.10 0.10
Volume/Cap:	0.77 0.77 0.77 0.77 0.77 0.77 0.47 0.77 0.77 0.40 0.40 0.40
Delay/Veh:	41.7 41.7 41.7 34.3 34.3 34.3 32.2 40.6 40.6 43.6 43.6 43.6
User DelAdj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh:	41.7 41.7 41.7 34.3 34.3 34.3 32.2 40.6 40.6 43.6 43.6 43.6
LOS by Move:	D D D C C C C D D D D D
HCM2kAvgQ:	9 9 9 14 14 14 5 10 10 3 3 3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background + Project PM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<							
Base Vol:	91	481	10	21	639	185	300	107	88	5	59	10
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	91	481	10	21	639	185	300	107	88	5	59	10
Added Vol:	0	0	0	0	0	0	2	0	0	0	0	0
PasserByVol:	0	9	0	0	3	0	0	0	0	0	0	0
Initial Fut:	91	490	10	21	642	185	302	107	88	5	59	10
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	91	490	10	21	642	185	302	107	88	5	59	10
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	91	490	10	21	642	185	302	107	88	5	59	10
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	91	490	10	21	642	185	302	107	88	5	59	10

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.94	0.94	0.94	0.92	0.92	0.92	0.94	0.94	0.94	0.98	0.98	0.98
Lanes:	0.31	1.66	0.03	0.05	1.51	0.44	1.44	0.31	0.25	0.07	0.80	0.13
Final Sat.:	550	2960	60	86	2640	761	2576	555	456	126	1483	251

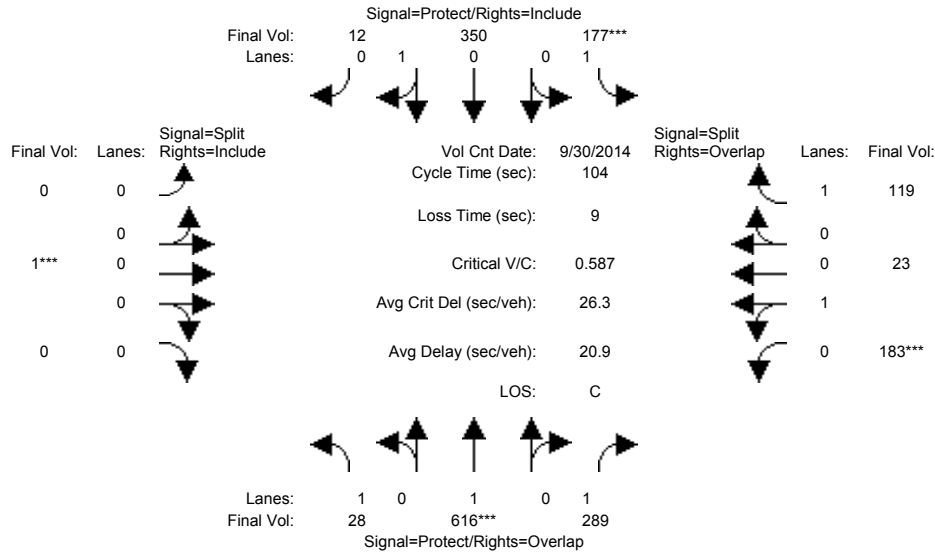
Capacity Analysis Module:												
Vol/Sat:	0.17	0.17	0.17	0.24	0.24	0.24	0.12	0.19	0.19	0.04	0.04	0.04
Crit Moves:			****	****			****			****		
Green/Cycle:	0.21	0.21	0.21	0.32	0.32	0.32	0.25	0.25	0.25	0.10	0.10	0.10
Volume/Cap:	0.77	0.77	0.77	0.77	0.77	0.77	0.47	0.77	0.77	0.40	0.40	0.40
Delay/Veh:	41.8	41.8	41.8	34.4	34.4	34.4	32.2	40.5	40.5	43.6	43.6	43.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	41.8	41.8	41.8	34.4	34.4	34.4	32.2	40.5	40.5	43.6	43.6	43.6
LOS by Move:	D	D	D	C	C	C	C	D	D	D	D	D
HCM2kAvgQ:	9	9	9	14	14	14	5	10	10	3	3	3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background PM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	5:00 PM - 6:00 PM						
Base Vol:	28	609	289	177	349	12	0	1	0	183	23	113
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	28	609	289	177	349	12	0	1	0	183	23	113
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	7	0	0	1	0	0	0	0	0	0	6
Initial Fut:	28	616	289	177	350	12	0	1	0	183	23	119
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	28	616	289	177	350	12	0	1	0	183	23	119
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	28	616	289	177	350	12	0	1	0	183	23	119
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	28	616	289	177	350	12	0	1	0	183	23	119

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.73	0.95	1.00	0.99	1.00	1.00	1.00	0.96	0.96	0.77
Lanes:	1.00	1.00	1.00	1.00	0.97	0.03	0.00	1.00	0.00	0.89	0.11	1.00
Final Sat.:	1805	1900	1389	1805	1828	63	0	1900	0	1615	203	1472

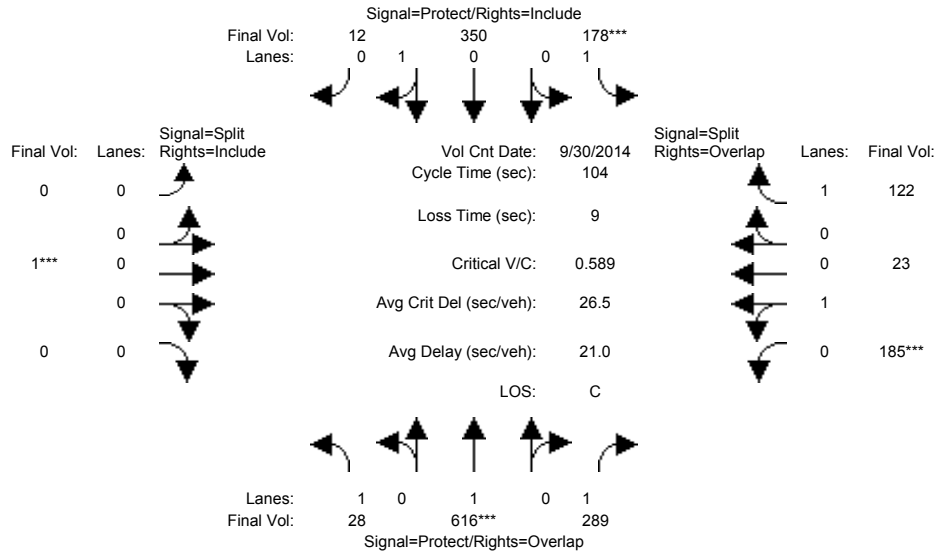
Capacity Analysis Module:												
Vol/Sat:	0.02	0.32	0.21	0.10	0.19	0.19	0.00	0.00	0.00	0.11	0.11	0.08
Crit Moves:	****			****			****			****		
Green/Cycle:	0.24	0.55	0.75	0.17	0.48	0.48	0.00	0.00	0.00	0.19	0.19	0.36
Volume/Cap:	0.06	0.59	0.28	0.59	0.40	0.40	0.00	0.59	0.00	0.59	0.59	0.22
Delay/Veh:	30.5	16.3	4.4	43.0	17.7	17.7	0.0	289	0.0	40.8	40.8	23.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	30.5	16.3	4.4	43.0	17.7	17.7	0.0	289	0.0	40.8	40.8	23.4
LOS by Move:	C	B	A	D	B	B	A	F	A	D	D	C
HCM2kAvgQ:	1	13	3	6	7	7	0	0	0	6	6	3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background + Project PM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	5:00 PM - 6:00 PM						
Base Vol:	28	609	289	177	349	12	0	1	0	183	23	113
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	28	609	289	177	349	12	0	1	0	183	23	113
Added Vol:	0	0	0	1	0	0	0	0	0	2	0	3
PasserByVol:	0	7	0	0	1	0	0	0	0	0	0	6
Initial Fut:	28	616	289	178	350	12	0	1	0	185	23	122
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	28	616	289	178	350	12	0	1	0	185	23	122
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	28	616	289	178	350	12	0	1	0	185	23	122
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	28	616	289	178	350	12	0	1	0	185	23	122

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.73	0.95	1.00	0.99	1.00	1.00	1.00	0.96	0.96	0.77
Lanes:	1.00	1.00	1.00	1.00	0.97	0.03	0.00	1.00	0.00	0.89	0.11	1.00
Final Sat.:	1805	1900	1389	1805	1828	63	0	1900	0	1617	201	1472

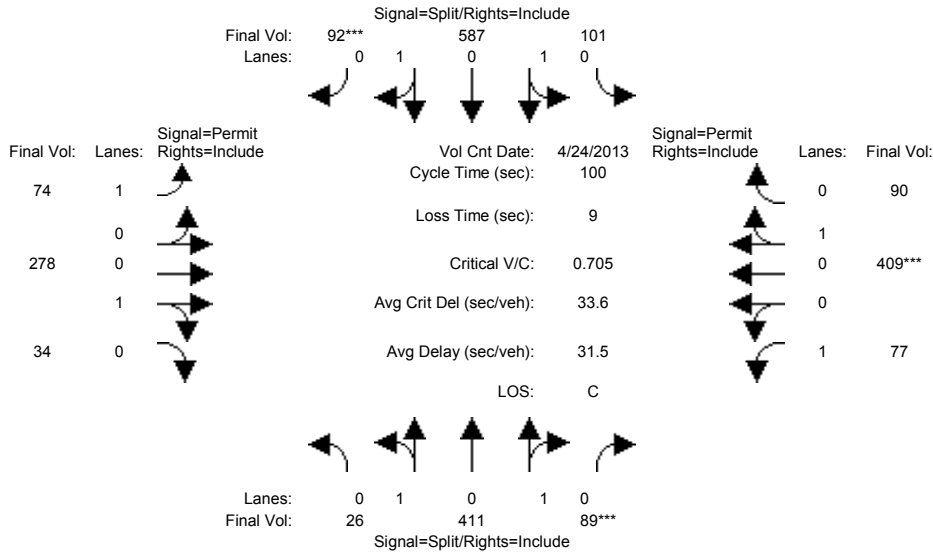
Capacity Analysis Module:												
Vol/Sat:	0.02	0.32	0.21	0.10	0.19	0.19	0.00	0.00	0.00	0.11	0.11	0.08
Crit Moves:	****			****			****			****		
Green/Cycle:	0.24	0.55	0.75	0.17	0.48	0.48	0.00	0.00	0.00	0.19	0.19	0.36
Volume/Cap:	0.06	0.59	0.28	0.59	0.40	0.40	0.00	0.59	0.00	0.59	0.59	0.23
Delay/Veh:	30.6	16.4	4.4	43.0	17.8	17.8	0.0	291	0.0	40.7	40.7	23.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	30.6	16.4	4.4	43.0	17.8	17.8	0.0	291	0.0	40.7	40.7	23.3
LOS by Move:	C	B	A	D	B	B	A	F	A	D	D	C
HCM2kAvgQ:	1	13	3	6	7	7	0	0	0	6	6	3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background PM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<	PM												
Base Vol:	26	402	89	101	584	92	74	278	34	77	409	90						
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
Initial Bse:	26	402	89	101	584	92	74	278	34	77	409	90						
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0						
PasserByVol:	0	9	0	0	3	0	0	0	0	0	0	0						
Initial Fut:	26	411	89	101	587	92	74	278	34	77	409	90						
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
PHF Volume:	26	411	89	101	587	92	74	278	34	77	409	90						
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0						
Reduced Vol:	26	411	89	101	587	92	74	278	34	77	409	90						
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
Final Volume:	26	411	89	101	587	92	74	278	34	77	409	90						

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.93	0.93	0.92	0.22	0.98	0.98	0.42	0.97	0.97
Lanes:	0.10	1.56	0.34	0.26	1.50	0.24	1.00	0.89	0.11	1.00	0.82	0.18
Final Sat.:	173	2740	593	456	2649	415	415	1666	204	795	1515	333

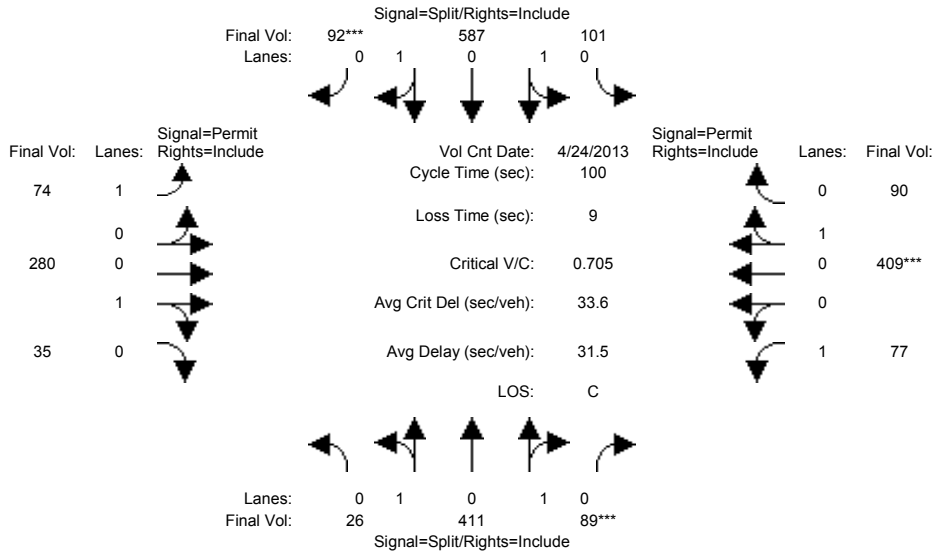
Capacity Analysis Module:												
Vol/Sat:	0.15	0.15	0.15	0.22	0.22	0.22	0.18	0.17	0.17	0.10	0.27	0.27
Crit Moves:			****			****					****	
Green/Cycle:	0.21	0.21	0.21	0.31	0.31	0.31	0.38	0.38	0.38	0.38	0.38	0.38
Volume/Cap:	0.70	0.70	0.70	0.70	0.70	0.70	0.47	0.44	0.44	0.25	0.70	0.70
Delay/Veh:	39.5	39.5	39.5	32.3	32.3	32.3	25.3	23.3	23.3	21.5	29.3	29.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	39.5	39.5	39.5	32.3	32.3	32.3	25.3	23.3	23.3	21.5	29.3	29.3
LOS by Move:	D	D	D	C	C	C	C	C	C	C	C	C
HCM2kAvgQ:	9	9	9	11	11	11	2	7	7	2	14	14

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Background + Project PM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	24 Apr 2013	<<	PM												
Base Vol:	26	402	89	101	584	92	74	278	34	77	409	90	90	90	90	90		
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Initial Bse:	26	402	89	101	584	92	74	278	34	77	409	90	90	90	90	90		
Added Vol:	0	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0		
PasserByVol:	0	9	0	0	3	0	0	0	0	0	0	0	0	0	0	0		
Initial Fut:	26	411	89	101	587	92	74	280	35	77	409	90	90	90	90	90		
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
PHF Volume:	26	411	89	101	587	92	74	280	35	77	409	90	90	90	90	90		
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Reduced Vol:	26	411	89	101	587	92	74	280	35	77	409	90	90	90	90	90		
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Final Volume:	26	411	89	101	587	92	74	280	35	77	409	90	90	90	90	90		

Saturation Flow Module:																
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.93	0.93	0.92	0.22	0.98	0.98	0.42	0.97	0.97	0.97	0.97	0.97	0.97
Lanes:	0.10	1.56	0.34	0.26	1.50	0.24	1.00	0.89	0.11	1.00	0.82	0.18	0.18	0.18	0.18	0.18
Final Sat.:	173	2740	593	456	2649	415	415	1660	208	789	1515	333	333	333	333	333

Capacity Analysis Module:																
Vol/Sat:	0.15	0.15	0.15	0.22	0.22	0.22	0.18	0.17	0.17	0.10	0.27	0.27	0.27	0.27	0.27	0.27
Crit Moves:			****			****						****				
Green/Cycle:	0.21	0.21	0.21	0.31	0.31	0.31	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38
Volume/Cap:	0.70	0.70	0.70	0.70	0.70	0.70	0.47	0.44	0.44	0.25	0.70	0.70	0.70	0.70	0.70	0.70
Delay/Veh:	39.5	39.5	39.5	32.3	32.3	32.3	25.3	23.3	23.3	21.5	29.3	29.3	29.3	29.3	29.3	29.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	39.5	39.5	39.5	32.3	32.3	32.3	25.3	23.3	23.3	21.5	29.3	29.3	29.3	29.3	29.3	29.3
LOS by Move:	D	D	D	C	C	C	C	C	C	C	C	C	C	C	C	C
HCM2kAvgQ:	9	9	9	11	11	11	2	7	7	2	14	14	14	14	14	14

Note: Queue reported is the number of cars per lane.

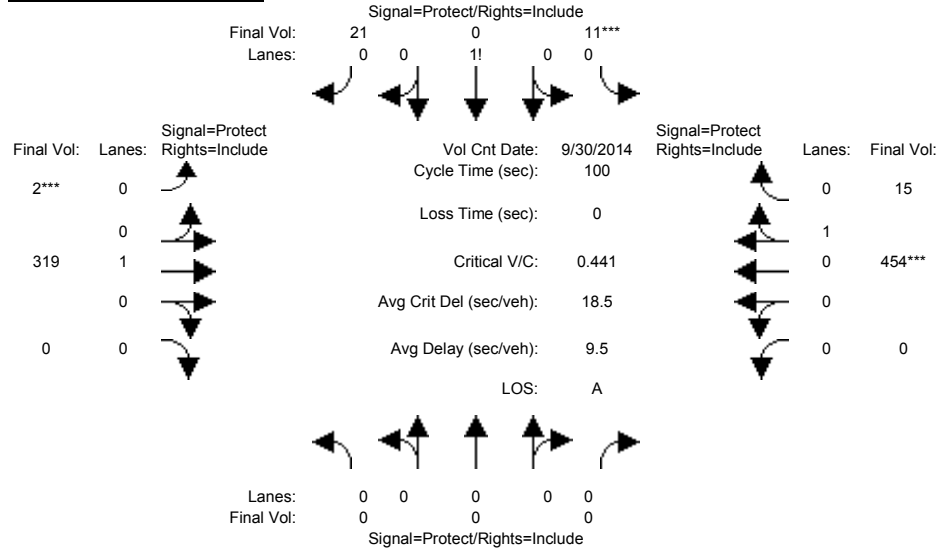
429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Summary Scenario Comparison Report (With Average Critical Delay)
Future Volume Alternative

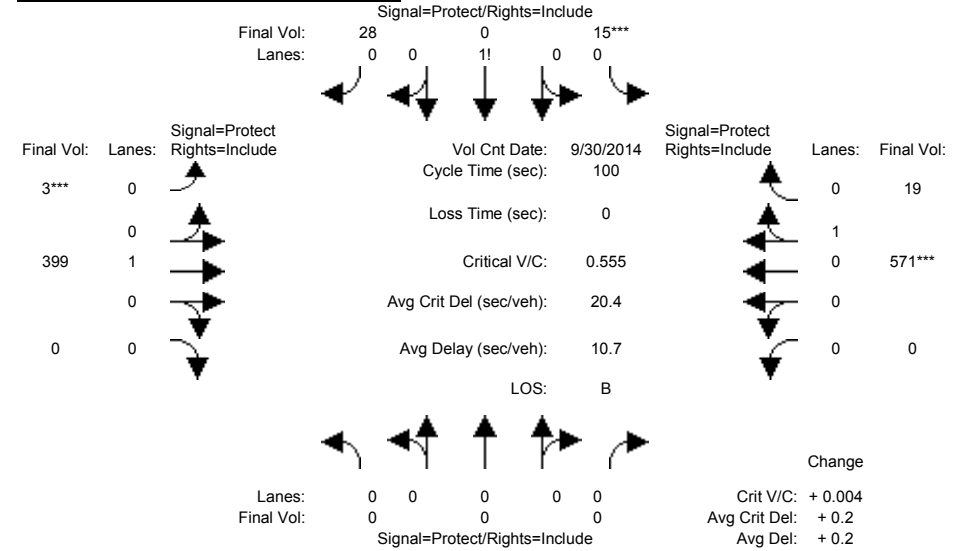
Intersection	Existing AM				Cumulative AM				Cumulative + Project AM						???			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Crit V/C Change	Avg Crit Del (sec)	Avg Crit Del Change	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)
#1 University Ave & Kipling St	A	9.5	0.441	18.5	B	10.6	0.551	20.2	B	10.7	0.555	+ 0.004	20.4	+ 0.2	?	xx.x	x.xxx	xx.x
#2 Lytton Ave & Kipling St	C	0.6	0.015	0.6	C	0.7	0.027	0.7	C	0.8	0.041	+ 0.014	0.8	+ 0.1	?	xx.x	x.xxx	xx.x
#27 Middlefield Rd & Lytton Ave	C	30.6	0.634	31.0	D	36.1	0.803	37.0	D	36.1	0.804	+ 0.001	37.0	+ 0.1	?	xx.x	x.xxx	xx.x
#35 Alma St & Lytton Av	B	18.0	0.429	22.3	B	18.6	0.537	23.9	B	18.7	0.540	+ 0.003	24.1	+ 0.2	?	xx.x	x.xxx	xx.x
#104 Middlefield Road & University Avenue	C	28.2	0.641	31.2	C	28.6	0.666	31.9	C	28.6	0.667	+ 0.001	31.9	+ 0.0	?	xx.x	x.xxx	xx.x

Intersection #1: University Ave & Kipling St

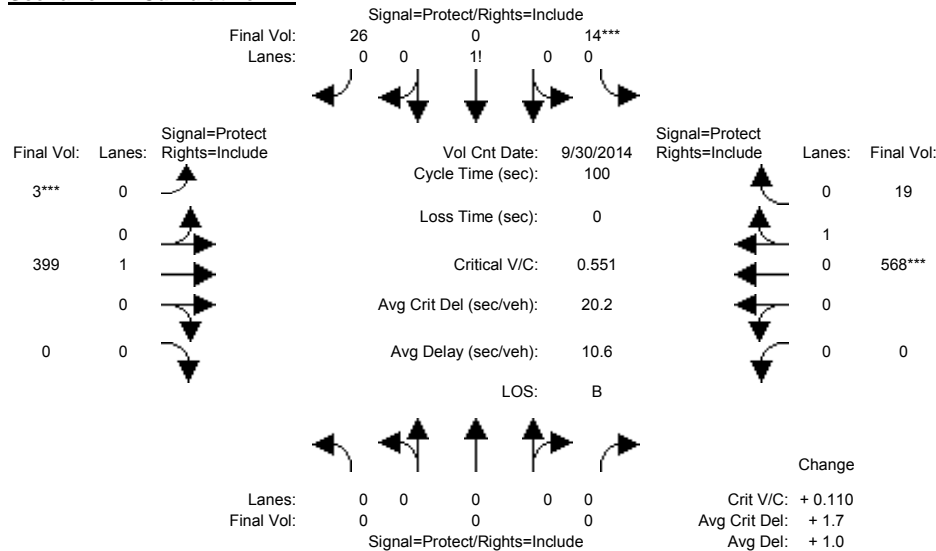
Scenario #1: Existing AM



Scenario #3: Cumulative + Project AM



Scenario #2: Cumulative AM

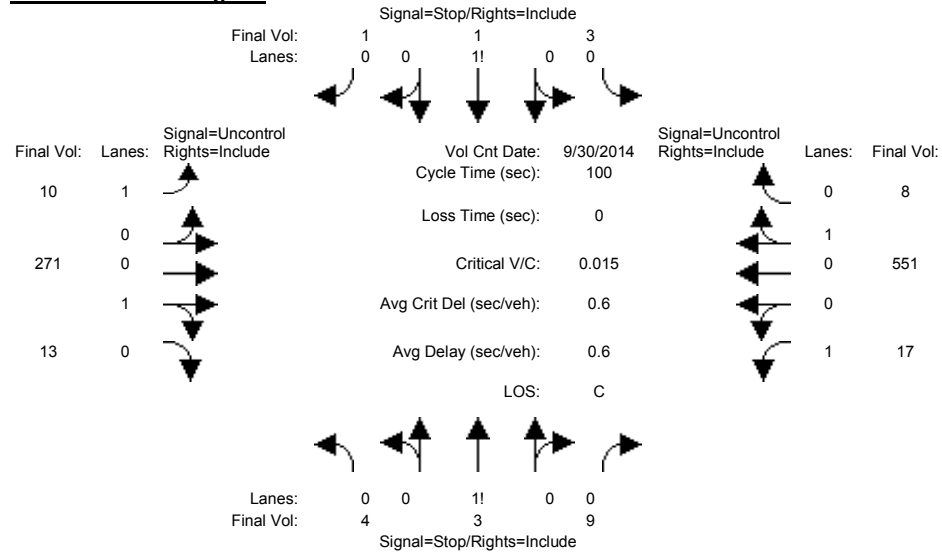


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Hexagon Transportation Consultants, Inc.

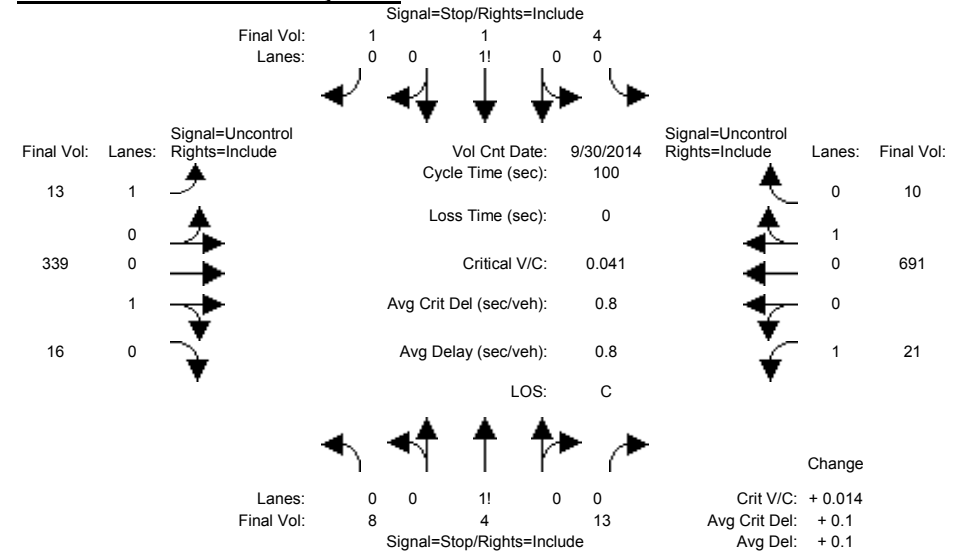
Detailed Scenario Comparison Report
2000 HCM Unsignalized (Future Volume Alternative)

Intersection #2: Lytton Ave & Kipling St

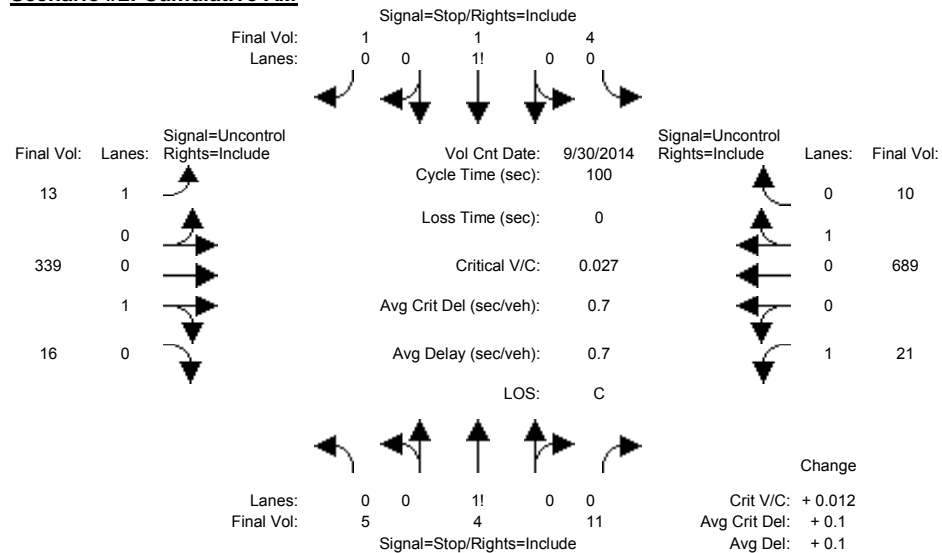
Scenario #1: Existing AM



Scenario #3: Cumulative + Project AM



Scenario #2: Cumulative AM

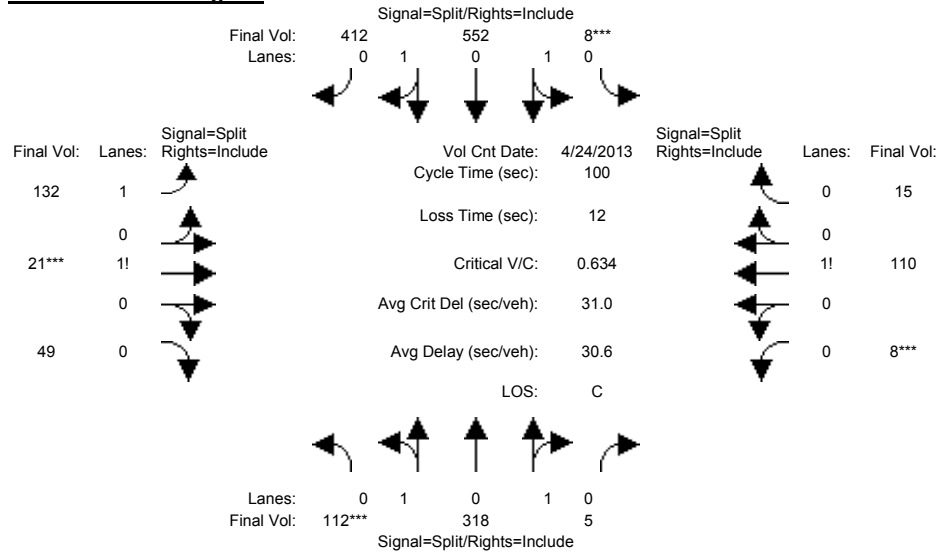


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Hexagon Transportation Consultants, Inc.

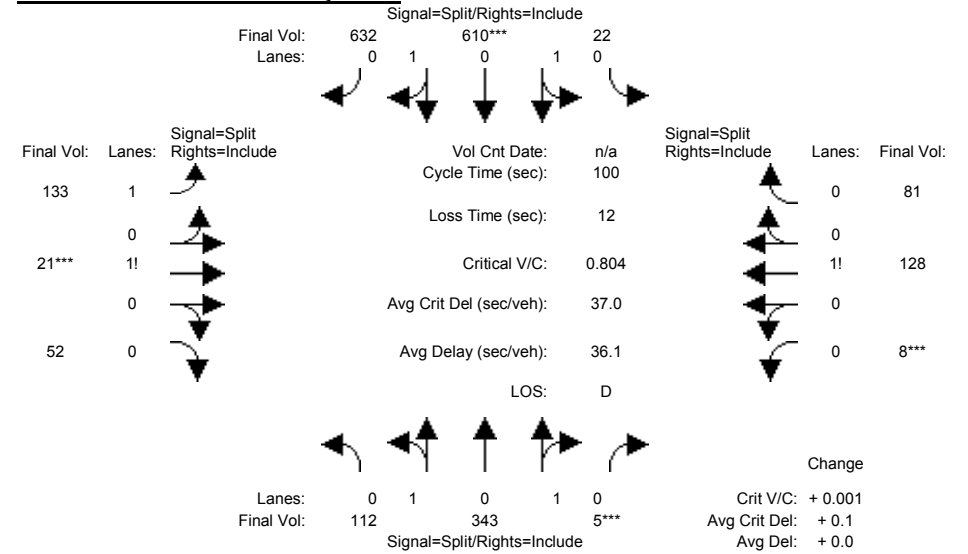
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #27: Middlefield Rd & Lytton Ave

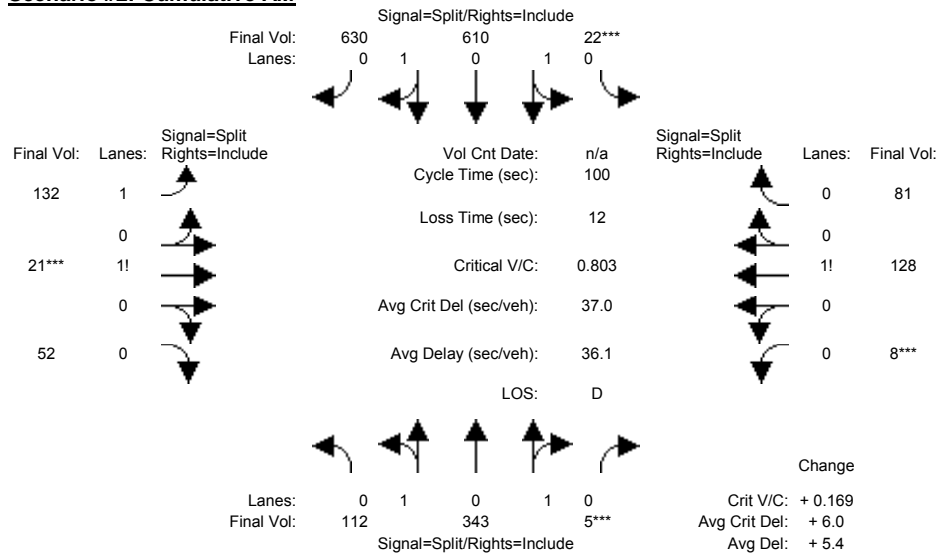
Scenario #1: Existing AM



Scenario #3: Cumulative + Project AM



Scenario #2: Cumulative AM

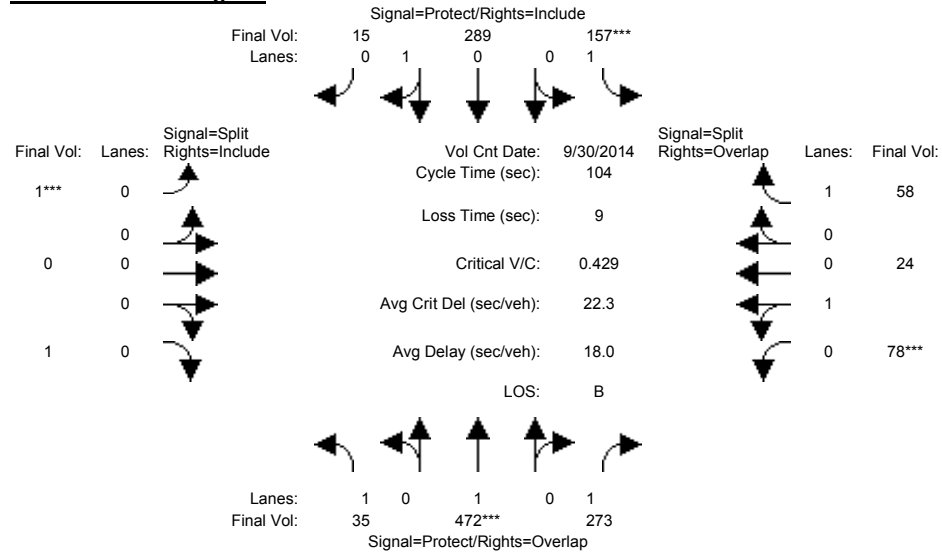


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

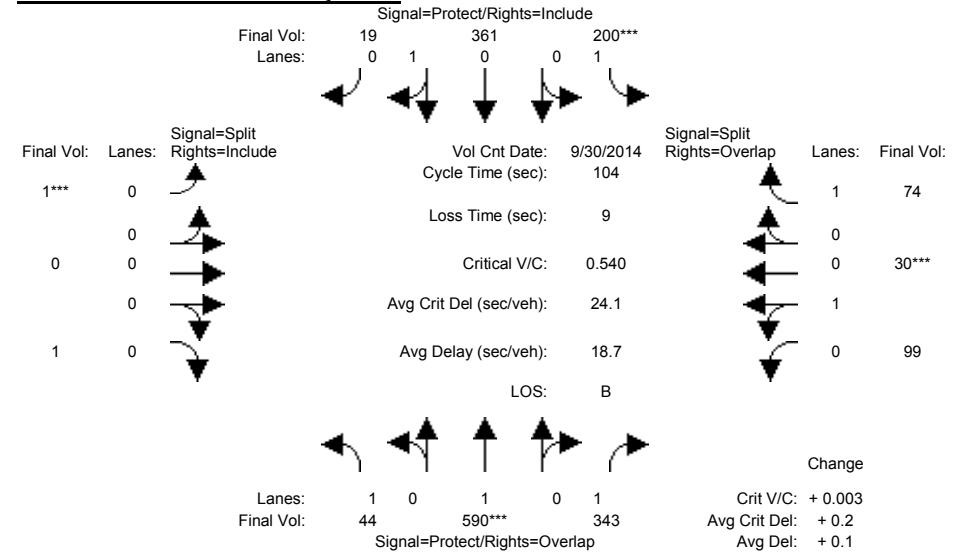
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #35: Alma St & Lytton Av

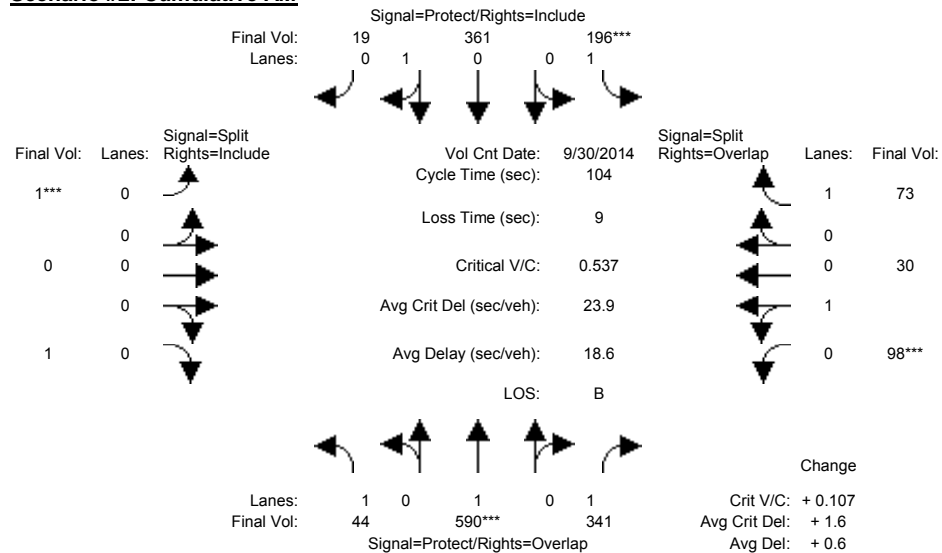
Scenario #1: Existing AM



Scenario #3: Cumulative + Project AM



Scenario #2: Cumulative AM

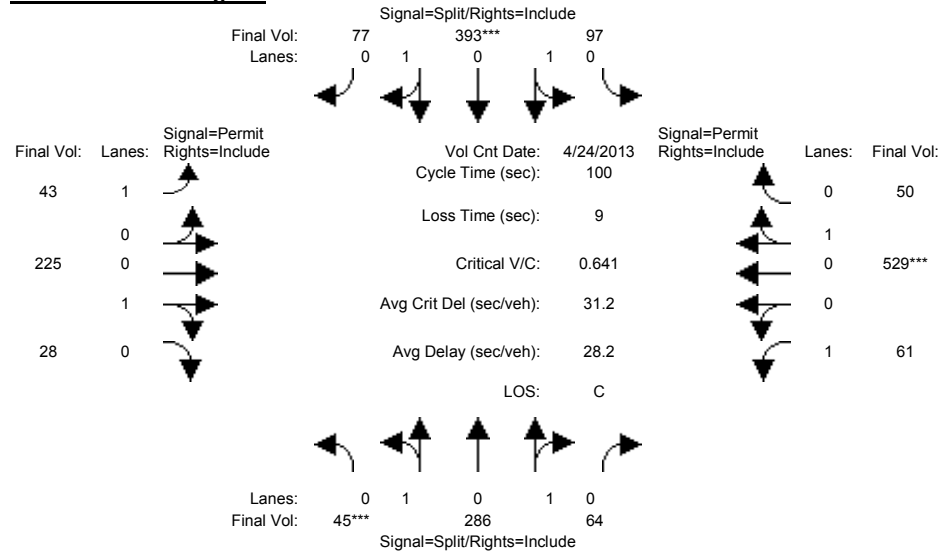


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

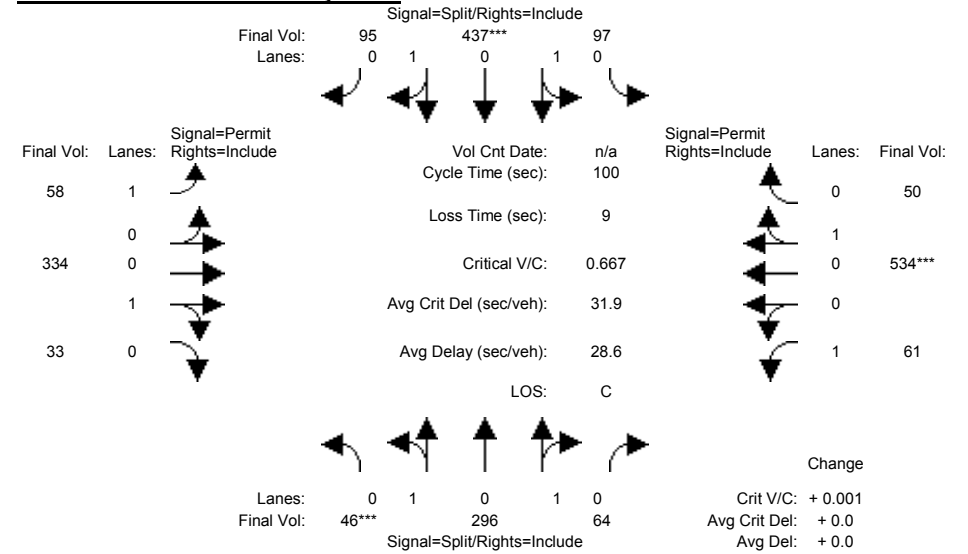
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #104: Middlefield Road & University Avenue

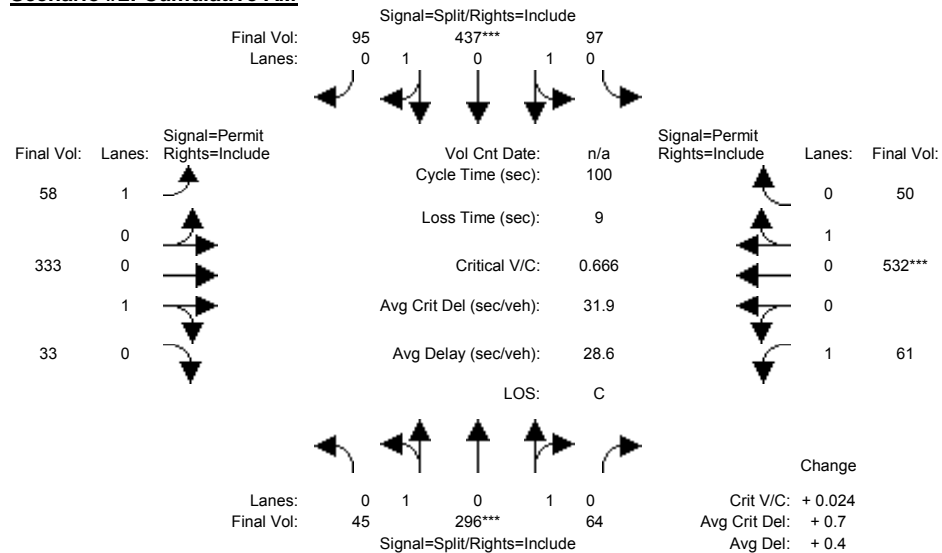
Scenario #1: Existing AM



Scenario #3: Cumulative + Project AM



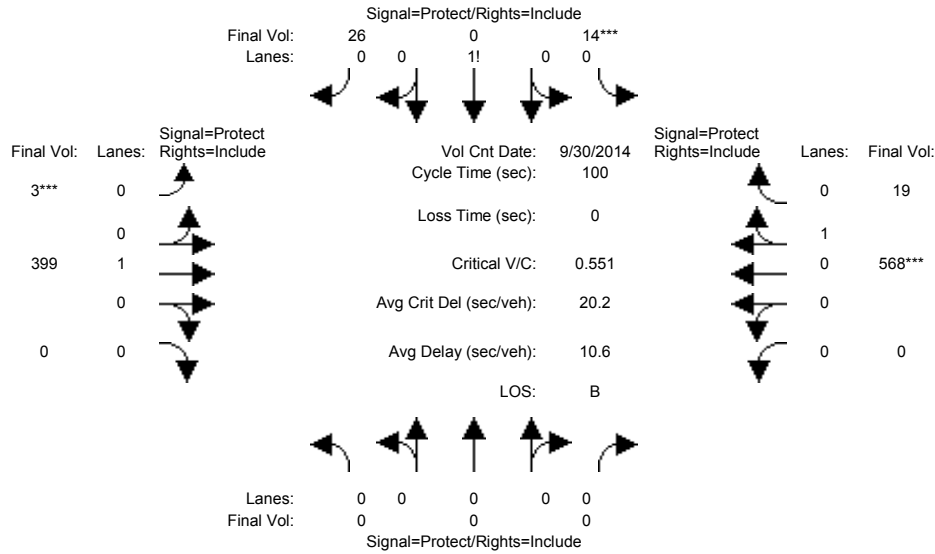
Scenario #2: Cumulative AM



429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative AM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 8:00 AM - 9:00 AM												
Base Vol:	0	0	0	11	0	21	2	319	0	0	454	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	11	0	21	2	319	0	0	454	15
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	11	0	21	2	319	0	0	454	15
User Adj:	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	14	0	26	3	399	0	0	568	19
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	14	0	26	3	399	0	0	568	19
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	14	0	26	3	399	0	0	568	19

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.62	1.00	1.00	1.00	1.00	1.00	0.99
Lanes:	0.00	0.00	0.00	0.27	0.00	0.73	0.01	0.99	0.00	0.00	0.97	0.03
Final Sat.:	0	0	0	453	0	864	12	1888	0	0	1832	61

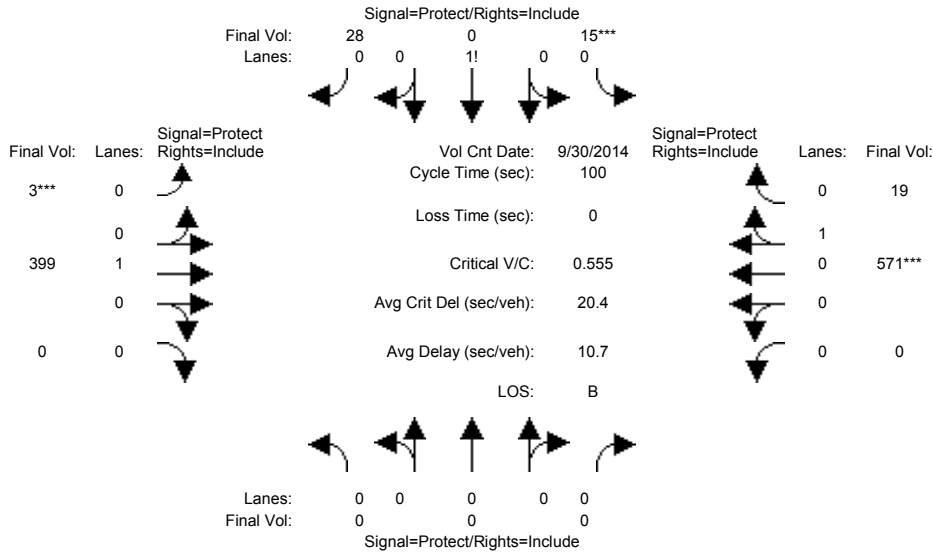
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.03	0.00	0.03	0.21	0.21	0.00	0.00	0.31	0.31
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.06	0.00	0.06	0.38	0.94	0.00	0.00	0.56	0.56
Volume/Cap:	0.00	0.00	0.00	0.55	0.00	0.55	0.55	0.22	0.00	0.00	0.55	0.55
Delay/Veh:	0.0	0.0	0.0	54.9	0.0	54.9	25.0	0.3	0.0	0.0	14.5	14.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	54.9	0.0	54.9	25.0	0.3	0.0	0.0	14.5	14.5
LOS by Move:	A	A	A	D	A	D	C	A	A	A	B	B
HCM2kAvgQ:	0	0	0	2	0	2	9	1	0	0	11	11

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project AM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 8:00 AM - 9:00 AM

Base Vol:	0	0	0	11	0	21	2	319	0	0	454	15
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	11	0	21	2	319	0	0	454	15
Added Vol:	0	0	0	1	0	1	0	0	0	0	3	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	12	0	22	2	319	0	0	457	15
User Adj:	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	15	0	28	3	399	0	0	571	19
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	15	0	28	3	399	0	0	571	19
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	0	0	15	0	28	3	399	0	0	571	19

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.62	1.00	1.00	1.00	1.00	1.00	0.99
Lanes:	0.00	0.00	0.00	0.28	0.00	0.72	0.01	0.99	0.00	0.00	0.97	0.03
Final Sat.:	0	0	0	469	0	860	12	1888	0	0	1832	60

Capacity Analysis Module:

Vol/Sat:	0.00	0.00	0.00	0.03	0.00	0.03	0.21	0.21	0.00	0.00	0.31	0.31
Crit Moves:				****			****				****	
Green/Cycle:	0.00	0.00	0.00	0.06	0.00	0.06	0.38	0.94	0.00	0.00	0.56	0.56
Volume/Cap:	0.00	0.00	0.00	0.55	0.00	0.55	0.55	0.22	0.00	0.00	0.55	0.55
Delay/Veh:	0.0	0.0	0.0	54.5	0.0	54.5	25.3	0.3	0.0	0.0	14.6	14.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	54.5	0.0	54.5	25.3	0.3	0.0	0.0	14.6	14.6
LOS by Move:	A	A	A	D	A	D	C	A	A	A	B	B
HCM2kAvgQ:	0	0	0	3	0	2	9	1	0	0	11	11

Note: Queue reported is the number of cars per lane.

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 271 13	17 551 8
ApproachDel:	13.9	17.6	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=16]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=891]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.0]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=5]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=891]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 271 13	17 551 8

Major Street Volume: 870
 Minor Approach Volume: 16
 Minor Approach Volume Threshold: 333

SIGNAL WARRANT DISCLAIMER

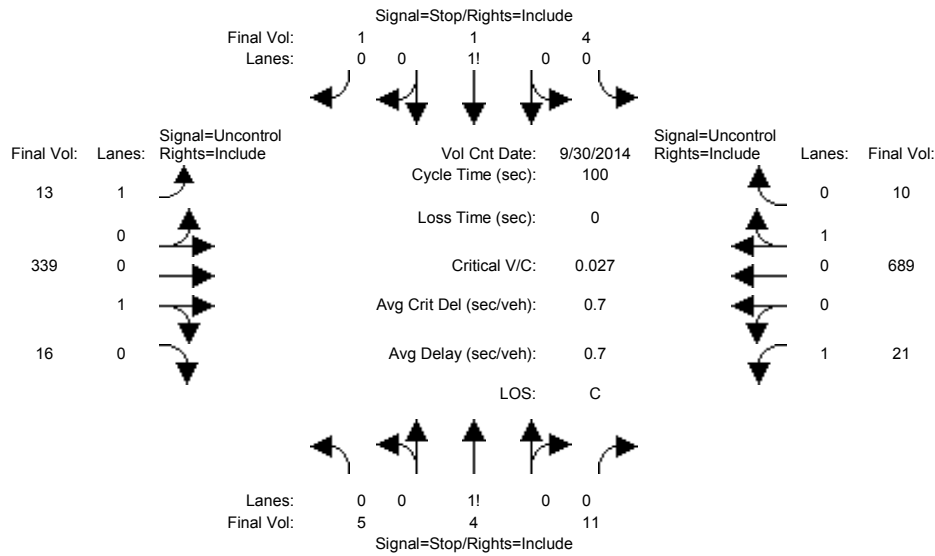
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429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Cumulative AM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	>> Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM
Base Vol:	4 3 9		3 1 1		10 271 13 17 551 8
Growth Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	4 3 9		3 1 1		10 271 13 17 551 8
Added Vol:	0 0 0		0 0 0		0 0 0 0 0 0
PasserByVol:	0 0 0		0 0 0		0 0 0 0 0 0
Initial Fut:	4 3 9		3 1 1		10 271 13 17 551 8
User Adj:	1.25 1.25 1.25		1.25 1.25 1.25		1.25 1.25 1.25 1.25 1.25 1.25
PHF Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume:	5 4 11		4 1 1		13 339 16 21 689 10
Reduct Vol:	0 0 0		0 0 0		0 0 0 0 0 0
FinalVolume:	5 4 11		4 1 1		13 339 16 21 689 10

Critical Gap Module:

Critical Gp:	7.1 6.5 6.2		7.1 6.5 6.2		4.1 xxxx xxxxxx 4.1 xxxx xxxxxx
FollowUpTim:	3.5 4.0 3.3		3.5 4.0 3.3		2.2 xxxx xxxxxx 2.2 xxxx xxxxxx

Capacity Module:

Cnflct Vol:	1109 1113 347		1116 1116 694		699 xxxx xxxxxx 355 xxxx xxxxxx
Potent Cap.:	189 210 701		187 209 446		907 xxxx xxxxxx 1215 xxxx xxxxxx
Move Cap.:	183 204 701		177 203 446		907 xxxx xxxxxx 1215 xxxx xxxxxx
Volume/Cap:	0.03 0.02 0.02		0.02 0.01 0.00		0.01 xxxx xxxx 0.02 xxxx xxxx

Level Of Service Module:

2Way95thQ:	xxxx xxxx xxxxxx		xxxx xxxx xxxxxx		0.0 xxxx xxxxxx 0.1 xxxx xxxxxx
Control Del:	xxxxx xxxx xxxxxx		xxxxx xxxx xxxxxx		9.0 xxxx xxxxxx 8.0 xxxx xxxxxx
LOS by Move:	* * *		* * *		A * * A * *
Movement:	LT - LTR - RT		LT - LTR - RT		LT - LTR - RT LT - LTR - RT
Shared Cap.:	xxxx 323 xxxxxx		xxxx 207 xxxxxx		xxxx xxxx xxxxxx xxxx xxxx xxxxxx
SharedQueue:	xxxxx 0.2 xxxxxx		xxxxx 0.1 xxxxxx		xxxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx
Shrd ConDel:	xxxxx 16.9 xxxxxx		xxxxx 22.9 xxxxxx		xxxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx
Shared LOS:	* C *		* C *		* * * * * * * * *
ApproachDel:	16.9		22.9		xxxxxxx xxxxxx
ApproachLOS:	C		C		* *

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 271 13	17 551 8
ApproachDel:	16.9	22.9	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=16]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=891]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.0]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=5]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=891]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

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Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	4 3 9	3 1 1	10 271 13	17 551 8

Major Street Volume: 870
 Minor Approach Volume: 16
 Minor Approach Volume Threshold: 333

SIGNAL WARRANT DISCLAIMER

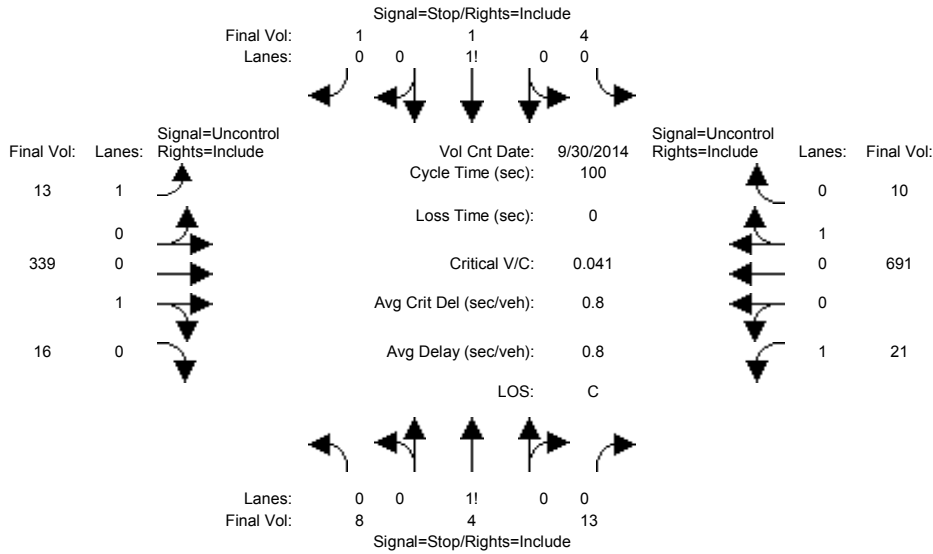
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

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429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Cumulative + Project AM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave
 Approach: North Bound South Bound East Bound West Bound
 Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	Count Date: 30 Sep 2014 << 8:00 AM - 9:00 AM											
Base Vol:	4	3	9	3	1	1	10	271	13	17	551	8
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	4	3	9	3	1	1	10	271	13	17	551	8
Added Vol:	2	0	1	0	0	0	0	0	0	0	2	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	6	3	10	3	1	1	10	271	13	17	553	8
User Adj:	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	8	4	13	4	1	1	13	339	16	21	691	10
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	8	4	13	4	1	1	13	339	16	21	691	10

Critical Gap Module:	Critical Gp:						FollowUpTim:					
Critical Gp:	7.1	6.5	6.2	7.1	6.5	6.2	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx
FollowUpTim:	3.5	4.0	3.3	3.5	4.0	3.3	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx

Capacity Module:	Cnflct Vol:						Potent Cap.:						Move Cap.:						Volume/Cap:					
Cnflct Vol:	1112	1116	347	1119	1119	696	701	xxxx	xxxxx	355	xxxx	xxxxx												
Potent Cap.:	188	209	701	186	209	445	905	xxxx	xxxxx	1215	xxxx	xxxxx												
Move Cap.:	182	203	701	176	202	445	905	xxxx	xxxxx	1215	xxxx	xxxxx												
Volume/Cap:	0.04	0.02	0.02	0.02	0.01	0.00	0.01	xxxx	xxxx	0.02	xxxx	xxxx												

Level Of Service Module:	2Way95thQ:						Control Del:						LOS by Move:					
2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	0.1	xxxx	xxxxx						
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	9.0	xxxx	xxxxx	8.0	xxxx	xxxxx						
LOS by Move:	*	*	*	*	*	*	A	*	*	A	*	*						
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT							
Shared Cap.:	xxxx	306	xxxxx	xxxx	206	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx						
SharedQueue:	xxxxx	0.3	xxxxx	xxxxx	0.1	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx						
Shrd ConDel:	xxxxx	17.7	xxxxx	xxxxx	23.0	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx						
Shared LOS:	*	C	*	*	C	*	*	*	*	*	*	*						
ApproachDel:	17.7			23.0			xxxxxxx			xxxxxxx								
ApproachLOS:	C			C			*			*		*						

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

 Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 3 10	3 1 1	10 271 13	17 553 8
ApproachDel:	17.7	23.0	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=19]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=896]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.0]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=5]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=896]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

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Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 3 10	3 1 1	10 271 13	17 553 8

Major Street Volume: 872
 Minor Approach Volume: 19
 Minor Approach Volume Threshold: 332

SIGNAL WARRANT DISCLAIMER

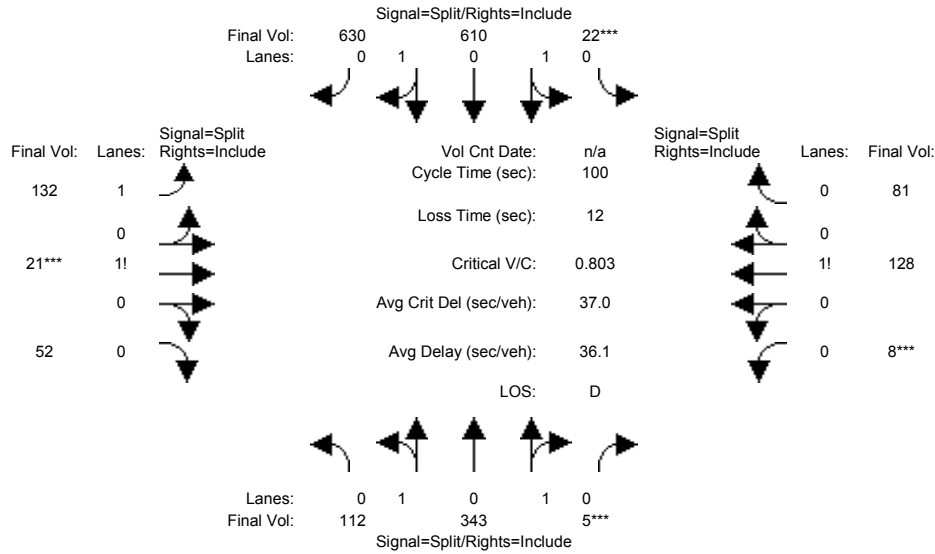
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative AM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	North Bound			South Bound			East Bound			West Bound		
Base Vol:	112	343	5	22	610	630	132	21	52	8	128	81
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	112	343	5	22	610	630	132	21	52	8	128	81
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	112	343	5	22	610	630	132	21	52	8	128	81
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	112	343	5	22	610	630	132	21	52	8	128	81
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	112	343	5	22	610	630	132	21	52	8	128	81
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	112	343	5	22	610	630	132	21	52	8	128	81

Saturation Flow Module:	North Bound			South Bound			East Bound			West Bound		
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.94	0.94	0.94	0.88	0.88	0.88	0.93	0.93	0.93	0.95	0.95	0.95
Lanes:	0.49	1.49	0.02	0.03	0.97	1.00	1.48	0.15	0.37	0.04	0.59	0.37
Final Sat.:	867	2654	39	58	1612	1665	2612	268	663	66	1063	672

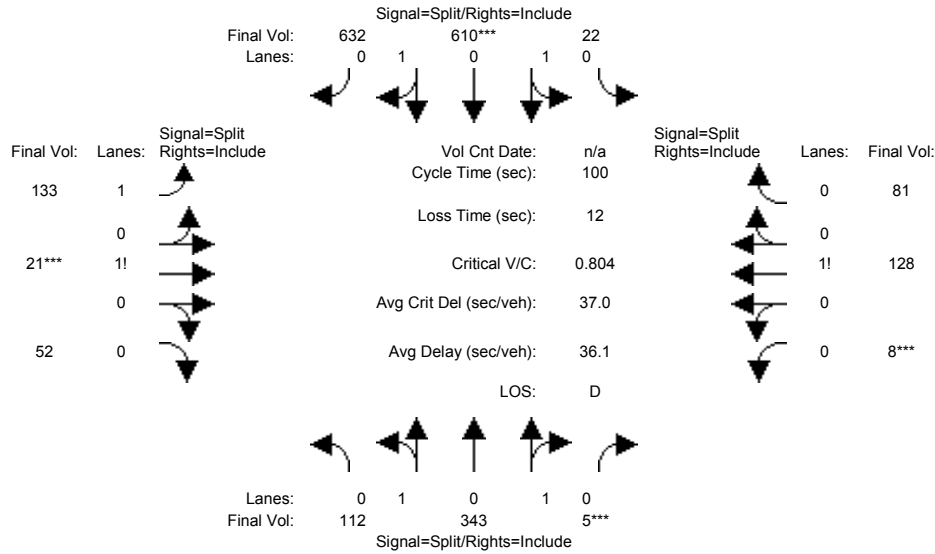
Capacity Analysis Module:	North Bound			South Bound			East Bound			West Bound		
Vol/Sat:	0.13	0.13	0.13	0.38	0.38	0.38	0.05	0.08	0.08	0.12	0.12	0.12
Crit Moves:			****	****			****			****		
Green/Cycle:	0.16	0.16	0.16	0.47	0.47	0.47	0.10	0.10	0.10	0.15	0.15	0.15
Volume/Cap:	0.81	0.81	0.81	0.81	0.81	0.81	0.51	0.78	0.78	0.81	0.81	0.81
Delay/Veh:	48.7	48.7	48.7	25.8	25.8	25.8	43.7	58.4	58.4	57.2	57.2	57.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	48.7	48.7	48.7	25.8	25.8	25.8	43.7	58.4	58.4	57.2	57.2	57.2
LOS by Move:	D	D	D	C	C	C	D	E	E	E	E	E
HCM2kAvgQ:	7	7	7	19	19	19	3	5	5	9	9	9

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project AM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	North Bound			South Bound			East Bound			West Bound		
Base Vol:	112	343	5	22	610	630	132	21	52	8	128	81
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	112	343	5	22	610	630	132	21	52	8	128	81
Added Vol:	0	0	0	0	0	2	1	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	112	343	5	22	610	632	133	21	52	8	128	81
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	112	343	5	22	610	632	133	21	52	8	128	81
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	112	343	5	22	610	632	133	21	52	8	128	81
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	112	343	5	22	610	632	133	21	52	8	128	81

Saturation Flow Module:	North Bound			South Bound			East Bound			West Bound		
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.94	0.94	0.94	0.88	0.88	0.88	0.93	0.93	0.93	0.95	0.95	0.95
Lanes:	0.49	1.49	0.02	0.03	0.97	1.00	1.48	0.15	0.37	0.04	0.59	0.37
Final Sat.:	867	2654	39	58	1610	1668	2615	267	660	66	1063	672

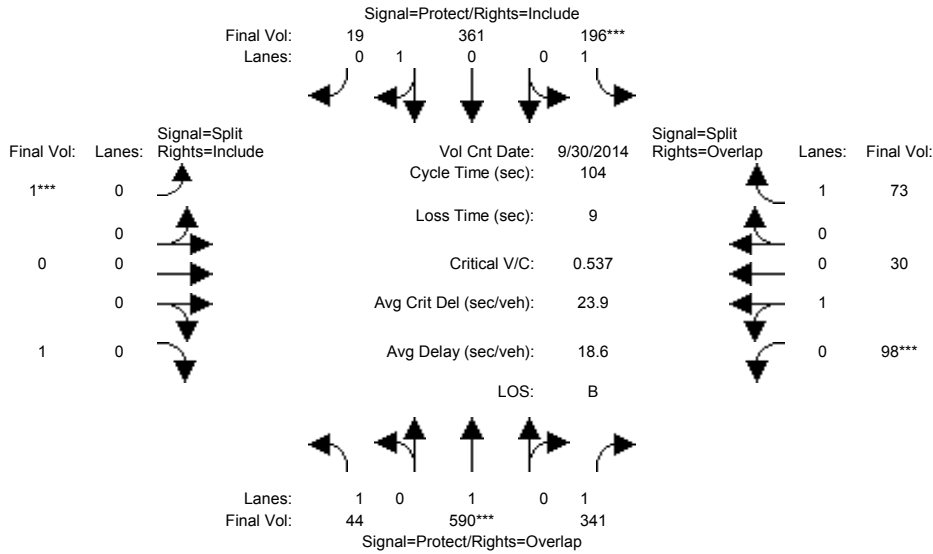
Capacity Analysis Module:	North Bound			South Bound			East Bound			West Bound		
Vol/Sat:	0.13	0.13	0.13	0.38	0.38	0.38	0.05	0.08	0.08	0.12	0.12	0.12
Crit Moves:			****			****			****			****
Green/Cycle:	0.16	0.16	0.16	0.47	0.47	0.47	0.10	0.10	0.10	0.15	0.15	0.15
Volume/Cap:	0.81	0.81	0.81	0.81	0.81	0.81	0.51	0.79	0.79	0.81	0.81	0.81
Delay/Veh:	48.7	48.7	48.7	25.8	25.8	25.8	43.7	58.6	58.6	57.3	57.3	57.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	48.7	48.7	48.7	25.8	25.8	25.8	43.7	58.6	58.6	57.3	57.3	57.3
LOS by Move:	D	D	D	C	C	C	D	E	E	E	E	E
HCM2kAvgQ:	7	7	7	19	19	19	3	5	5	9	9	9

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative AM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM						
Base Vol:	35	472	273	157	289	15	1	0	1	78	24	58
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	35	472	273	157	289	15	1	0	1	78	24	58
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	35	472	273	157	289	15	1	0	1	78	24	58
User Adj:	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	44	590	341	196	361	19	1	0	1	98	30	73
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	44	590	341	196	361	19	1	0	1	98	30	73
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	44	590	341	196	361	19	1	0	1	98	30	73

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.74	0.95	0.99	0.97	0.91	1.00	0.90	0.96	0.96	0.80
Lanes:	1.00	1.00	1.00	1.00	0.95	0.05	0.50	0.00	0.50	0.76	0.24	1.00
Final Sat.:	1805	1900	1401	1805	1792	93	859	0	859	1399	431	1511

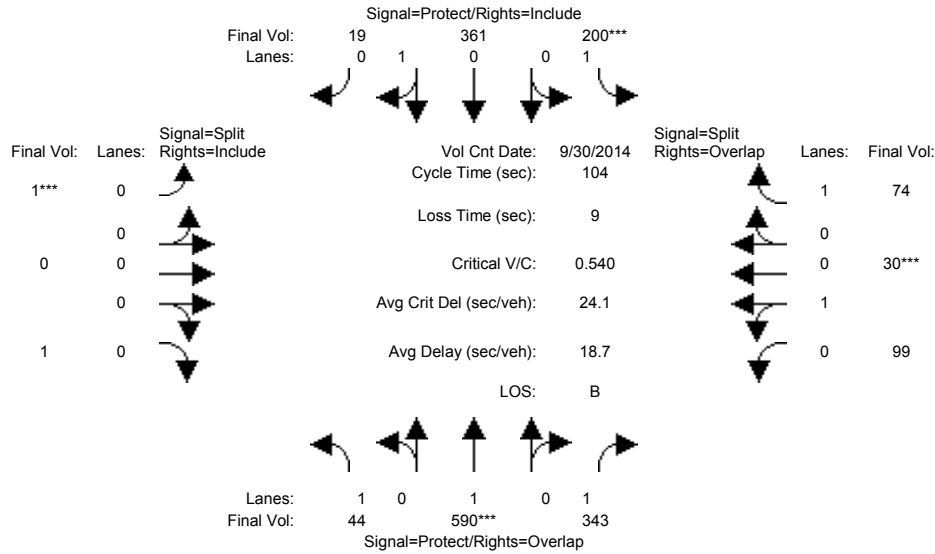
Capacity Analysis Module:												
Vol/Sat:	0.02	0.31	0.24	0.11	0.20	0.20	0.00	0.00	0.00	0.07	0.07	0.05
Crit Moves:	****			****			****			****		
Green/Cycle:	0.25	0.58	0.71	0.20	0.53	0.53	0.00	0.00	0.00	0.13	0.13	0.33
Volume/Cap:	0.10	0.54	0.34	0.54	0.38	0.38	0.54	0.00	0.54	0.54	0.54	0.14
Delay/Veh:	29.9	13.9	6.1	38.7	14.7	14.7	139.7	0.0	139.7	44.7	44.7	24.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	29.9	13.9	6.1	38.7	14.7	14.7	139.7	0.0	139.7	44.7	44.7	24.5
LOS by Move:	C	B	A	D	B	B	F	A	F	D	D	C
HCM2kAvgQ:	1	12	4	6	7	7	1	0	1	4	4	2

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project AM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	8:00 AM - 9:00 AM						
Base Vol:	35	472	273	157	289	15	1	0	1	78	24	58
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	35	472	273	157	289	15	1	0	1	78	24	58
Added Vol:	0	0	1	3	0	0	0	0	0	1	0	1
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	35	472	274	160	289	15	1	0	1	79	24	59
User Adj:	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	44	590	343	200	361	19	1	0	1	99	30	74
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	44	590	343	200	361	19	1	0	1	99	30	74
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	44	590	343	200	361	19	1	0	1	99	30	74

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.74	0.95	0.99	0.97	0.91	1.00	0.90	0.96	0.96	0.80
Lanes:	1.00	1.00	1.00	1.00	0.95	0.05	0.50	0.00	0.50	0.77	0.23	1.00
Final Sat.:	1805	1900	1401	1805	1792	93	859	0	859	1403	426	1511

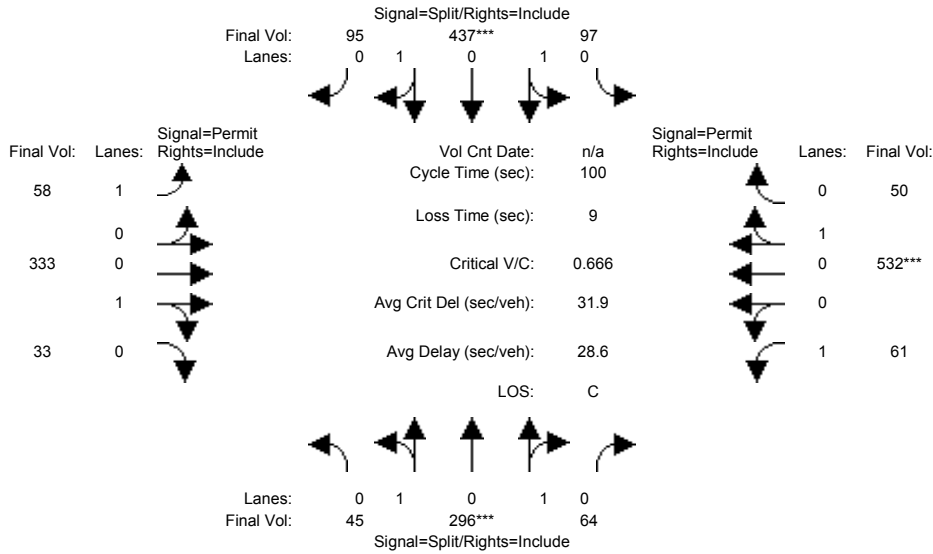
Capacity Analysis Module:												
Vol/Sat:	0.02	0.31	0.24	0.11	0.20	0.20	0.00	0.00	0.00	0.07	0.07	0.05
Crit Moves:	****			****			****			****		
Green/Cycle:	0.25	0.58	0.71	0.21	0.53	0.53	0.00	0.00	0.00	0.13	0.13	0.34
Volume/Cap:	0.10	0.54	0.35	0.54	0.38	0.38	0.54	0.00	0.54	0.54	0.54	0.15
Delay/Veh:	29.9	14.2	6.2	38.5	14.7	14.7	142.0	0.0	142.0	44.8	44.8	24.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	29.9	14.2	6.2	38.5	14.7	14.7	142.0	0.0	142.0	44.8	44.8	24.3
LOS by Move:	C	B	A	D	B	B	F	A	F	D	D	C
HCM2kAvgQ:	1	12	4	6	7	7	1	0	1	4	4	2

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative AM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	North Bound			South Bound			East Bound			West Bound		
Base Vol:	45	296	64	97	437	95	58	333	33	61	532	50
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	45	296	64	97	437	95	58	333	33	61	532	50
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	45	296	64	97	437	95	58	333	33	61	532	50
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	45	296	64	97	437	95	58	333	33	61	532	50
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	45	296	64	97	437	95	58	333	33	61	532	50
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	45	296	64	97	437	95	58	333	33	61	532	50

Saturation Flow Module:	North Bound			South Bound			East Bound			West Bound		
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.92	0.92	0.92	0.23	0.99	0.99	0.42	0.99	0.99
Lanes:	0.22	1.46	0.32	0.31	1.39	0.30	1.00	0.91	0.09	1.00	0.91	0.09
Final Sat.:	389	2560	553	540	2431	528	435	1706	169	794	1714	161

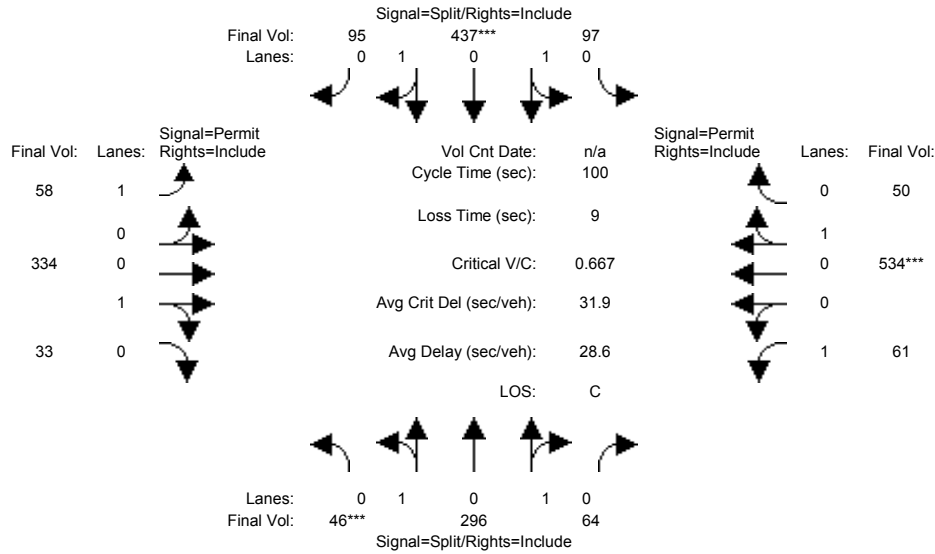
Capacity Analysis Module:	North Bound			South Bound			East Bound			West Bound		
Vol/Sat:	0.12	0.12	0.12	0.18	0.18	0.18	0.13	0.20	0.20	0.08	0.31	0.31
Crit Moves:	****			****						****		
Green/Cycle:	0.17	0.17	0.17	0.27	0.27	0.27	0.47	0.47	0.47	0.47	0.47	0.47
Volume/Cap:	0.67	0.67	0.67	0.67	0.67	0.67	0.29	0.42	0.42	0.16	0.67	0.67
Delay/Veh:	41.4	41.4	41.4	34.3	34.3	34.3	17.2	18.0	18.0	15.6	22.6	22.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	41.4	41.4	41.4	34.3	34.3	34.3	17.2	18.0	18.0	15.6	22.6	22.6
LOS by Move:	D	D	D	C	C	C	B	B	B	B	C	C
HCM2kAvgQ:	7	7	7	9	9	9	1	7	7	1	14	14

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project AM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	45	296	64	97	437	95	58	333	33	61	532	50
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	45	296	64	97	437	95	58	333	33	61	532	50
Added Vol:	1	0	0	0	0	0	0	1	0	0	2	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	46	296	64	97	437	95	58	334	33	61	534	50
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	46	296	64	97	437	95	58	334	33	61	534	50
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	46	296	64	97	437	95	58	334	33	61	534	50
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	46	296	64	97	437	95	58	334	33	61	534	50

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.92	0.92	0.92	0.23	0.99	0.99	0.42	0.99	0.99
Lanes:	0.23	1.46	0.31	0.31	1.39	0.30	1.00	0.91	0.09	1.00	0.91	0.09
Final Sat.:	397	2553	552	540	2431	528	431	1707	169	792	1715	161

Capacity Analysis Module:												
Vol/Sat:	0.12	0.12	0.12	0.18	0.18	0.18	0.13	0.20	0.20	0.08	0.31	0.31
Crit Moves:	****				****						****	
Green/Cycle:	0.17	0.17	0.17	0.27	0.27	0.27	0.47	0.47	0.47	0.47	0.47	0.47
Volume/Cap:	0.67	0.67	0.67	0.67	0.67	0.67	0.29	0.42	0.42	0.16	0.67	0.67
Delay/Veh:	41.4	41.4	41.4	34.4	34.4	34.4	17.2	18.0	18.0	15.6	22.6	22.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	41.4	41.4	41.4	34.4	34.4	34.4	17.2	18.0	18.0	15.6	22.6	22.6
LOS by Move:	D	D	D	C	C	C	B	B	B	B	C	C
HCM2kAvgQ:	7	7	7	9	9	9	1	7	7	1	14	14

Note: Queue reported is the number of cars per lane.

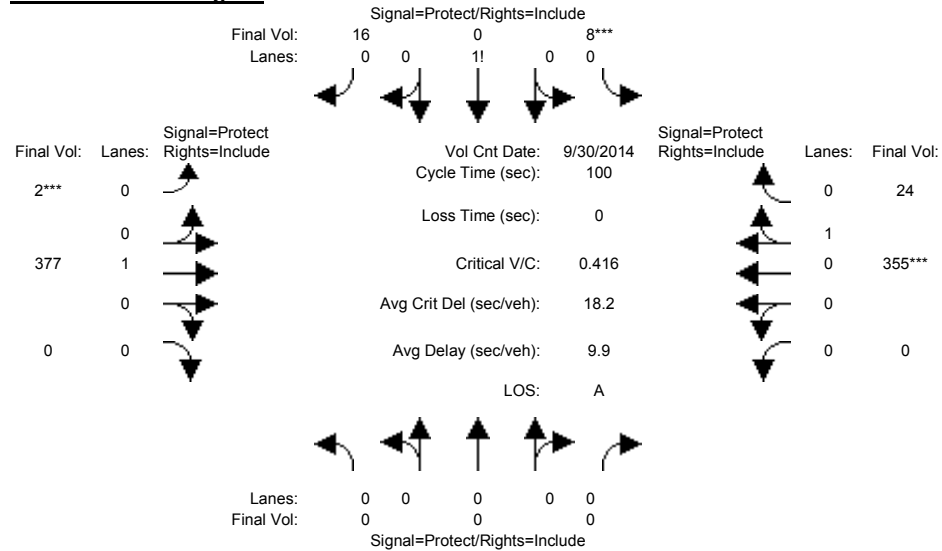
429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Summary Scenario Comparison Report (With Average Critical Delay)
Future Volume Alternative

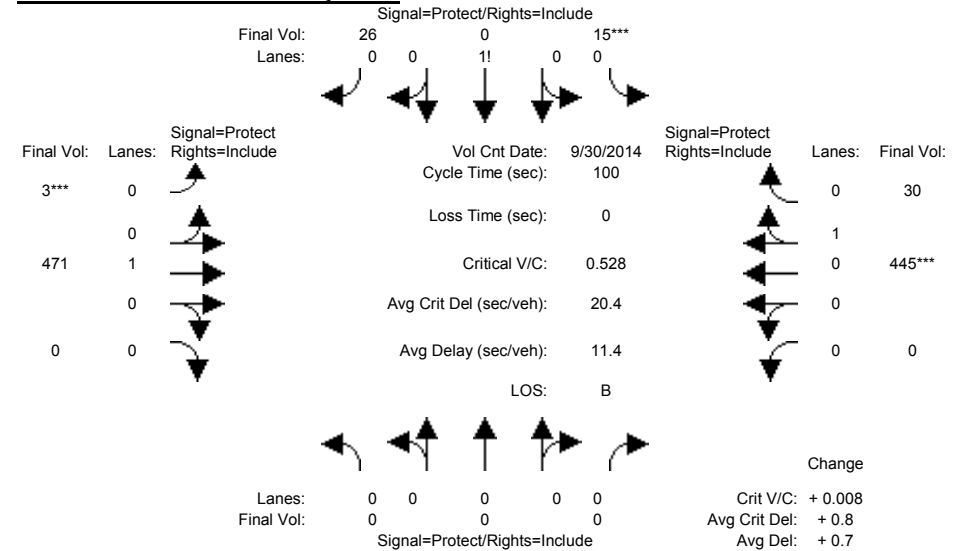
Intersection	Existing PM				Cumulative PM				Cumulative + Project PM						???			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Crit V/C Change	Avg Crit Del (sec)	Avg Crit Del Change	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)
#1 University Ave & Kipling St	A	9.9	0.416	18.2	B	10.7	0.520	19.6	B	11.4	0.528	+ 0.008	20.4	+ 0.8	?	xx.x	x.xxx	xx.x
#2 Lytton Ave & Kipling St	B	0.7	0.022	0.7	C	0.8	0.039	0.8	C	1.0	0.071	+ 0.032	1.0	+ 0.2	?	xx.x	x.xxx	xx.x
#27 Middlefield Rd & Lytton Ave	D	37.0	0.724	38.2	F	158.5	1.196	171.5	F	158.8	1.197	+ 0.001	171.8	+ 0.3	?	xx.x	x.xxx	xx.x
#35 Alma St & Lytton Av	C	20.9	0.583	26.3	C	23.6	0.729	31.4	C	23.8	0.731	+ 0.002	31.6	+ 0.2	?	xx.x	x.xxx	xx.x
#104 Middlefield Road & University Avenue	C	31.3	0.701	33.5	F	260.5	1.668	346.7	F	260.3	1.668	+ 0.000	346.7	+ 0.0	?	xx.x	x.xxx	xx.x

Intersection #1: University Ave & Kipling St

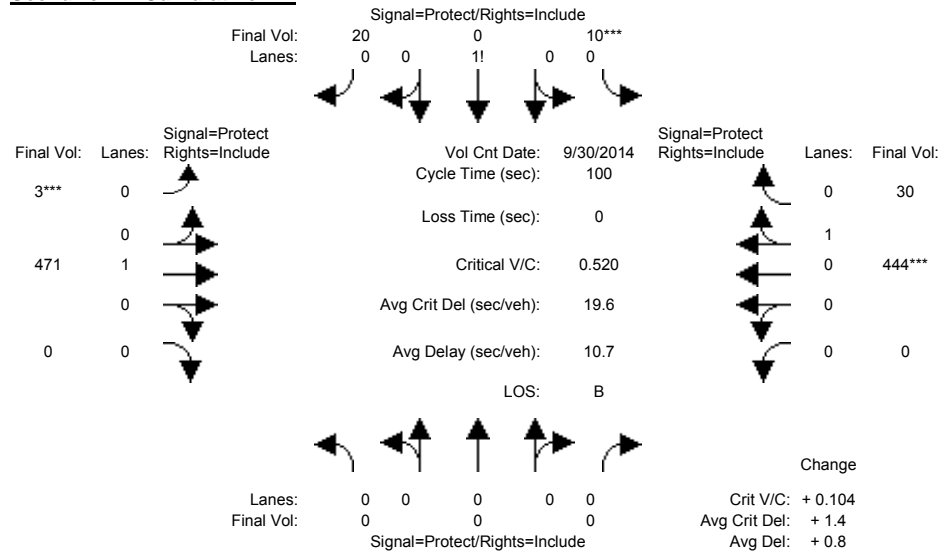
Scenario #1: Existing PM



Scenario #3: Cumulative + Project PM



Scenario #2: Cumulative PM

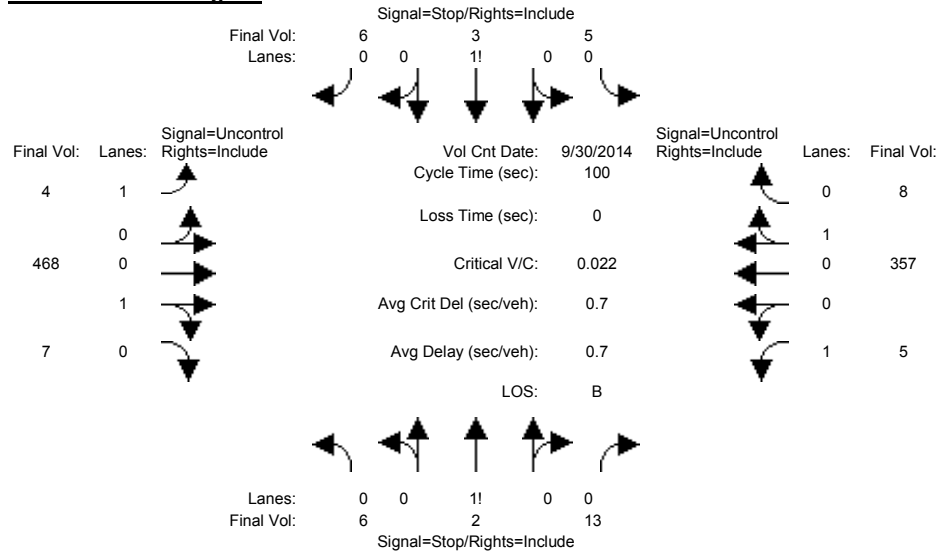


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

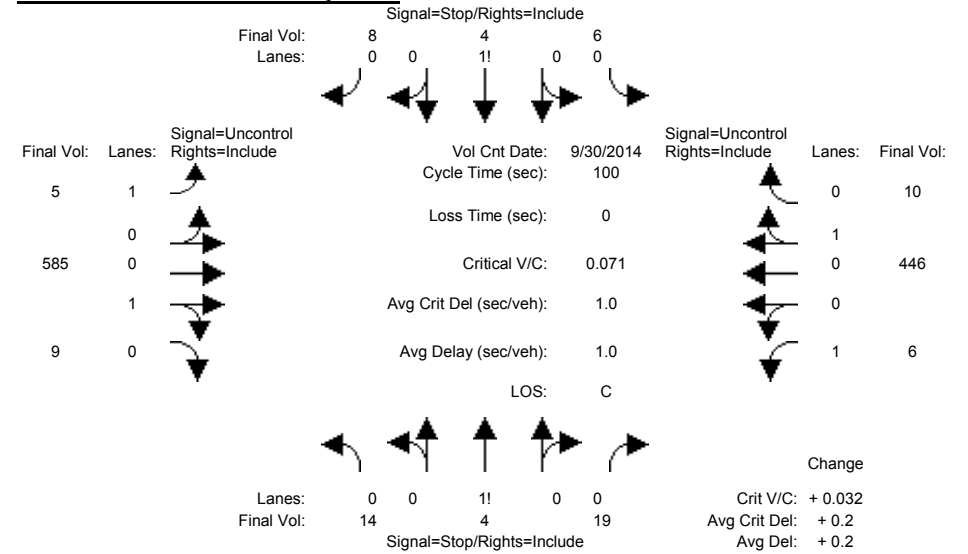
Detailed Scenario Comparison Report
2000 HCM Unsignalized (Future Volume Alternative)

Intersection #2: Lytton Ave & Kipling St

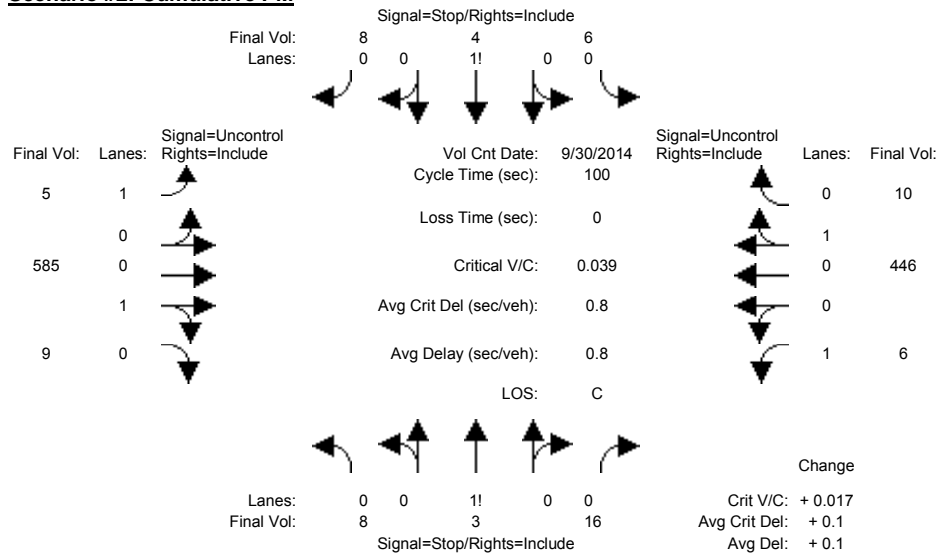
Scenario #1: Existing PM



Scenario #3: Cumulative + Project PM



Scenario #2: Cumulative PM

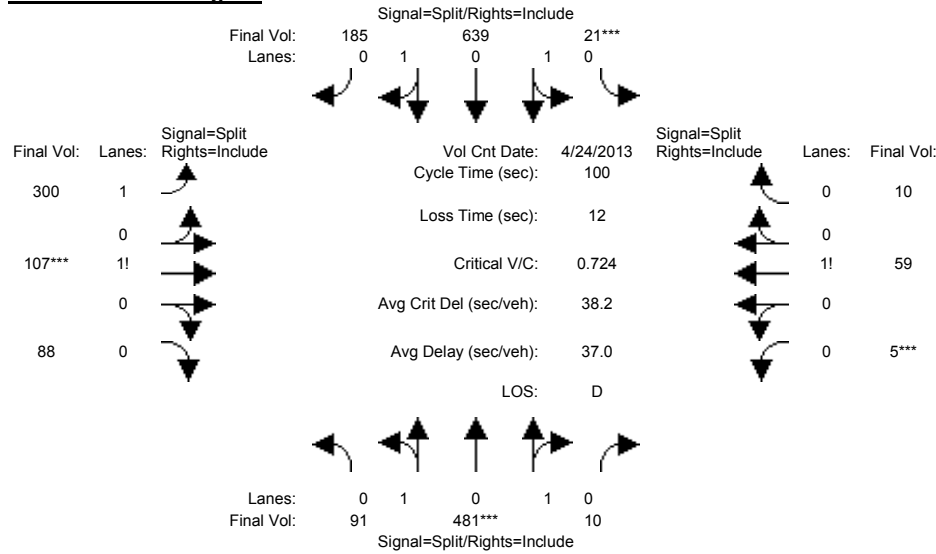


429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

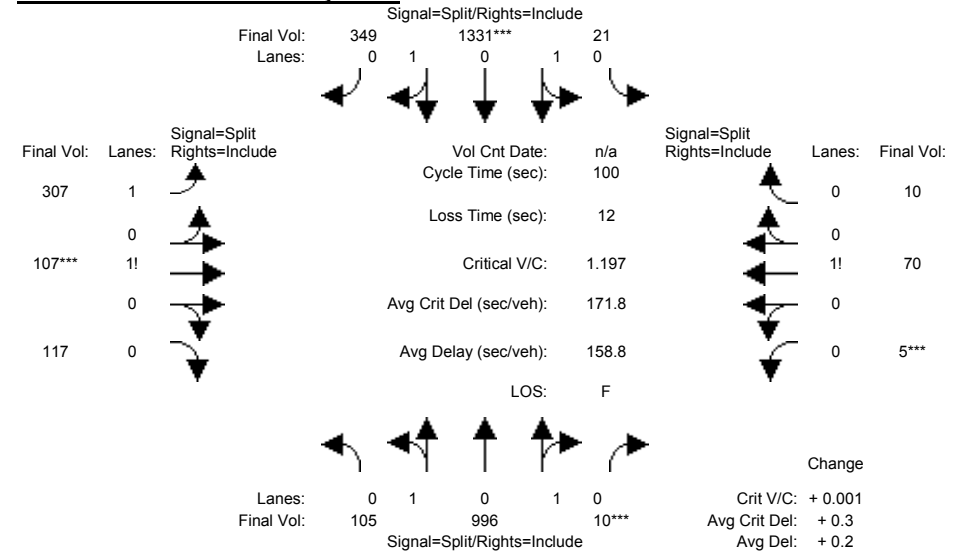
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #27: Middlefield Rd & Lytton Ave

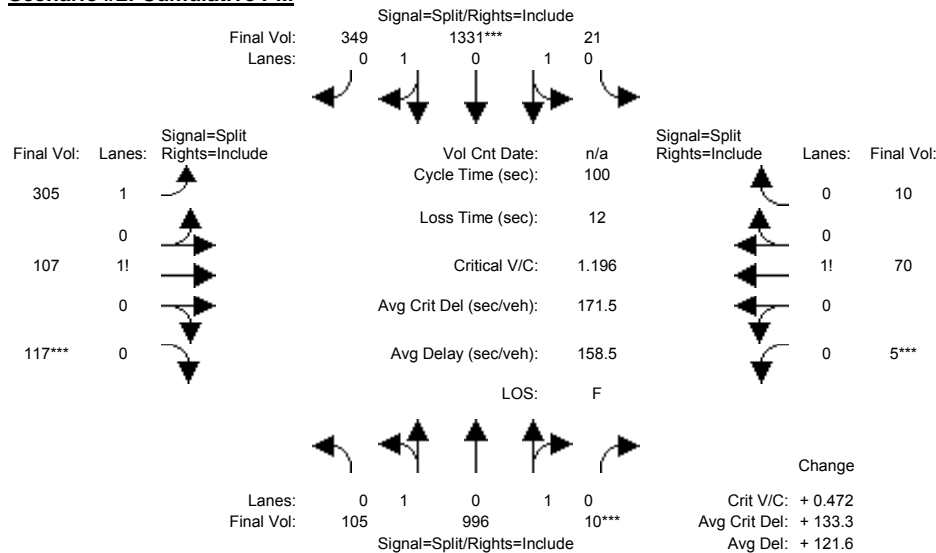
Scenario #1: Existing PM



Scenario #3: Cumulative + Project PM



Scenario #2: Cumulative PM

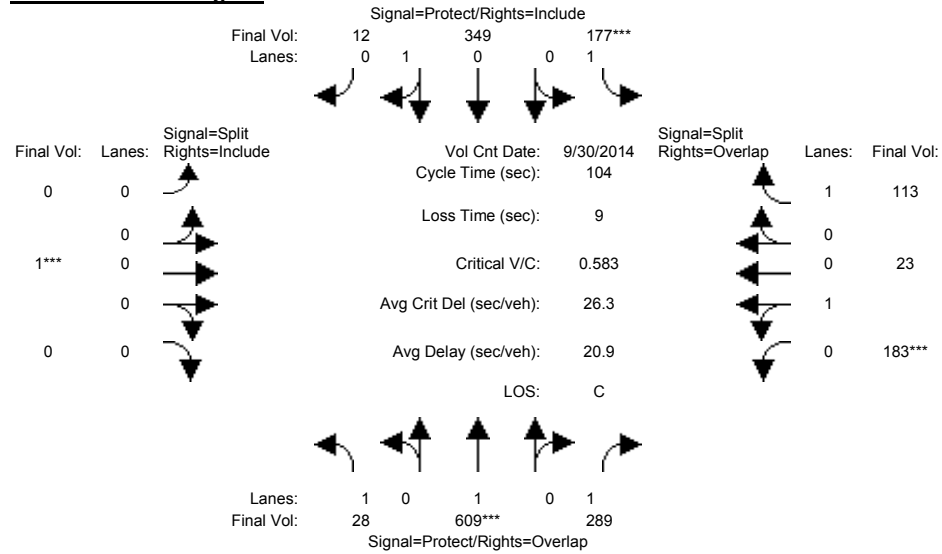


429 University Avenue, Palo Alto
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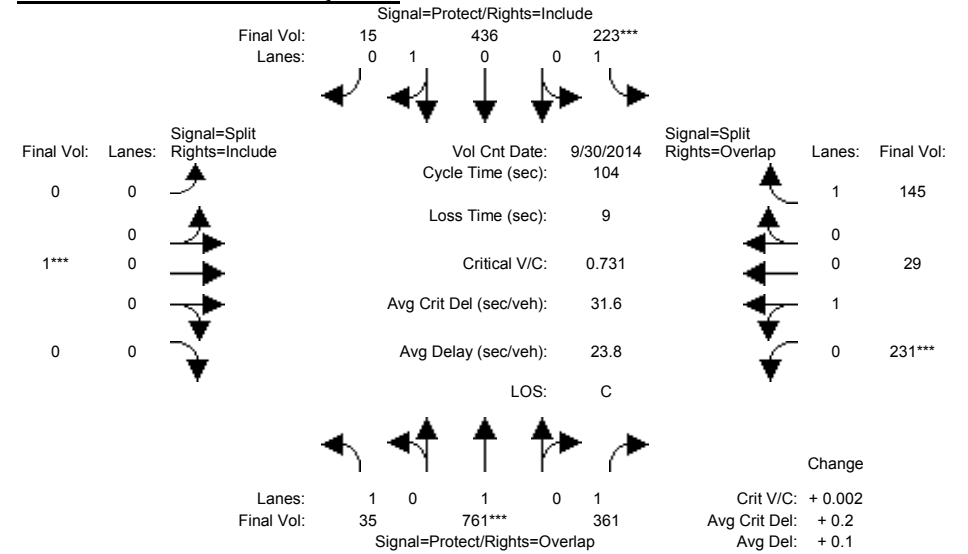
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #35: Alma St & Lytton Av

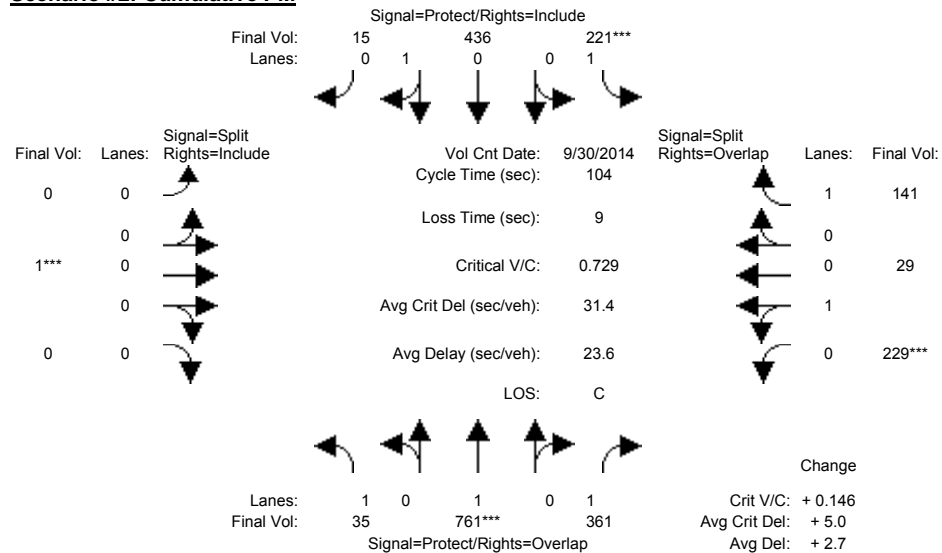
Scenario #1: Existing PM



Scenario #3: Cumulative + Project PM



Scenario #2: Cumulative PM

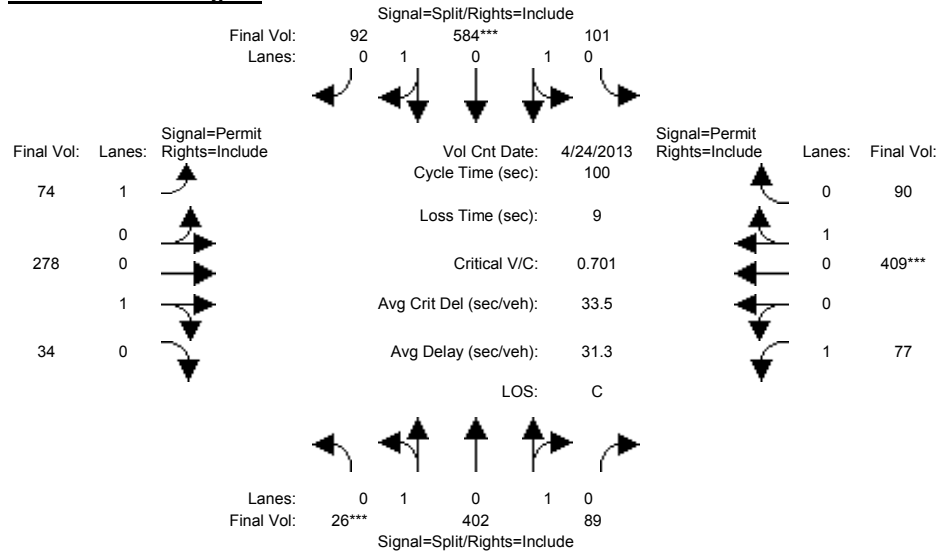


429 University Avenue, Palo Alto
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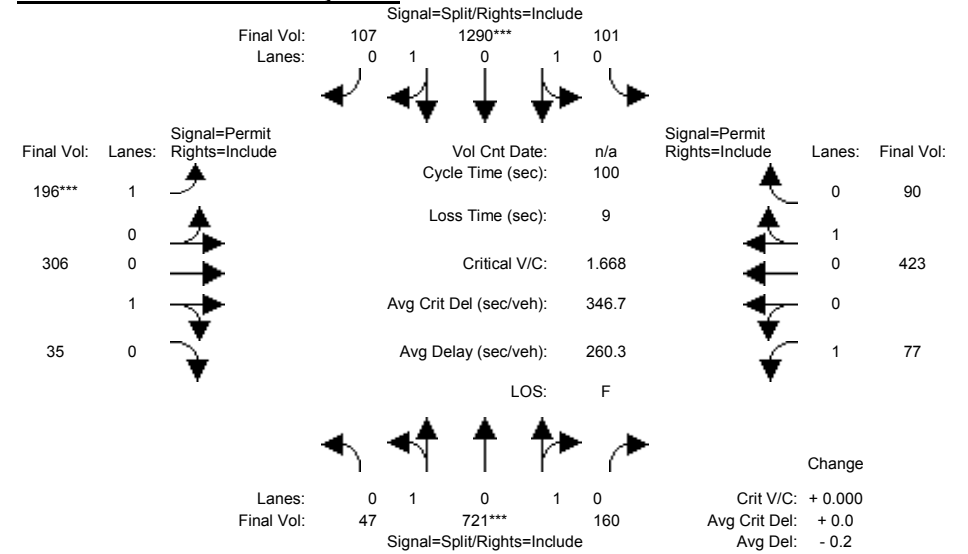
Detailed Scenario Comparison Report
2000 HCM Operations (Future Volume Alternative)

Intersection #104: Middlefield Road & University Avenue

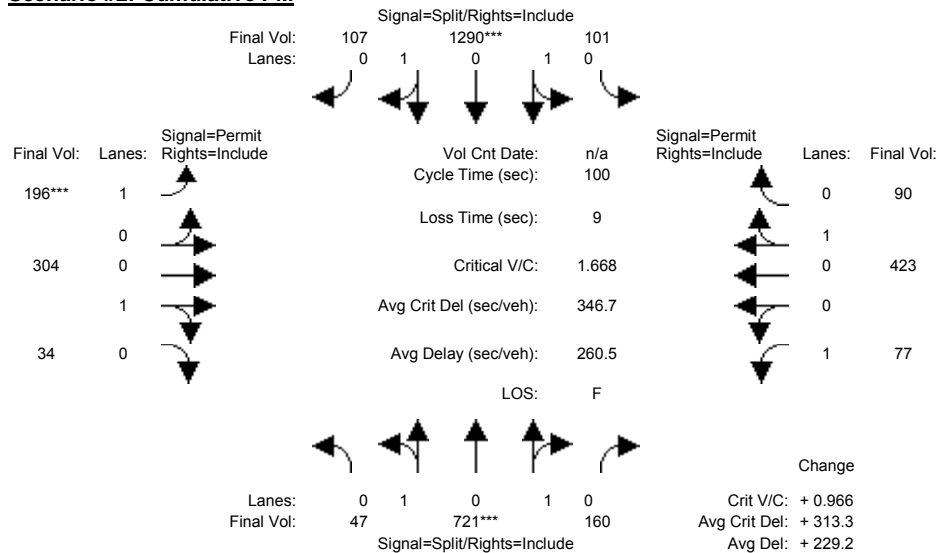
Scenario #1: Existing PM



Scenario #3: Cumulative + Project PM



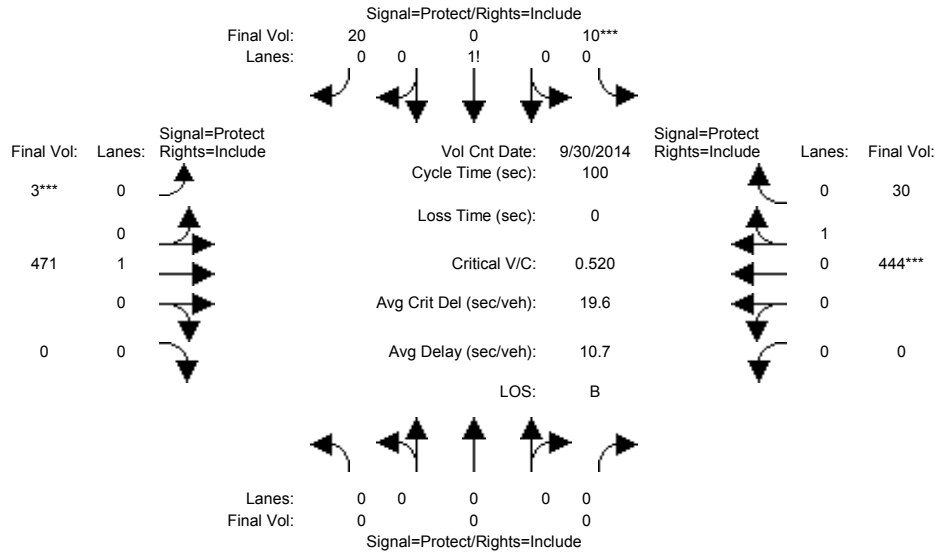
Scenario #2: Cumulative PM



429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative PM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 4:00 PM - 5:00 PM												
Base Vol:	0	0	0	8	0	16	2	377	0	0	355	24
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	8	0	16	2	377	0	0	355	24
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	8	0	16	2	377	0	0	355	24
User Adj:	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	10	0	20	3	471	0	0	444	30
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	10	0	20	3	471	0	0	444	30
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	10	0	20	3	471	0	0	444	30

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.79	1.00	1.00	1.00	1.00	0.99	0.98
Lanes:	0.00	0.00	0.00	0.31	0.00	0.69	0.01	0.99	0.00	0.00	0.94	0.06
Final Sat.:	0	0	0	522	0	1044	10	1890	0	0	1762	119

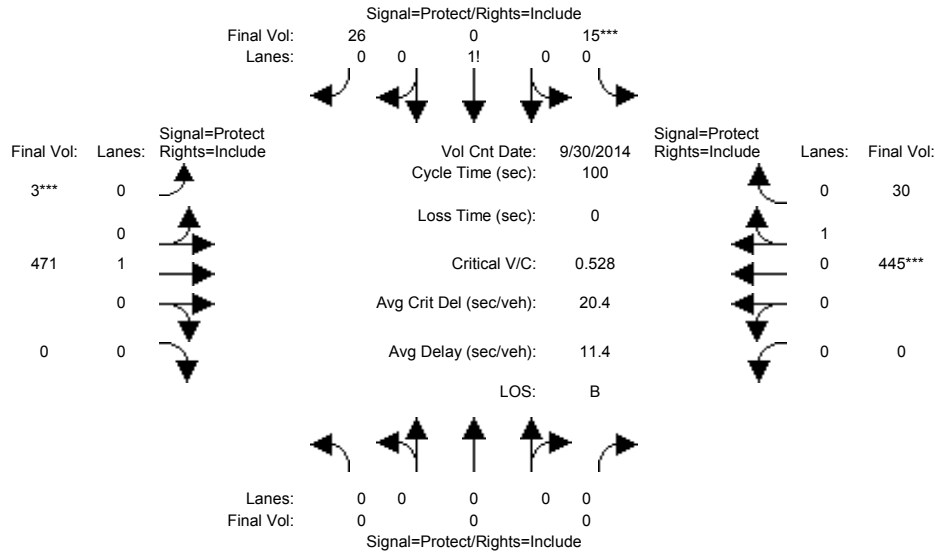
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.02	0.00	0.02	0.25	0.25	0.00	0.00	0.25	0.25
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.04	0.00	0.04	0.48	0.96	0.00	0.00	0.48	0.48
Volume/Cap:	0.00	0.00	0.00	0.52	0.00	0.52	0.52	0.26	0.00	0.00	0.52	0.52
Delay/Veh:	0.0	0.0	0.0	55.5	0.0	55.5	18.6	0.2	0.0	0.0	18.3	18.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	55.5	0.0	55.5	18.6	0.2	0.0	0.0	18.3	18.3
LOS by Move:	A	A	A	E	A	E	B	A	A	A	B	B
HCM2kAvgQ:	0	0	0	2	0	2	10	1	0	0	10	10

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project PM

Intersection #1: University Ave & Kipling St



Street Name: Kipling St University Ave
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module: >> Count Date: 30 Sep 2014 << 4:00 PM - 5:00 PM												
Base Vol:	0	0	0	8	0	16	2	377	0	0	355	24
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	8	0	16	2	377	0	0	355	24
Added Vol:	0	0	0	4	0	5	0	0	0	0	1	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	12	0	21	2	377	0	0	356	24
User Adj:	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	15	0	26	3	471	0	0	445	30
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	15	0	26	3	471	0	0	445	30
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	0	0	15	0	26	3	471	0	0	445	30

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.90	1.00	0.80	1.00	1.00	1.00	1.00	0.99	0.98
Lanes:	0.00	0.00	0.00	0.34	0.00	0.66	0.01	0.99	0.00	0.00	0.94	0.06
Final Sat.:	0	0	0	575	0	1006	10	1890	0	0	1763	119

Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.03	0.00	0.03	0.25	0.25	0.00	0.00	0.25	0.25
Crit Moves:				****			****			****		
Green/Cycle:	0.00	0.00	0.00	0.05	0.00	0.05	0.47	0.95	0.00	0.00	0.48	0.48
Volume/Cap:	0.00	0.00	0.00	0.53	0.00	0.53	0.53	0.26	0.00	0.00	0.53	0.53
Delay/Veh:	0.0	0.0	0.0	53.0	0.0	53.0	19.1	0.2	0.0	0.0	18.8	18.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	53.0	0.0	53.0	19.1	0.2	0.0	0.0	18.8	18.8
LOS by Move:	A	A	A	D	A	D	B	A	A	A	B	B
HCM2kAvgQ:	0	0	0	2	0	2	10	1	0	0	10	10

Note: Queue reported is the number of cars per lane.

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8
ApproachDel:	14.1	15.0	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=21]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=884]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=14]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=884]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8

Major Street Volume: 849
 Minor Approach Volume: 21
 Minor Approach Volume Threshold: 341

SIGNAL WARRANT DISCLAIMER

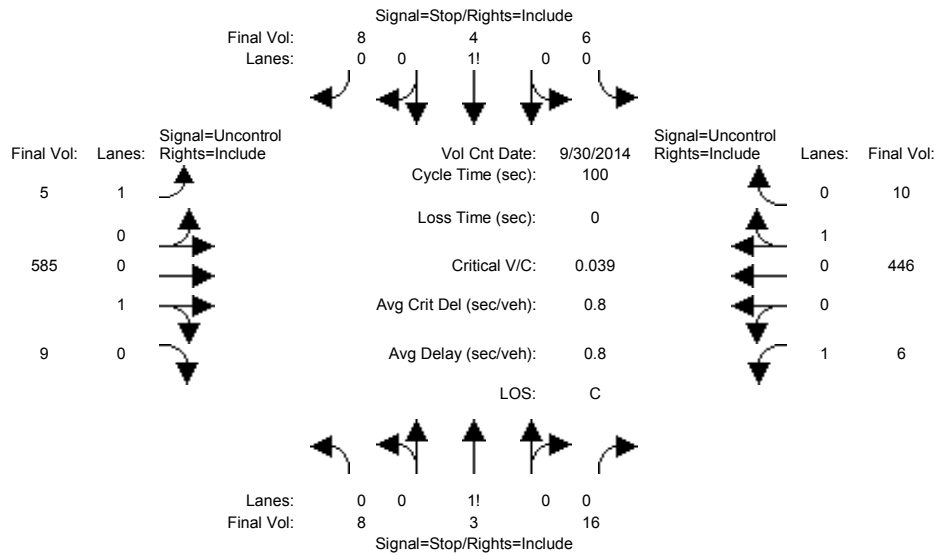
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Cumulative PM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	>> Count	Date:	30 Sep 2014	<<	4:45 PM - 5:45 PM
Base Vol:	6 2 13		5 3 6		4 468 7 5 357 8
Growth Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	6 2 13		5 3 6		4 468 7 5 357 8
Added Vol:	0 0 0		0 0 0		0 0 0 0 0 0
PasserByVol:	0 0 0		0 0 0		0 0 0 0 0 0
Initial Fut:	6 2 13		5 3 6		4 468 7 5 357 8
User Adj:	1.25 1.25 1.25		1.25 1.25 1.25		1.25 1.25 1.25 1.25 1.25 1.25
PHF Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume:	8 3 16		6 4 8		5 585 9 6 446 10
Reduct Vol:	0 0 0		0 0 0		0 0 0 0 0 0
FinalVolume:	8 3 16		6 4 8		5 585 9 6 446 10

Critical Gap Module:

Critical Gp:	7.1 6.5 6.2		7.1 6.5 6.2		4.1 xxxx xxxxx 4.1 xxxx xxxxx
FollowUpTim:	3.5 4.0 3.3		3.5 4.0 3.3		2.2 xxxx xxxxx 2.2 xxxx xxxxx

Capacity Module:

Cnflct Vol:	1069 1068 589		1073 1068 451		456 xxxx xxxxx 594 xxxx xxxxx
Potent Cap.:	201 223 512		200 224 612		1115 xxxx xxxxx 992 xxxx xxxxx
Move Cap.:	194 221 512		190 221 612		1115 xxxx xxxxx 992 xxxx xxxxx
Volume/Cap:	0.04 0.01 0.03		0.03 0.02 0.01		0.00 xxxx xxxxx 0.01 xxxx xxxxx

Level Of Service Module:

2Way95thQ:	xxxx xxxx xxxxx		xxxx xxxx xxxxx		0.0 xxxx xxxxx 0.0 xxxx xxxxx
Control Del:	xxxxx xxxx xxxxx		xxxxx xxxx xxxxx		8.2 xxxx xxxxx 8.7 xxxx xxxxx
LOS by Move:	* * *		* * *		A * * A * *
Movement:	LT - LTR - RT		LT - LTR - RT		LT - LTR - RT LT - LTR - RT
Shared Cap.:	xxxx 321 xxxxx		xxxx 282 xxxxx		xxxx xxxx xxxxx xxxx xxxx xxxxx
SharedQueue:	xxxxx 0.3 xxxxx		xxxxx 0.2 xxxxx		xxxxxx xxxx xxxxx xxxxx xxxx xxxxx
Shrd ConDel:	xxxxx 17.2 xxxxx		xxxxx 18.6 xxxxx		xxxxxx xxxx xxxxx xxxxx xxxx xxxxx
Shared LOS:	* C *		* C *		* * * * * * * * *
ApproachDel:	17.2		18.6		xxxxxxx xxxxxxx
ApproachLOS:	C		C		* *

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

 Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8
ApproachDel:	17.2	18.6	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=21]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=884]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=14]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=884]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	6 2 13	5 3 6	4 468 7	5 357 8

Major Street Volume: 849
 Minor Approach Volume: 21
 Minor Approach Volume Threshold: 341

SIGNAL WARRANT DISCLAIMER

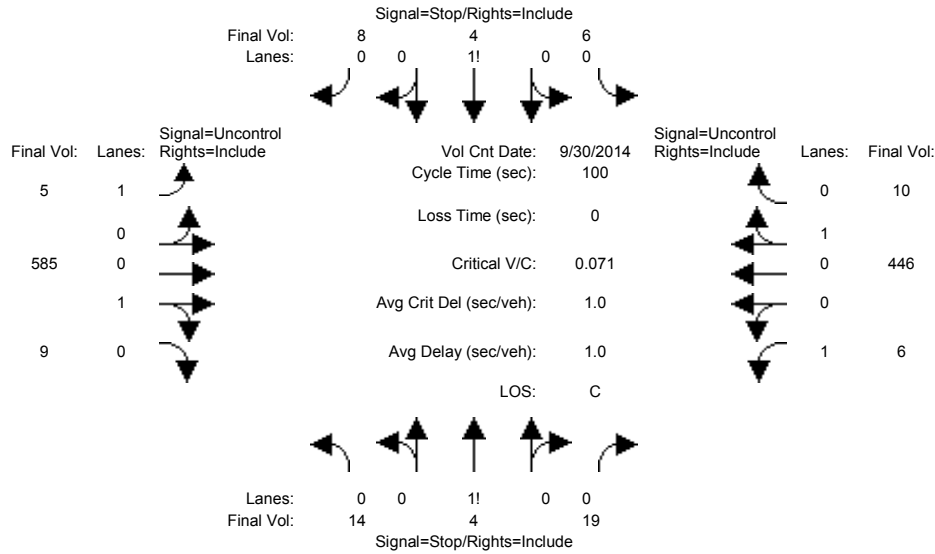
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

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429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Cumulative + Project PM

Intersection #2: Lytton Ave & Kipling St



Street Name: Kipling St Lytton Ave

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Volume Module:	>> Count	Date:	30 Sep 2014	<<	4:45 PM - 5:45 PM
Base Vol:	6 2 13		5 3 6		4 468 7 5 357 8
Growth Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	6 2 13		5 3 6		4 468 7 5 357 8
Added Vol:	5 1 2		0 0 0		0 0 0 0 0 0
PasserByVol:	0 0 0		0 0 0		0 0 0 0 0 0
Initial Fut:	11 3 15		5 3 6		4 468 7 5 357 8
User Adj:	1.25 1.25 1.25		1.25 1.25 1.25		1.25 1.25 1.25 1.25 1.25 1.25
PHF Adj:	1.00 1.00 1.00		1.00 1.00 1.00		1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume:	14 4 19		6 4 8		5 585 9 6 446 10
Reduct Vol:	0 0 0		0 0 0		0 0 0 0 0 0
FinalVolume:	14 4 19		6 4 8		5 585 9 6 446 10

Critical Gap Module:

Critical Gp:	7.1 6.5 6.2	7.1 6.5 6.2	4.1 xxxx xxxxx	4.1 xxxx xxxxx
FollowUpTim:	3.5 4.0 3.3	3.5 4.0 3.3	2.2 xxxx xxxxx	2.2 xxxx xxxxx

Capacity Module:

Cnflct Vol:	1069 1068 589	1074 1068 451	456 xxxx xxxxx	594 xxxx xxxxx
Potent Cap.:	201 223 512	199 224 612	1115 xxxx xxxxx	992 xxxx xxxxx
Move Cap.:	194 221 512	188 221 612	1115 xxxx xxxxx	992 xxxx xxxxx
Volume/Cap:	0.07 0.02 0.04	0.03 0.02 0.01	0.00 xxxx xxxxx	0.01 xxxx xxxxx

Level Of Service Module:

2Way95thQ:	xxxx xxxx xxxxx	xxxx xxxx xxxxx	0.0 xxxx xxxxx	0.0 xxxx xxxxx
Control Del:	xxxxx xxxx xxxxx	xxxxx xxxx xxxxx	8.2 xxxx xxxxx	8.7 xxxx xxxxx
LOS by Move:	* * *	* * *	A * *	A * *
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx 291 xxxxx	xxxx 280 xxxxx	xxxx xxxx xxxxx	xxxx xxxx xxxxx
SharedQueue:	xxxxx 0.4 xxxxx	xxxxx 0.2 xxxxx	xxxxx xxxx xxxxx	xxxxx xxxx xxxxx
Shrd ConDel:	xxxxx 19.1 xxxxx	xxxxx 18.7 xxxxx	xxxxx xxxx xxxxx	xxxxx xxxx xxxxx
Shared LOS:	* C *	* C *	* * *	* * *
ApproachDel:	19.1	18.7	xxxxxxx	xxxxxxx
ApproachLOS:	C	C	*	*

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

 Intersection #2 Lytton Ave & Kipling St

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	11 3 15	5 3 6	4 468 7	5 357 8
ApproachDel:	19.1	18.7	xxxxxx	xxxxxx

Approach[northbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.2]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=29]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=892]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
 Signal Warrant Rule #1: [vehicle-hours=0.1]
 FAIL - Vehicle-hours less than 4 for one lane approach.
 Signal Warrant Rule #2: [approach volume=14]
 FAIL - Approach volume less than 100 for one lane approach.
 Signal Warrant Rule #3: [approach count=4][total volume=892]
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

 Intersection #2 Lytton Ave & Kipling St

 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Stop Sign	Stop Sign	Uncontrolled	Uncontrolled
Lanes:	0 0 1! 0 0	0 0 1! 0 0	1 0 0 1 0	1 0 0 1 0
Initial Vol:	11 3 15	5 3 6	4 468 7	5 357 8

Major Street Volume: 849
 Minor Approach Volume: 29
 Minor Approach Volume Threshold: 341

SIGNAL WARRANT DISCLAIMER

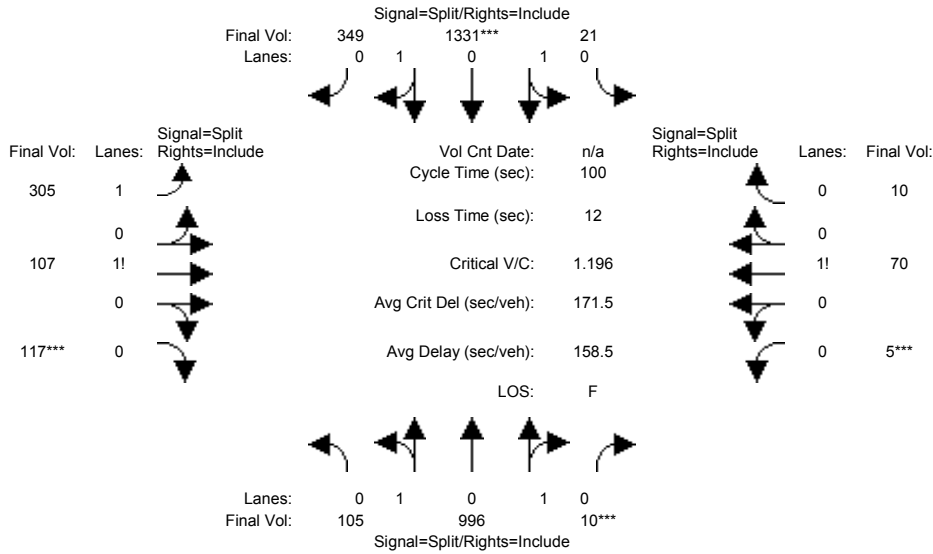
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative PM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	North Bound			South Bound			East Bound			West Bound		
Base Vol:	105	996	10	21	1331	349	305	107	117	5	70	10
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	105	996	10	21	1331	349	305	107	117	5	70	10
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	105	996	10	21	1331	349	305	107	117	5	70	10
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	105	996	10	21	1331	349	305	107	117	5	70	10
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	105	996	10	21	1331	349	305	107	117	5	70	10
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	105	996	10	21	1331	349	305	107	117	5	70	10

Saturation Flow Module:	North Bound			South Bound			East Bound			West Bound		
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.94	0.94	0.94	0.92	0.92	0.92	0.94	0.94	0.94	0.98	0.98	0.98
Lanes:	0.19	1.79	0.02	0.02	1.57	0.41	1.41	0.28	0.31	0.06	0.82	0.12
Final Sat.:	339	3217	32	43	2734	717	2509	508	555	110	1535	219

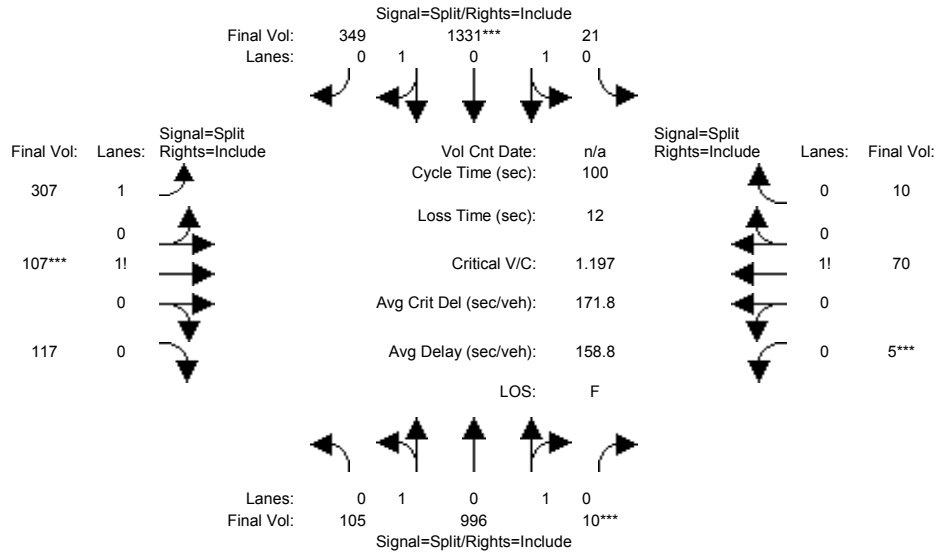
Capacity Analysis Module:	North Bound			South Bound			East Bound			West Bound		
Vol/Sat:	0.31	0.31	0.31	0.49	0.49	0.49	0.12	0.21	0.21	0.05	0.05	0.05
Crit Moves:			****			****			****			****
Green/Cycle:	0.24	0.24	0.24	0.38	0.38	0.38	0.16	0.16	0.16	0.10	0.10	0.10
Volume/Cap:	1.29	1.29	1.29	1.29	1.29	1.29	0.74	1.29	1.29	0.46	0.46	0.46
Delay/Veh:	177.8	178	177.8	168.0	168	168.0	44.1	190	190.1	44.2	44.2	44.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	177.8	178	177.8	168.0	168	168.0	44.1	190	190.1	44.2	44.2	44.2
LOS by Move:	F	F	F	F	F	F	D	F	F	D	D	D
HCM2kAvgQ:	33	33	33	54	54	54	7	22	22	3	3	3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project PM

Intersection #27: Middlefield Rd & Lytton Ave



Street Name:	Middlefield Rd						Lytton Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	North Bound			South Bound			East Bound			West Bound		
Base Vol:	105	996	10	21	1331	349	305	107	117	5	70	10
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	105	996	10	21	1331	349	305	107	117	5	70	10
Added Vol:	0	0	0	0	0	0	2	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	105	996	10	21	1331	349	307	107	117	5	70	10
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	105	996	10	21	1331	349	307	107	117	5	70	10
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	105	996	10	21	1331	349	307	107	117	5	70	10
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	105	996	10	21	1331	349	307	107	117	5	70	10

Saturation Flow Module:	North Bound			South Bound			East Bound			West Bound		
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.94	0.94	0.94	0.92	0.92	0.92	0.94	0.94	0.94	0.98	0.98	0.98
Lanes:	0.19	1.79	0.02	0.02	1.57	0.41	1.41	0.28	0.31	0.06	0.82	0.12
Final Sat.:	339	3217	32	43	2734	717	2512	506	553	110	1535	219

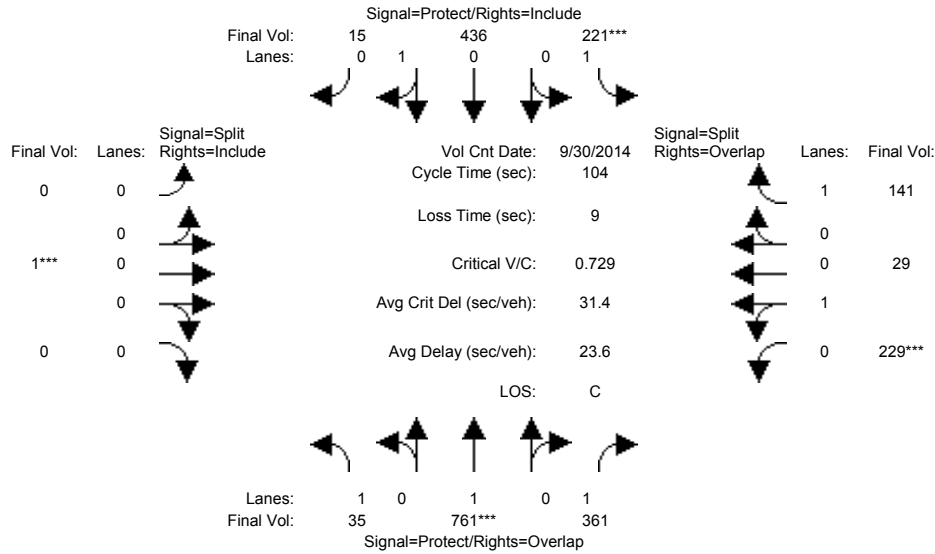
Capacity Analysis Module:	North Bound			South Bound			East Bound			West Bound		
Vol/Sat:	0.31	0.31	0.31	0.49	0.49	0.49	0.12	0.21	0.21	0.05	0.05	0.05
Crit Moves:			****			****			****			****
Green/Cycle:	0.24	0.24	0.24	0.38	0.38	0.38	0.16	0.16	0.16	0.10	0.10	0.10
Volume/Cap:	1.29	1.29	1.29	1.29	1.29	1.29	0.75	1.29	1.29	0.46	0.46	0.46
Delay/Veh:	178.1	178	178.1	168.3	168	168.3	44.2	190	190.4	44.2	44.2	44.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	178.1	178	178.1	168.3	168	168.3	44.2	190	190.4	44.2	44.2	44.2
LOS by Move:	F	F	F	F	F	F	D	F	F	D	D	D
HCM2kAvgQ:	33	33	33	54	54	54	7	23	23	3	3	3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative PM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	5:00 PM - 6:00 PM						
Base Vol:	28	609	289	177	349	12	0	1	0	183	23	113
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	28	609	289	177	349	12	0	1	0	183	23	113
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	28	609	289	177	349	12	0	1	0	183	23	113
User Adj:	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	35	761	361	221	436	15	0	1	0	229	29	141
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	35	761	361	221	436	15	0	1	0	229	29	141
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	35	761	361	221	436	15	0	1	0	229	29	141

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.73	0.95	1.00	0.99	1.00	1.00	1.00	0.96	0.96	0.77
Lanes:	1.00	1.00	1.00	1.00	0.97	0.03	0.00	1.00	0.00	0.89	0.11	1.00
Final Sat.:	1805	1900	1389	1805	1827	63	0	1900	0	1615	203	1472

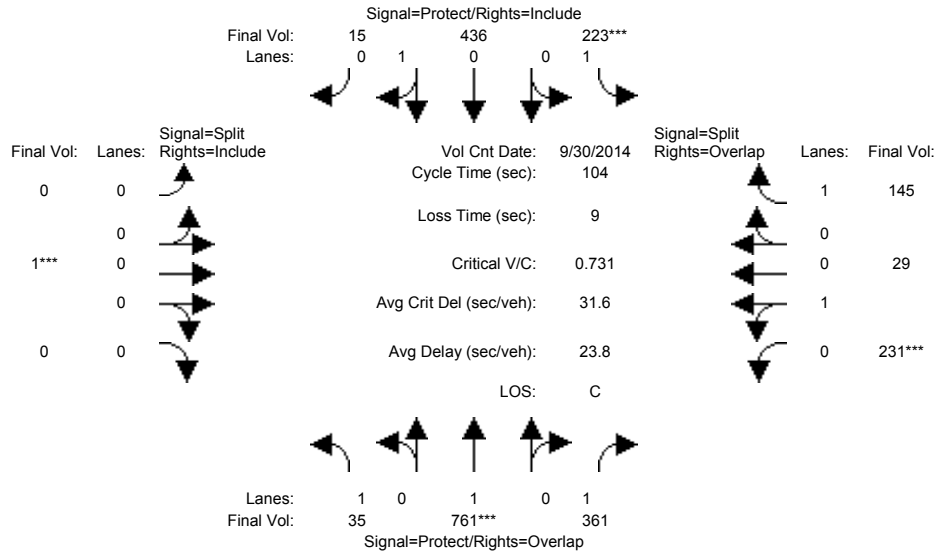
Capacity Analysis Module:												
Vol/Sat:	0.02	0.40	0.26	0.12	0.24	0.24	0.00	0.00	0.00	0.14	0.14	0.10
Crit Moves:	****			****			****			****		
Green/Cycle:	0.21	0.55	0.74	0.17	0.51	0.51	0.00	0.00	0.00	0.19	0.19	0.36
Volume/Cap:	0.09	0.73	0.35	0.73	0.47	0.47	0.00	0.73	0.00	0.73	0.73	0.26
Delay/Veh:	33.5	20.2	4.8	49.6	16.6	16.6	0.0	442	0.0	46.8	46.8	23.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	33.5	20.2	4.8	49.6	16.6	16.6	0.0	442	0.0	46.8	46.8	23.6
LOS by Move:	C	C	A	D	B	B	A	F	A	D	D	C
HCM2kAvgQ:	1	19	4	8	9	9	0	0	0	8	8	3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project PM

Intersection #35: Alma St & Lytton Av



Street Name:	Alma St						Lytton Ave					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	0	0	0	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	30 Sep 2014	<<	5:00 PM - 6:00 PM						
Base Vol:	28	609	289	177	349	12	0	1	0	183	23	113
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	28	609	289	177	349	12	0	1	0	183	23	113
Added Vol:	0	0	0	1	0	0	0	0	0	2	0	3
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	28	609	289	178	349	12	0	1	0	185	23	116
User Adj:	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	35	761	361	223	436	15	0	1	0	231	29	145
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	35	761	361	223	436	15	0	1	0	231	29	145
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	35	761	361	223	436	15	0	1	0	231	29	145

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.73	0.95	1.00	0.99	1.00	1.00	1.00	0.96	0.96	0.77
Lanes:	1.00	1.00	1.00	1.00	0.97	0.03	0.00	1.00	0.00	0.89	0.11	1.00
Final Sat.:	1805	1900	1389	1805	1827	63	0	1900	0	1617	201	1472

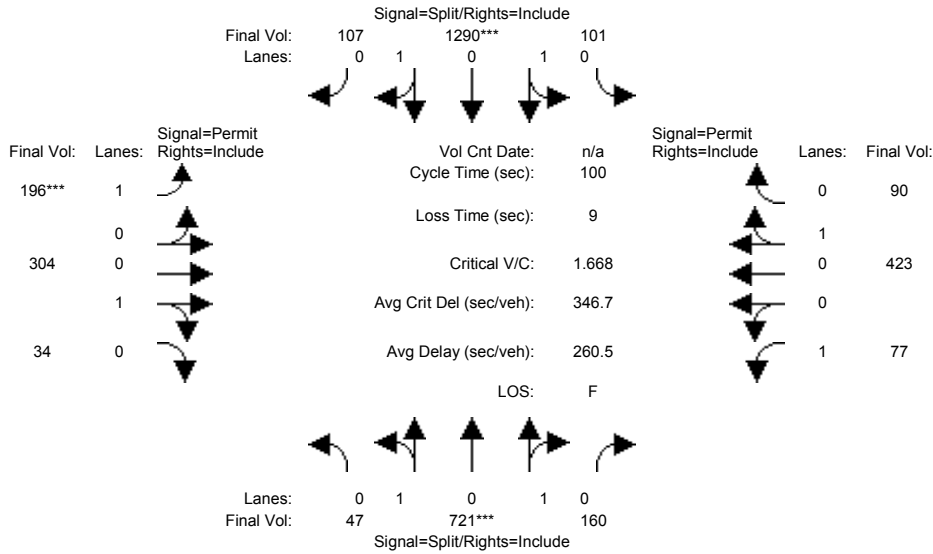
Capacity Analysis Module:												
Vol/Sat:	0.02	0.40	0.26	0.12	0.24	0.24	0.00	0.00	0.00	0.14	0.14	0.10
Crit Moves:	****			****			****			****		
Green/Cycle:	0.21	0.55	0.74	0.17	0.51	0.51	0.00	0.00	0.00	0.20	0.20	0.36
Volume/Cap:	0.09	0.73	0.35	0.73	0.47	0.47	0.00	0.73	0.00	0.73	0.73	0.27
Delay/Veh:	33.6	20.4	4.8	49.7	16.7	16.7	0.0	445	0.0	46.8	46.8	23.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	33.6	20.4	4.8	49.7	16.7	16.7	0.0	445	0.0	46.8	46.8	23.6
LOS by Move:	C	C	A	D	B	B	A	F	A	D	D	C
HCM2kAvgQ:	1	19	4	8	9	9	0	0	0	8	8	3

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative PM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	47	721	160	101	1290	107	196	304	34	77	423	90
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	47	721	160	101	1290	107	196	304	34	77	423	90
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	47	721	160	101	1290	107	196	304	34	77	423	90
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	47	721	160	101	1290	107	196	304	34	77	423	90
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	47	721	160	101	1290	107	196	304	34	77	423	90
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	47	721	160	101	1290	107	196	304	34	77	423	90

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.94	0.94	0.94	0.12	0.99	0.99	0.34	0.97	0.97
Lanes:	0.10	1.56	0.34	0.13	1.73	0.14	1.00	0.90	0.10	1.00	0.82	0.18
Final Sat.:	178	2725	605	240	3064	254	236	1683	188	639	1526	325

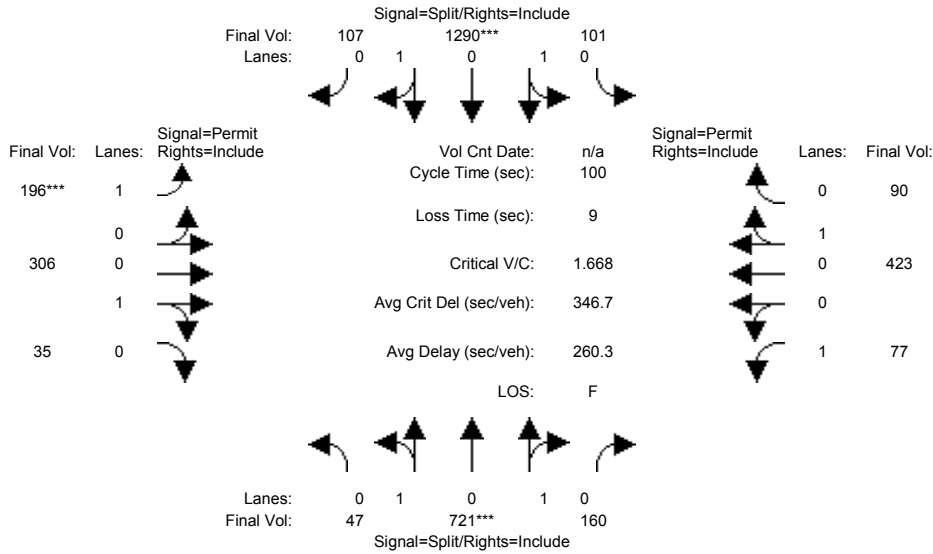
Capacity Analysis Module:												
Vol/Sat:	0.26	0.26	0.26	0.42	0.42	0.42	0.83	0.18	0.18	0.12	0.28	0.28
Crit Moves:	****			****			****					
Green/Cycle:	0.16	0.16	0.16	0.25	0.25	0.25	0.50	0.50	0.50	0.50	0.50	0.50
Volume/Cap:	1.67	1.67	1.67	1.67	1.67	1.67	1.67	0.36	0.36	0.24	0.56	0.56
Delay/Veh:	350.4	350	350.4	342.7	343	342.7	359.8	15.6	15.6	14.7	18.1	18.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	350.4	350	350.4	342.7	343	342.7	359.8	15.6	15.6	14.7	18.1	18.1
LOS by Move:	F	F	F	F	F	F	F	B	B	B	B	B
HCM2kAvgQ:	40	40	40	61	61	61	16	6	6	2	11	11

Note: Queue reported is the number of cars per lane.

429 University Avenue, Palo Alto
Hexagon Transportation Consultants, Inc.

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Cumulative + Project PM

Intersection #104: Middlefield Road & University Avenue



Street Name:	Middlefield Road						University Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	47	721	160	101	1290	107	196	304	34	77	423	90
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	47	721	160	101	1290	107	196	304	34	77	423	90
Added Vol:	0	0	0	0	0	0	0	2	1	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	47	721	160	101	1290	107	196	306	35	77	423	90
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	47	721	160	101	1290	107	196	306	35	77	423	90
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	47	721	160	101	1290	107	196	306	35	77	423	90
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	47	721	160	101	1290	107	196	306	35	77	423	90

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.94	0.94	0.94	0.12	0.99	0.99	0.33	0.97	0.97
Lanes:	0.10	1.56	0.34	0.13	1.73	0.14	1.00	0.90	0.10	1.00	0.82	0.18
Final Sat.:	178	2725	605	240	3064	254	236	1679	192	632	1526	325

Capacity Analysis Module:												
Vol/Sat:	0.26	0.26	0.26	0.42	0.42	0.42	0.83	0.18	0.18	0.12	0.28	0.28
Crit Moves:	****			****			****					
Green/Cycle:	0.16	0.16	0.16	0.25	0.25	0.25	0.50	0.50	0.50	0.50	0.50	0.50
Volume/Cap:	1.67	1.67	1.67	1.67	1.67	1.67	1.67	0.37	0.37	0.24	0.56	0.56
Delay/Veh:	350.4	350	350.4	342.7	343	342.7	359.8	15.6	15.6	14.7	18.1	18.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	350.4	350	350.4	342.7	343	342.7	359.8	15.6	15.6	14.7	18.1	18.1
LOS by Move:	F	F	F	F	F	F	F	B	B	B	B	B
HCM2kAvgQ:	40	40	40	61	61	61	16	6	6	2	11	11

Note: Queue reported is the number of cars per lane.



Appendix C

Signal Warrants

Lytton Avenue & Kipling Street

TRAFFIC SIGNAL WARRANTS WORKSHEET

Major Street: Lytton
 Minor Street: Kipling

Analyst: RP date: 10/7/14
 Critical Approach Speed* (mph) 30
 Critical Approach Speed* (mph) 25
 *Posted Speed.

Critical speed of major street traffic > 50 mph (64 km/h)..... }
 In built up area of isolated community of < 10,000 population..... } **Rural (R)**
 Urban (U)

AM PEAK PERIOD

Warrant 3 - Peak Hour

PART A

(All parts 1, 2, and 3 below must be satisfied)

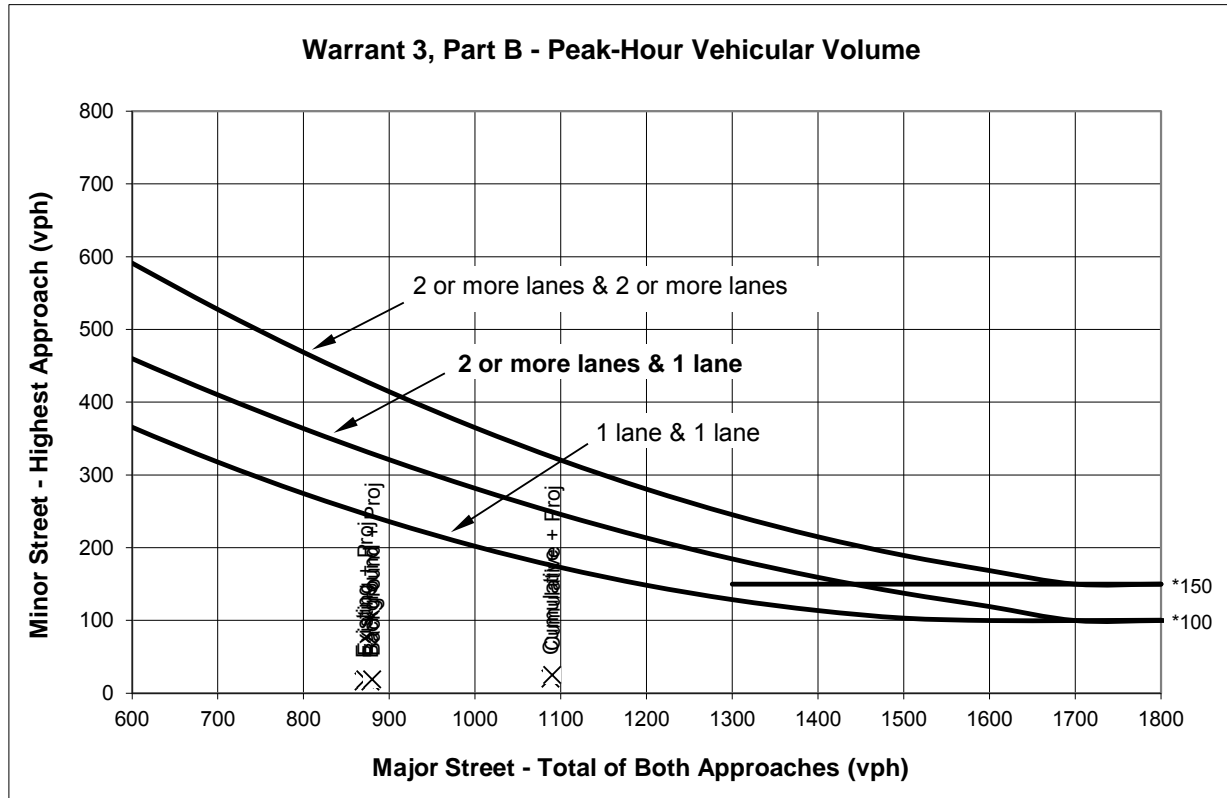
	AM PEAK PERIOD							
	Existing	Background	Cumulative	Existing + Proj	Background + Proj	Cumulative + Proj		
Minor Street Approach Direction w/ Highest Delay	SB	SB	SB	SB	SB	SB		
Highest Minor Street Average Delay (sec/veh)	17.6	17.8	22.9	17.7	17.8	23.0		
Corresponding Minor Street Approach Volume (veh/hr)	5	5	6	5	5	6		
Minor Street Total Delay (veh-hrs)	0.0	0.0	0.0	0.0	0.0	0.0		
Total Entering Volume (veh/hr)	891	899	1114	896	904	1121		
1. The total delay experienced for traffic on one minor street approach controlled by a STOP sign equals or exceeds 4 vehicle-hours for a 1-lane approach and 5 vehicle-hours for a 2-lane approach; <u>AND</u>	No	No	No	No	No	No		
2. The volume on the same minor street approach equals or exceeds 100 vph for 1 moving lane of traffic or 150 vph for 2 moving lanes; <u>AND</u>	No	No	No	No	No	No		
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with 4 or more approaches or 650 vph for intersections with 3 approaches.	Yes	Yes	Yes	Yes	Yes	Yes		
Signal Warranted based on Part A?	No	No	No	No	No	No		

PART B

	Approach Lanes	AM PEAK PERIOD									
		Existing	Background	Cumulative	Existing + Proj	Background + Proj	Cumulative + Proj				
										One	2 or More
Major Street - Both Approaches	Lytton		X	870	878	1088	872	880	1090		
Minor Street - Highest Approach	Kipling	X		16	16	20	19	19	25		
Signal Warranted based on Part B?				No	No	No	No	No	No		

The Warrant is satisfied if the plotted point for vehicles per hour on the major street (both approaches) and the corresponding per hour higher vehicle volume minor street approach (one direction only) for one hour (any four consecutive 15-minute periods) fall above the applicable curves in California MUTCD Figure 4C-3 or 4C-4.

Source: California Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA's MUTCD 2010 Edition, as amended for use in California).
 Notes:



Source: Figure 4C-3 California Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA's MUTCD 2010 Edition, as amended for use in California).

* Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Warrant 3, Part B - Peak-Hour Vehicular Volume

		Approach Lanes		AM PEAK PERIOD							
		2 or	More	Existing	Background	Cumulative	Existing + Proj	Background + Proj	Cumulative + Proj		
		X									
Major Street - Both Approaches	Lytton		X	870	878	1088	872	880	1090		
Minor Street - Highest Approach	Kipling	X		16	16	20	19	19	25		
Signal Warranted Based on Part B - Peak-Hour Volumes?				No	No	No	No	No	No		

*Warrant is satisfied if plotted points fall above the appropriate curve in graph above.

Lytton Avenue & Kipling Street

TRAFFIC SIGNAL WARRANTS WORKSHEET

Major Street: Lytton
 Minor Street: Kipling

Analyst: RP date: 10/7/14
 Critical Approach Speed* (mph) 30
 Critical Approach Speed* (mph) 25
 *Posted Speed.

Critical speed of major street traffic > 50 mph (64 km/h)..... }
 In built up area of isolated community of < 10,000 population..... } **Rural (R)**
 Urban (U)

PM PEAK HOUR

Warrant 3 - Peak Hour

PART A

(All parts 1, 2, and 3 below must be satisfied)

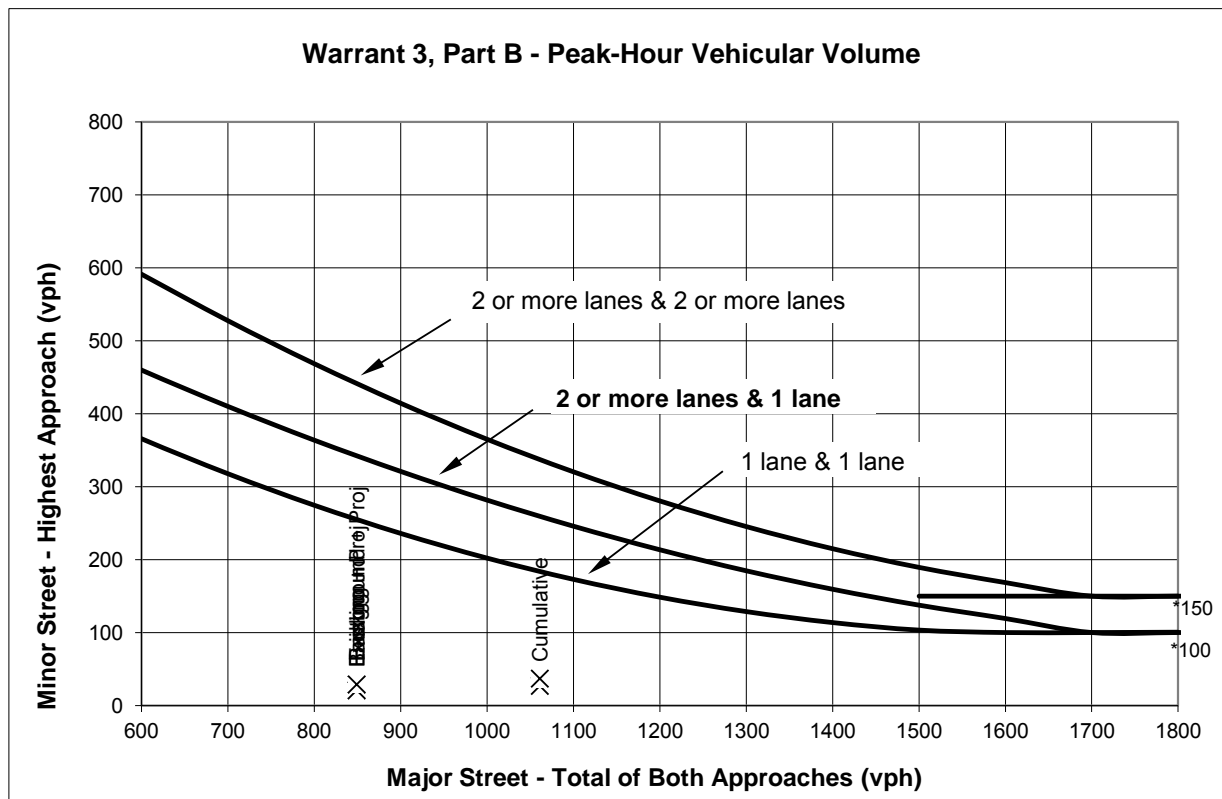
	PM PEAK HOUR							
	Existing	Background	Cumulative	Existing + Proj	Background + Proj	Cumulative + Proj		
Minor Street Approach Direction w/ Highest Delay	SB	SB	SB	NB	NB	NB		
Highest Minor Street Average Delay (sec/veh)	15.0	15.0	18.6	15.1	15.1	19.1		
Corresponding Minor Street Approach Volume (veh/hr)	14	14	18	29	29	37		
Minor Street Total Delay (veh-hrs)	0.1	0.1	0.1	0.1	0.1	0.2		
Total Entering Volume (veh/hr)	884	884	1106	892	892	1116		
1. The total delay experienced for traffic on one minor street approach controlled by a STOP sign equals or exceeds 4 vehicle-hours for a 1-lane approach and 5 vehicle-hours for a 2-lane approach; <u>AND</u>	No	No	No	No	No	No		
2. The volume on the same minor street approach equals or exceeds 100 vph for 1 moving lane of traffic or 150 vph for 2 moving lanes; <u>AND</u>	No	No	No	No	No	No		
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with 4 or more approaches or 650 vph for intersections with 3 approaches.	Yes	Yes	Yes	Yes	Yes	Yes		
Signal Warranted based on Part A?	No	No	No	No	No	No		

PART B

		PM PEAK HOUR									
		Approach Lanes		Existing	Background	Cumulative	Existing + Proj	Background + Proj	Cumulative + Proj		
		One	2 or More								
Major Street - Both Approaches	Lytton		X	849	849	1061	849	849	1061		
Minor Street - Highest Approach	Kipling	X		21	21	27	29	29	37		
Signal Warranted based on Part B?				No	No	No	No	No	No		

The Warrant is satisfied if the plotted point for vehicles per hour on the major street (both approaches) and the corresponding per hour higher vehicle volume minor street approach (one direction only) for one hour (any four consecutive 15-minute periods) fall above the applicable curves in California MUTCD Figure 4C-3 or 4C-4.

Source: California Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA's MUTCD 2010 Edition, as amended for use in California).
 Notes:



Source: Figure 4C-3 California Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA's MUTCD 2010 Edition, as amended for use in California).

* Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Warrant 3, Part B - Peak-Hour Vehicular Volume

		Approach Lanes		PM PEAK HOUR							
		2 or	One More	Existing	Background	Cumulative	Existing + Proj	Background + Proj	Cumulative + Proj		
Major Street - Both Approaches	Lytton		X	849	849	1061	849	849	1061		
Minor Street - Highest Approach	Kipling	X		21	21	27	29	29	37		
Signal Warranted Based on Part B - Peak-Hour Volumes?				No	No	No	No	No	No		

*Warrant is satisfied if plotted points fall above the appropriate curve in graph above.



Appendix D

Parking Calculations

Area Analysis
425+429 University

Zone CD-C (GF)(P)
 Site Area 11,000.00
 Allowable FAR **31,407.00**
 Height 50.00
 Setbacks front = 0, rear = 0/10 (residential only), side = 0

	425 Univ.	429 Univ.	Total
Assessed Building Area	4,425.00	7,208.00	11,633.00
Existing parking (10 onsite)	2	8	10
Site Areas	2,750.00	8,250.00	11,000.00

COMMERCIAL Building Floor Areas										
	Existing above grade	Additional Area to reach 1:1 FAR Area	ADA Bonus (not incl in max floor area)	Seismic Bonus	Historic Bonus	TDR Exempt Parking	TDR Parked	200 SF Bonus (not permitted with seismic or historic)	Floor Area	FAR
425 University	2,750.00	-	0	0	0		957.00	200.00	3,907.00	
429 University	7,208.00	1,042.00	0	0	0	5,000.00	3,250.00		16,500.00	
Commercial Totals	9,958.00	1,042.00	-	-	-	5,000.00	4,207.00	200.00	20,407.00	1.86 : 1

RESIDENTIAL Building Floor Areas										
Residential Area 1:1		11,000.00							11,000.00	1.0 : 1
Total Building Area									31,407.00	2.86 : 1

PARKING REQUIREMENTS

	SF/Units	Rate	Vehicle Parking Requirement	Bike Parking
Proposed Commercial	20,407.00	1/250 SF	82	8 (3 LT, 5 ST)
Proposed Residential	4 units	2 per unit + Guest (@ 1 space + 10%)	10	5 (4 LT, 1 ST)
less TDR Exempted (5,000 SF / 250)			-20	n/a
Net Required			72	
Existing Assessment District Credit			-37	n/a
Net Parking to Provide			35	13 (7 LT, 6 ST)
Total Parking Provided in Plans			41	13 (7 LT, 6 ST)
Parking Spaces in Excess of Required			6	