



August 14, 2020

Vallco Property Owner, LLC
965 Page Mill Road
Palo Alto, CA 94304
Attn: Reed Moulds

Subject: Investigation and Management of PCB Contaminated Soil
Former Vallco Mall, Sunnyvale, California

Dear Mr. Moulds,

Per the request of the Vallco Property Owner, LLC (VPO), WSP USA Inc. (WSP) provides this summary report documenting WSP's investigation of two select areas at the former Vallco mall located at 10123 North Wolfe Road in Cupertino, California (the Site) (Figure 1) and presenting an approach to the remediation and disposal of all impacted soils at the investigation areas. WSP investigated the two areas for polychlorinated biphenyls (PCBs), consistent with the Environmental Site Management Plan (WSP, August 2019) (ESMP). The first is an area in the eastern parking lot adjacent to Wolfe Road and the former Bay Club Fitness Center, herein referred to as the Wolfe Road area. The second area is within the former Sears Automotive Center and is referred to as such below.

BACKGROUND & INVESTIGATION APPROACH

WOLFE ROAD AREA

In September 2016, Vallco retained Geosphere to conduct a subsurface investigation to collect various discrete soil samples at the Site as part of an accompanying geotechnical investigation. Geosphere drilled a total of eight borings (E-1 through E-8) using a mobile direct push GeoProbe® DT-22. A single sample from Geosphere boring E-5 at one foot below ground surface (sample E5-1) contained PCBs at a concentration of 0.523 milligrams per kilogram (mg/kg), which is above the Environmental Screening Levels (ESLs) for residential human health risks (0.230 mg/kg) as established by the San Francisco Regional Water Quality Control Board (RWQCB), revision two, July 2019 and above the Regional Screening Levels (RSLs) for human health risks (0.230 mg/kg) as established by the Department of Toxic Substance Control (DTSC), revised April 2019. The detection of PCBs above the ESL/RSL was isolated to this single sample out of the 32 samples Geosphere collected across the former shopping mall area; however, in accordance with Section 3.3 of the ESMP, WSP performed step-out sampling for PCBs in the area of boring E-5 to delineate the lateral and vertical extent of PCB concentrations in that area. VPO provided the City of Cupertino with a workplan outlining the investigation approach in August 2019 (WSP, 2019a).

Pursuant to the workplan, WSP advanced soil borings to a depth of five feet below ground surface (ft-bgs) in a general grid fashion around boring E-5 (Figure 2). Initially, four soil borings were advanced in a square shape approximately 7.5 feet (ft) away from boring E-5 on each side, with one additional boring advanced adjacent to location E-5 (boring E5P-1) to confirm the original detection of PCBs. If there was a detection of PCBs above the ESL/RSL at the initial sampling location, additional step-out boring locations were advanced in five-foot increments outwards from perimeter borings. Eventually, a total of 29 additional step-out borings were advanced to fully delineate the lateral extent of PCB contamination.



The soil borings were advanced either by hand auger or by a direct push Geoprobe® Rig equipped with Macro Core® continuous core sample tooling. Soil samples were collected at depths of one, three, and five ft-bgs. Only soil samples collected at one and three ft-bgs were analyzed initially; five ft-bgs soil samples were archived and were only analyzed if there were detections of PCBs in the three ft-bgs samples, which occurred at only two of the 34 boring locations (E5P-N and E5P-W). Samples at three ft-bgs at ESP-N-3 had laboratory reporting limits for PCBs above the ESL/RSL and there were PCBs detected at ESP-W-3 (0.046 mg/kg) below the ESL/RSL. Samples collected at 5 ft-bgs at these two locations did not detect PCBs. All soil samples were analyzed for PCBs by Environmental Protection Agency (EPA) method 8082 with 18 of the 29 step outs additionally undergoing the soxhlet extraction method preferred by the EPA.

FORMER SEARS AUTOMOTIVE CENTER

The Sears Automotive Center was constructed in 1970 on the southwest side of the Mall property and was later referenced as a closed Leaking Underground Storage Tank (LUST) site on the state Geotracker website. This designation was a result of the removal of six underground storage tanks (UST) in 1985 and dispenser island and product lines in 1994. The Santa Clara County Fire Department (SCCFD) required implementation of an approved closure plan for the demolition of the former Sears Automotive Center due to the presence of an oil-water separator, hydraulic lifts, petroleum fluid pipelines, battery storage area, and lead containing materials. A Closure Plan for the Former Sears Automotive Center was submitted to the SCCFD on March 25, 2019 and approved by the SCCFD by letter dated April 11, 2019 and included soil sampling under the oil-water separator, remnant piping and any other subsurface equipment for proper characterization and subsequent disposal.

Consistent with the Closure Plan, soil samples were collected beneath an oil-water separator, acid neutralization chamber, and 17 hydraulic lifts during building demolition in January through February 2020 to determine if these features had impacted surrounding soil. All soil samples collected were analyzed for the following list of compounds:

- Total petroleum hydrocarbons (TPH) as gasoline (TPH-g), TPH as diesel (TPH-D), and TPH as motor oil (TPH-MO) by EPA method 8015 (fuel scan)
- Hexane Extractable Materials (Oil and Grease) by EPA 1664
- Volatile Organic Compounds (VOCs), with chlorinated hydrocarbons (full scan) by EPA method 8260B
- PCB's by EPA method 8082A
- Cd, Cr, Pb, Ni, and Zn by EPA 6010B
- Semi Volatile Organic Compounds (SVOCs) including Polycyclic Aromatic Hydrocarbons (PAHs) by EPA method 8270

Samples collected from beneath the acid neutralization chamber and the base of 11 hydraulic lifts after their removal, all located on the basement level in the southern portion of the former Sears Automotive Center, did not contain any detections above the respective ESL/RSLs for any of the compounds included in the analysis listed above. After the removal of six hydraulic lift cylinders in the northern portion of the former Sears Automotive Center, samples were taken at three of the six cylinders (locations HL-1, HL-4, and HL-6 on Figure 4) at approximately nine ft-bgs, which is from the soils immediately beneath the base of three of these cylinders. After the removal of the oil-water separator and associated piping, three samples were taken approximately 12 to 14 ft-bgs which is immediately beneath the separator and piping. Several of these samples yielded results that exceeded the PCB ESL/RSL; two of three samples beneath the oil-water separator also exceeded the TSCA cleanup level of 1 mg/kg for PCBs. Two samples collected at a depth of nine ft-bgs, immediately below each of two (HL-4 and HL-6) of the three former hydraulic lift



cylinders, exceeded the RSL for TPH-D. Soil sample locations are shown on Figure 4 and analytical results performed for this sampling event as part of the Closure Plan are included as Table 1.

In response to the detections of PCBs above the ESL/RSL, 22 step-out borings were advanced in the northern portion of the Center to delineate the extent of PCB impacted soil and to sample under the remaining three former hydraulic lifts, HL-2, HL-3, and HL-5 (Figure 5). All step-out borings were advanced with a direct push Geoprobe® Rig equipped with Macro Core® continuous core sample tooling. The base of the hydraulic lift cylinders extended to nine ft-bgs and step-out borings for the lifts were advanced to 20 ft-bgs and samples were collected at depths of 9, 12, and 15 ft-bgs. The bottom of the oil-water separator was 12 ft-bgs and step-out borings for the separator were advanced to 25 ft-bgs and samples were collected at depths of 12, 16, and 20 ft-bgs. Additional samples were collected if staining or odor was noted, which only occurred in one boring (HL-6N5). All soil samples were analyzed for PCBs by EPA method 8082 with the soxhlet extraction method. Additionally, select soil sample depths were sampled for TPH-d and TPH-mo by EPA method 8015.

ANALYTICAL RESULTS

WOLFE ROAD AREA

Analytical results are summarized in Table 2 and are depicted on Figure 2. Total PCBs were found above the ESL/RSL of 0.230 mg/kg in a total of 14 of the 34 borings. The detections of total PCBs above the screening levels were isolated to samples collected from one ft-bgs. The PCB detections were primarily of aroclor-1254, which was the only aroclor that contained concentrations greater than the respective screening level. Aroclor-1260 was also detected in some of the one ft-bgs samples; no other aroclors were detected.

Of the borings that had exceedances of the screening levels, the PCB concentration of two boring locations (E5P-W and E5P-NW10) were just above the TSCA cleanup level of 1 mg/kg, with a maximum total PCB concentration of 1.046 mg/kg. In both borings, no singular aroclor was detected above 1 mg/kg, but rather the sum of the detected aroclors (aroclor-1254 and aroclor-1260) was just above 1 mg/kg.

FORMER SEARS AUTOMOTIVE CENTER

Analytical results are summarized in Table 3 (TPH results) and Table 4 (PCB results) and are depicted on Figures 6 and 7. Of the twenty-two step-out borings, only three discrete samples contained detectable concentrations of PCBs. As discussed above, soil samples taken at approximately nine ft-bgs, which is from immediately beneath each of three of the hydraulic cylinders and three samples taken approximately 12 to 14 feet bgs immediately beneath the oil-water separator contained PCBs exceeding the RSL of 0.230 mg/kg PCBs. Additionally, two of the three samples beneath the oil-water separator exceeded 1 mg/kg of PCBs at 14 feet, with a maximum concentration of 1.9 mg/kg; however, none of the step-out borings detected concentrations of PCBs above the ESL/RSL.

Additionally, only one step out boring discrete sample (OWPI-W5-20) detected TPH-d above the ESL; however, the detection was qualified by the laboratory as not exhibiting the standard chromatographic pattern for TPH-d.



REMEDIAL APPROACH; SOIL EXCAVATION AND DISPOSAL; EPA REGULATORY COMPLIANCE

Under the ESMP, VPO must notify the City if the planned additional sampling finds PCB levels in excess of residential screening levels, and a determination will be made “as to whether a regulatory agency should be contacted to determine if regulatory oversight is required, prior to issuance of a permit that allows soil disturbance in the area of boring E-5.”

Given that each of the areas contained PCBs above 1 mg/kg and are located within the footprint of the planned development, excavation that will extend to a depth of five ft-bgs and up to 32 ft-bgs at the Wolfe Road and former Sears Automotive Center areas, respectively. The project team contacted EPA to identify an appropriate remedial approach that is consistent with TSCA. Steve Armann, EPA Region 9’s PCB Program Coordinator, indicated that disposal of PCBs under 40 CFR 761.61(b) would be appropriate. Among other things, 40 CFR 761.61(b) requires soil containing PCBs above the TSCA threshold of 1 mg/kg to be disposed of as a TSCA waste at a TSCA landfill. Consistent with 40 CFR 761.61(a), confirmation base of excavation and sidewall sampling will be performed with sampling using grids with sample spacing every 1.5 meters (approximately five feet) to verify that soil with PCB concentrations greater than 1 mg/kg and 0.230 mg/kg are removed from the previously characterized areas. Specifically, the limits of excavation were determined by step-out sampling and the step-out samples will serve as confirmation samples for the excavation of PCBs impacted soil above 0.230 mg/kg. The areas that have been identified to contain PCBs above the ESL/RSL of 0.230 mg/kg but are less than the TSCA threshold limit of 1 mg/kg, will be disposed of according to waste acceptance standards for soils containing PCBs at a licensed landfill.

WOLFE ROAD AREA

Based on the approach noted above, WSP estimates that approximately 7 cubic yards of soil, which may contain concentrations of PCBs that equal or exceed 1 mg/kg, will need to be removed from the Wolfe Road area for disposal to a TSCA landfill pursuant to 40 CFR 761.61(b). This total proposed excavation area will be approximately 60 square feet and will extend to three ft-bgs. The PCB excavation area is depicted in context with the project excavation area on Figure 3.

The remaining area with PCBs detected above the ESL/RSL of 0.230 mg/kg at one ft-bgs is approximately 714 square feet. Excavation for removal of the PCB contaminated soils to three ft-bgs of this area would yield approximately 73 cubic yards of soil. An outline of the proposed excavation area is shown on Figures 2 and 3. As noted, confirmation sampling will utilize a grid of approximately 5 feet (1.5 meters) for base of excavation and sidewall samples on the walls of the completed excavation.

FORMER SEARS AUTOMOTIVE CENTER

Remediation of the former Sears Automotive Center will be performed with oversight/review from SCCFD under the approved Closure Plan. In the area beneath the former oil-water separator where samples exceeded 1 mg/kg of PCBs, WSP proposes to excavate and remove soils from beneath the separator over an area of a 10 feet by 20 feet rectangle at a depth from 12 feet to 20 feet (Figure 8) and arrange for proper disposal of all PCB impacted soils at a TSCA landfill (approximately 60 cubic yards), consistent with 40 CFR 761.61(b). In the area beneath the three hydraulic lift cylinders where soil samples exceeded the PCB ESL/RSL (but are below 1 mg/kg), WSP proposes to excavate and remove soils from beneath each hydraulic cylinder from nine feet to 12 feet bgs and segregate these excavated



soils for disposal according to waste acceptance standards for soils containing PCBs at an appropriately licensed landfill. The volume of soils to be excavated and segregated for excavation beneath the three former cylinders is estimated at nine cubic yards. Excavation profiles in the former Sears area are shown on Figure 8.

Confirmation sidewall sampling will be conducted with the previously noted five-foot sample grids.

Per Section 4, Reporting Requirements, of the ESMP, a closure implementation report will be generated with the closure of the former Sears Automotive center and submitted to the SCCFD, with a courtesy copy provided to the City. In addition, the soil sampling and removal of soils in the Wolfe Road area will be documented in a memorandum and provided to the City. If additional impacted soils are uncovered during mass excavation activities, the analysis and subsequent disposal of the impacted soil will also be documented in the ESMP completion report.

Sincerely,

Richard E. Freudenberger
Managing Director, Regional
408.206.3504

REFERENCES

- WSP. 2019. Environmental Site Management Plan, Former Vallco Shopping Mall, 10123 North Wolfe Road, Cupertino, California. August.
- WSP. 2019a. Workplan for Former Vallco Mall, Delineation of Extent of PCB Impact to Soil. August 20.

FIGURES

- Figure 1 – PCB Investigation Areas
- Figure 2 – Wolfe Road PCB Investigation Area
- Figure 3 – Wolfe Road PCB Excavation Area
- Figure 4 – Sears Automotive Center Closure Sample Locations
- Figure 5 – Sears Automotive Center PCB Investigation Area
- Figure 6 – Hydraulic Lift Step-Out Borings
- Figure 7 – Oil-Water Separator Step-Out Borings
- Figure 8 – Excavation Profiles

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- Table 2 – Wolfe Road PCB Data
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- Table 4 – Sears Center PCB Data



TABLES

Table 1

Sears Closure - Summary of Detected Results
Former Vallco Mall
10123 North Wolfe Road, Cupertino, CA

Sample ID ^{[1][2]}		ESLs	RSLs	H-1	H-2	H-3	H-4	H-5	H-6	H-7
Sample Date		Residential	Residential	1/22/20	1/22/20	1/22/20	1/22/20	1/22/20	1/22/20	1/22/20
Purgeable Aromatics & Total Petroleum Hydrocarbons										
TPH-g	(mg/kg)	430	--	1 U	1 U	0.98 U	1 U	0.93 U	1 U	1 U
TPH-d	(mg/kg)	260	--	0.92 J	0.70 J	1.1 J	27 Y	2 U	3.5 Y	4.4 Y
TPH-mo	(mg/kg)	12,000	--	10 U	9.9 U	6.2 J	86	9.9 U	15	19
Oil & Grease	(mg/kg)	--	--	500 U	500 U	500 U	500 U	500 U	500 U	500 U
SVOCs & PAHs ^[3]										
bis(2-Ethylhexyl)phthalate	(µg/kg)	3.9E+04	3.9E+04	340 U	340 U	20 J	27 J	340 U	340 U	17 J
VOCs ^[3]										
Acetone	(µg/kg)	6.1E+07	--	17 U	20 U	16 U	4.9 J	17 U	3.6 J	16 U
1,1-Dichloroethane	(µg/kg)	3.6E+03	3.6E+03	4.2 U	5.1 U	4.1 U	4 U	4.2 U	4.6 U	4 U
2-Butanone	(µg/kg)	--	--	8.3 U	10 U	8.2 U	8 U	8.3 U	9.2 U	8.1 U
1,1,1-Trichloroethane	(µg/kg)	1.7E+06	1.7E+06	4.2 U	5.1 U	4.1 U	4 U	4.2 U	4.6 U	4 U
4-Methyl-2-Pentanone	(µg/kg)	--	--	8.3 U	10 U	8.2 U	8 U	8.3 U	0.7 J	8.1 U
Toluene	(µg/kg)	1.1E+06	1.1E+06	4.2 U	5.1 U	4.1 U	4 U	4.2 U	4.6 U	4 U
Tetrachloroethene	(µg/kg)	5.9E+02	5.9E+02	4.2 U	5.1 U	4.1 U	4 U	4.2 U	4.6 U	4 U
Naphthalene	(µg/kg)	3.8E+03	2.0E+03	4.2 U	5.1 U	4.1 U	4 U	4.2 U	4.6 U	4 U
Metals										
Cadmium	(mg/kg)	78	71	0.24 J	0.25 J	0.34	0.37	0.35	0.33	0.30
Chromium	(mg/kg)	--	--	55	47	52	55	51	54	57
Lead	(mg/kg)	80	80	6.2	5.0	8.6	9.3	10	7.8	9.1
Nickel	(mg/kg)	820	820	57	49	62	66	76	65	65
Zinc	(mg/kg)	23,000	23,000	46	40	61	63	62	55	59
PCBs ^[2]										
Aroclor-1254	(mg/kg)	0.230	0.240	0.012 U	0.012 U	0.058	0.061	0.012 U	0.012 U	0.021

Table 1

Sears Closure - Summary of Detected Results
Former Vallco Mall
10123 North Wolfe Road, Cupertino, CA

Sample ID ^{[1][2]}		ESLs	RSLs	H-8	H-9	H-10	H-11	H-P-12	AN-1	AN-2
Sample Date		Residential	Residential	1/22/20	1/22/20	1/22/20	1/22/20	1/22/20	1/22/20	1/22/20
Purgeable Aromatics & Total Petroleum Hydrocarbons										
TPH-g	(mg/kg)	430	--	1.1 U	1.1 U	1.1 U	1.1 U	1 U	0.96 U	0.96 U
TPH-d	(mg/kg)	260	--	2 U	9.2 Y	7.9 Y	2.2 Y	3.2 Y	2.8 Y	3.2 Y
TPH-mo	(mg/kg)	12,000	--	10 U	49	39	10 U	6.0 J	3.1 J	3.9 J
Oil & Grease	(mg/kg)	--	--	500 U	500 U	500 U	500 U	500 U	500 U	500 U
SVOCs & PAHs ^[3]										
bis(2-Ethylhexyl)phthalate	(µg/kg)	3.9E+04	3.9E+04	330 U	5,900	96 J	330 U	340 U	330 U	330 U
VOCs ^[3]										
Acetone	(µg/kg)	6.1E+07	--	18 U	16 U	3.7 J	16 U	17 U	19 U	19 U
1,1-Dichloroethane	(µg/kg)	3.6E+03	3.6E+03	4.4 U	4 U	4 U	4.1 U	4.2 U	4.8 U	4.8 U
2-Butanone	(µg/kg)	--	--	8.8 U	8 U	8 U	8.2 U	8.4 U	9.6 U	9.6 U
1,1,1-Trichloroethane	(µg/kg)	1.7E+06	1.7E+06	4.4 U	4 U	4 U	4.1 U	4.2 U	4.8 U	4.8 U
4-Methyl-2-Pentanone	(µg/kg)	--	--	8.8 U	8 U	8 U	8.2 U	8.4 U	9.6 U	9.6 U
Toluene	(µg/kg)	1.1E+06	1.1E+06	4.4 U	4 U	4 U	4.1 U	4.2 U	4.8 U	4.8 U
Tetrachloroethene	(µg/kg)	5.9E+02	5.9E+02	4.4 U	4 U	4 U	4.1 U	4.2 U	4.8 U	4.8 U
Naphthalene	(µg/kg)	3.8E+03	2.0E+03	4.4 U	4 U	4 U	4.1 U	4.2 U	4.8 U	4.8 U
Metals										
Cadmium	(mg/kg)	78	71	0.29	0.39	0.30	0.31	0.34	0.32	1.8
Chromium	(mg/kg)	--	--	52	59	55	56	54	78	97
Lead	(mg/kg)	80	80	7.7	10	8.3	7.2	9.4	7.5	7.6
Nickel	(mg/kg)	820	820	71	76	65	70	70	88	86
Zinc	(mg/kg)	23,000	23,000	55	73	58	53	69	57	69
PCBs ^[2]										
Aroclor-1254	(mg/kg)	0.230	0.240	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U

Table 1

Sears Closure - Summary of Detected Results
Former Vallco Mall
10123 North Wolfe Road, Cupertino, CA

Sample ID ^{[1][2]}		ESLs	RSLs	OWS-1	OWS-2	OWP-1	HL-1	HL-4	HL-6
Sample Date		Residential	Residential	2/7/20	2/7/20	2/7/20	2/7/20	2/7/20	2/7/20
Purgeable Aromatics & Total Petroleum Hydrocarbons									
TPH-g	(mg/kg)	430	--	0.16 JY	0.98 U	1 U	0.93 U	0.3 JY	1 U
TPH-d	(mg/kg)	260	--	92 Y	36 Y	21 Y	7.9 Y	990 Y	330 Y
TPH-mo	(mg/kg)	12,000	--	290	120	90	7.8	3,200	470
Oil & Grease	(mg/kg)	--	--	500 U	500 U	500 U	500 U	2,000	500 U
SVOCs & PAHs ^[3]									
bis(2-Ethylhexyl)phthalate	(µg/kg)	3.9E+04	3.9E+04	30 J	330 U	330 U	340 U	3,400	74 J
VOCs ^[3]									
Acetone	(µg/kg)	6.1E+07	--	17 U	17 U	19 U	3.2 J	1,000 U	26
1,1-Dichloroethane	(µg/kg)	3.6E+03	3.6E+03	4.3 U	4.4 U	4.7 U	3.9 U	48	3.6 U
2-Butanone	(µg/kg)	--	--	8.6 U	8.7 U	9.5 U	1.8 J	16	6.1 J
1,1,1-Trichloroethane	(µg/kg)	1.7E+06	1.7E+06	4.3 U	4.4 U	4.7 U	3.9 U	11	3.6 U
4-Methyl-2-Pentanone	(µg/kg)	--	--	8.6 U	8.7 U	9.5 U	7.8 U	12	7.2 U
Toluene	(µg/kg)	1.1E+06	1.1E+06	4.3 U	4.4 U	4.7 U	3.9 U	8.1	3.6 U
Tetrachloroethene	(µg/kg)	5.9E+02	5.9E+02	4.3 U	4.4 U	4.7 U	3.9 U	41	3.6 U
Naphthalene	(µg/kg)	3.8E+03	2.0E+03	4.3 U	4.4 U	4.7 U	3.9 U	4.4	3.6 U
Metals									
Cadmium	(mg/kg)	78	71	0.32	0.3	0.41	0.46	0.32	0.27
Chromium	(mg/kg)	--	--	80	57	84	93	86	89
Lead	(mg/kg)	80	80	7.9	8.2	8.7	7.8	7.7	6.9
Nickel	(mg/kg)	820	820	80	63	67	96	86	86
Zinc	(mg/kg)	23,000	23,000	62	58	55	59	59	55
PCBs ^[2]									
Aroclor-1254	(mg/kg)	0.230	0.240	1.9	1.2	0.93	0.75	0.64	0.62

Table 1

**Sears Closure - Summary of Detected Results
Former Valco Mall
10123 North Wolfe Road, Cupertino, CA**

Notes:

mg/kg = milligram per kilogram

µg/kg = microgram per kilogram

U = not detected above the method detection limit; reporting limit shown

J = concentration detected between the method detection limit and the reporting limit and is considered an estimate

Y = sample exhibits chromatographic pattern which does not resemble standard

-- = not available

SVOCs = Semi-volatile organic compounds

PAHs = Polycyclic aromatic hydrocarbons

VOCs = Volatile organic compounds

PCBs = Polychlorinated biphenyl

ESLs Residential = Environmental Screening Levels (ESLs) for direct exposure to human health for residential shallow soil exposure as established by the San Francisco (SF) Water Board, revised January 2019 (revision 2). Screening levels listed are for either cancer risk or non-cancer hazards; if a screening level for both cancer risk and non-cancer hazards existed, the lower screening level was listed.

RSLs Residential = Regional Screening Levels (RSLs) for exposure to cancer/noncancer residential soil established by the Department of Toxic Substances Control (DTSC), revised April 2019 and the Environmental Protection Agency (EPA), revised May 2019.

[1] = Bold values indicate a detection above the reporting limit. Shaded values indicate an exceedance of the screening levels.

[2] = Samples H-1 through H-11, including sample H-P-12 were collect beneath hydraulic lifts that extended in to the basement level on January 22, 2020. Samples AN-1 and AN-2 were collected beneath/ around the former acid neutralization chamber on January 22, 2020. Samples OW-1, OW-3, and OWP-1 were collect beneath/ around the former oil-water seperator on February 7, 2020. Samples HG-1 through HG-3 were collected beneath hydraulic lifts at ground level, in the northern portion of the building on February 7, 2020

[3] = Only analytes detected over the reporting limit in at least one sample are shown.

Table 2

Wolfe Rd PCB Summay Table
Former Vallco Mall
10123 North Wolfe Rd. Sunnyvale, CA

<u>Sample ID</u> ^{[1][2]}	<u>Collection Date</u>	<u>Aroclor- 1016</u> (mg/kg)	<u>Aroclor-1221</u> (mg/kg)	<u>Aroclor-1232</u> (mg/kg)	<u>Aroclor-1242</u> (mg/kg)	<u>Aroclor-1248</u> (mg/kg)	<u>Aroclor-1254</u> (mg/kg)	<u>Aroclor-1260</u> (mg/kg)	<u>PCB- sum</u> ^[4] (mg/kg)
E5-1 ^[3]	9/6/2016	0.034 U	0.043 U	0.042 U	0.034 U	0.034 U	0.523	0.034 U	0.523
E5-2 ^[3]	9/6/2016	0.0066 U	0.0084 U	0.0083 U	0.0066 U	0.0066 U	0.0079 U	0.0066 U	ND
E5-3 ^[3]	9/6/2016	0.0066 U	0.0084 U	0.0083 U	0.0066 U	0.0066 U	0.0079 U	0.0066 U	ND
ESP-1	10/4/2019	0.032 U	0.065 U	0.032 U	0.032 U	0.032 U	0.75	0.13	0.88
ESP-3	10/4/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND
ESP-N-1	10/4/2019	0.033 U	0.067 U	0.033 U	0.033 U	0.033 U	0.83	0.11	0.94
ESP-N-3	10/4/2019	660 U	1,300 U	660 U	660 U	660 U	660 U	660 U	ND
ESP-N-5 ^[5]	10/4/2019	0.034 U	0.067 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	ND
ESP-S-1	10/4/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.043	0.0078 J	0.0508
ESP-S-3	10/4/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND
ESP-E-1	10/4/2019	0.034 U	0.068 U	0.034 U	0.034 U	0.034 U	0.15	0.027 J	0.177
ESP-E-3	10/4/2019	0.02 U	0.04 U	0.02 U	0.02 U	0.02 U	0.02 U	0.015 J	0.015 J
ESP-W-1	10/4/2019	0.033 U	0.066 U	0.033 U	0.033 U	0.033 U	0.92	0.14	1.06
ESP-W-3	10/4/2019	0.02 U	0.041 U	0.02 U	0.02 U	0.02 U	0.02 U	0.023	0.023
ESP-W-5 ^[5]	10/4/2019	0.033 U	0.065 U	0.033 U	0.033 U	0.033 U	0.033 U	0.033 U	ND
ESP-NN5-1	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.24	0.044	0.284
ESP-NN5-3	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND
ESP-NN10-1	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.38	0.06	0.44
ESP-NN10-3	10/31/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND
ESP-NE5-1	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.19	0.042	0.232
ESP-NE5-3	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.008 J	0.008 J
ESP-NE10-1	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.15	0.037	0.187
ESP-NE10-3	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.010 J	10 J
ESP-NW5-1	10/30/2019	0.033 U	0.066 U	0.033 U	0.033 U	0.033 U	0.75	0.091	0.841
ESP-NW5-3	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND
ESP-NW10-1	10/30/2019	0.013 U	0.026 U	0.013 U	0.013 U	0.013 U	0.95	0.096	1.046
ESP-NW10-3	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND
ESP-WW5-1	10/30/2019	0.033 U	0.067 U	0.033 U	0.033 U	0.033 U	0.67	0.082	0.752
ESP-WW5-3	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND
ESP-WW10-1	10/30/2019	0.013 U	0.027 U	0.013 U	0.013 U	0.013 U	0.18	0.028	0.208
ESP-WW10-3	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND
ESP-WS5-1	10/30/2019	0.033 U	0.066 U	0.033 U	0.033 U	0.033 U	0.57	0.061	0.631
ESP-WS5-3	10/30/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND
ESP-WS10-1	10/31/2019	0.013 U	0.026 U	0.013 U	0.013 U	0.013 U	0.48 B	0.079	0.559
ESP-WS10-3	10/31/2019	0.012 U	0.024 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	ND

Table 2

Wolfe Rd PCB Summay Table
Former Vallco Mall
10123 North Wolfe Rd. Sunnyvale, CA

<u>Sample ID</u> ^{[1][2]}	<u>Collection Date</u>	<u>Aroclor- 1016</u>		<u>Aroclor-1221</u>		<u>Aroclor-1232</u>		<u>Aroclor-1242</u>		<u>Aroclor-1248</u>		<u>Aroclor-1254</u>		<u>Aroclor-1260</u>		<u>PCB- sum</u> ^[4]	
		(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)	
SO-E1-1	2/14/2020	0.0066	U	0.013	U	0.0066	U	0.0066	U	0.0066	U	0.025		0.0066	U	0.025	
SO-E1-3	2/14/2020	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND	
SO-E2-1	2/14/2020	0.033	U	0.067	U	0.033	U	0.033	U	0.033	U	0.12		0.033	U	0.12	
SO-E2-3	2/14/2020	0.0067	U	0.013	U	0.0067	U	0.0067	U	0.0067	U	0.0067	U	0.0067	U	ND	
SO-N1-1	2/14/2020	0.034	U	0.067	U	0.034	U	0.034	U	0.034	U	0.28		0.034	U	0.28	
SO-N1-3	2/14/2020	0.0048	U	0.0097	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND	
SO-N2-1	2/14/2020	0.033	U	0.067	U	0.033	U	0.033	U	0.033	U	0.014	J	0.033	U	0.014	J
SO-N2-3	2/14/2020	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND	
SO-NE1-1	2/14/2020	0.01	U	0.02	U	0.01	U	0.01	U	0.01	U	0.26		0.01	U	0.26	
SO-NE1-3	2/14/2020	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND	
SO-NE2-1	2/14/2020	0.01	U	0.02	U	0.01	U	0.01	U	0.01	U	0.0089	J	0.01	U	0.0089	J
SO-NE2-3	2/14/2020	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND	
SO-NW1-1	2/14/2020	0.01	U	0.02	U	0.01	U	0.01	U	0.01	U	0.16		0.01	U	0.16	
SO-NW1-3	2/14/2020	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND	
SO-NW2-1	2/14/2020	0.033	U	0.066	U	0.033	U	0.033	U	0.033	U	0.033	U	0.033	U	ND	
SO-NW2-3	2/14/2020	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND	
SO-NW3-1	2/14/2020	0.0066	U	0.013	U	0.0066	U	0.0066	U	0.0066	U	0.012		0.0066	U	0.012	
SO-NW3-3	2/14/2020	0.0067	U	0.013	U	0.0067	U	0.0067	U	0.0067	U	0.038		0.0067	U	0.038	
SO-S1-1	2/14/2020	0.017	U	0.033	U	0.017	U	0.017	U	0.017	U	0.022		0.017	U	0.022	
SO-S1-3	2/14/2020	0.017	U	0.033	U	0.017	U	0.017	U	0.017	U	0.017	U	0.017	U	ND	
SO-S2-1	2/14/2020	0.067	U	0.13	U	0.067	U	0.067	U	0.067	U	0.067	U	0.067	U	ND	
SO-S2-3	2/14/2020	0.0067	U	0.013	U	0.0067	U	0.0067	U	0.0067	U	0.0067	U	0.0067	U	ND	
SO-SW1-1	2/14/2020	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.015		0.0048	U	0.015	
SO-SW1-3	2/14/2020	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND	
SO-SW2-1	2/14/2020	0.017	U	0.033	U	0.017	U	0.017	U	0.017	U	0.27		0.017	U	0.27	
SO-SW2-3	2/14/2020	0.0067	U	0.013	U	0.0067	U	0.0067	U	0.0067	U	0.0067	U	0.0067	U	ND	

Table 2

Wolfe Rd PCB Summay Table
Former Vallco Mall
10123 North Wolfe Rd. Sunnyvale, CA

<u>Sample ID</u> ^{[1][2]}	<u>Collection Date</u>	<u>Aroclor- 1016</u> (mg/kg)	<u>Aroclor-1221</u> (mg/kg)	<u>Aroclor-1232</u> (mg/kg)	<u>Aroclor-1242</u> (mg/kg)	<u>Aroclor-1248</u> (mg/kg)	<u>Aroclor-1254</u> (mg/kg)	<u>Aroclor-1260</u> (mg/kg)	<u>PCB- sum</u> ^[4] (mg/kg)
SO-SW3-1	2/14/2020	0.017 U	0.033 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	ND
SO-SW3-3	2/14/2020	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
SO-SW4-1	2/14/2020	0.033 U	0.067 U	0.033 U	0.033 U	0.033 U	0.033 U	0.033 U	ND
SO-SW4-3	2/14/2020	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
SO-W1-1	2/14/2020	0.0067 U	0.013 U	0.0067 U	0.0067 U	0.0067 U	0.21	0.0067 U	0.21
SO-W1-3	2/14/2020	0.0066 U	0.013 U	0.0066 U	0.0066 U	0.0066 U	0.0066 U	0.0066 U	ND
SO-W2-1	2/14/2020	0.0067 U	0.013 U	0.0067 U	0.0067 U	0.0067 U	0.0071	0.0067 U	0.0071
SO-W2-3	2/14/2020	0.0067 U	0.013 U	0.0067 U	0.0067 U	0.0067 U	0.0067 U	0.0067 U	ND
SO-W3-1	2/14/2020	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0059	0.0048 U	0.0059
SO-W3-3	2/14/2020	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
SO-W4-1	2/14/2020	0.0067 U	0.013 U	0.0067 U	0.0067 U	0.0067 U	0.0065 J	0.0067 U	0.0065 J
SO-W4-3	2/14/2020	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
ESLs Residential (mg/kg)		--	--	--	--	--	--	--	0.230
RSLs Residential (mg/kg)		4	0.200	0.170	0.230	0.230	0.240	0.240	0.230

Notes:

mg/kg = milligrams per kilogram

ESLs Residential = Environmental Screening Levels (ESLs) for direct exposure to human health for residential shallow soil exposure as established by the San Francisco (SF) Water Board, revised January 2019. Screening levels listed are for either cancer risk or non-cancer hazards; if a screening level for both cancer risk and non-cancer hazards existed, the lower screening level was listed.

RSLs Residential = Regional Screening Levels (RSLs) for exposure to cancer/noncancer residential soil established by the Department of Toxic Substances Control (DTSC), revised April 2019 and the Environmental Protection Agency (EPA), revised May 2019.

U = compound was not detected at a concentration greater than the reporting limit shown

J

= compound was detected at a concentration less than the laboratory reporting limit, but greater than the method detection limit

B = analyte detected in the associated method blank and in the sample

-- = not applicable or not available

[1] Bold results indicate the concentration is greater than the reporting limit; results in red font indicate exceedance of screening levels. Gray gradient indicates increased depth within soil boring

[2] For samples with E5P identifier, sample nomenclature is as follows: "sample location - direction from original boring - sample depth". For samples with SO identifier, sample nomenclature is as follows: "sample type (SO=step-out boring) - relative direction-sample depth". All samples were collected by WSP excluding those qualified by note 3.

[3] Samples collected by Geosphere consultants, inc. on September 6, 2016. Sample E5-1 was collected at a depth of 1 foot below ground surface (ft-bgs), sample E5-2 was collected at 5 ft-bgs, and sample E5-3 was collected at 10 ft-bgs.

[4] The PCB-sum is the sum of any detected aroclor listed above method detection limit.

[5] Sample analyzed out-side of hold time; however, the laboratory has advised the data should be representative as the new analytical method update has extended the hold time to 1 year but California has not yet adopted the hold time.

Table 3

**Sears Center Investigation Area - TPH Data
Former Valco Mall
10123 North Wolfe Road, Cupertino, California**

Sample ID ^{[1][2]}	TPH-d (mg/kg)		TPH-mo (mg/kg)	
HL-1	7.9	Y	7.8	
HL-1N5-9	1.2	Y	4.7	J
HL-2-10	0.39	J	5	U
HL-2-12	1	U	5	U
HL-2N5-9	0.4	J	5	U
HL-2W5-9	0.46	J	5	U
HL-3-10	1	U	5	U
HL-3-12	0.31	J	5	U
HL-3N5-9	0.35	J	5	U
HL-3W5-10	0.45	J	5	U
HL-4	990	Y	3200	
HL-4N5-9	1.1	Y	2.8	J
HL-5-9	1	U	5	U
HL-5-12	0.38	J	5	U
HL-5N5-9	1	U	5	U
HL-5E5-9	0.45	J	5	U
HL-6	330	Y	470	
HL-6N5-4	64	Y	290	
HL-6N5-9	200	Y	1100	
HL-6E5-9	1	U	5	U
OWS-1	92	Y	290	
OWS-O-12	0.99	U	5	U
OWS-O-16	0.38	J	1.7	J
OWS-O-20	0.33	J	5	U
OWS-1N5-12	0.44	J	5	U
OWS-1N5-16	1	U	5	U
OWS-1N5-20	0.94	J	4.1	J
OWS-1S5-12	1.5	Y	5.6	
OWS-1S5-16	1.7	Y	2.5	J
OWS-1S5-20	1.4	Y	3.3	J
OWS-2	36	Y	120	
OWS-2N5-12	0.33	J	5	U
OWS-2N5-16	0.39	J	5	U
OWS-2N5-20	0.51	J	5	U
OWS-2S5-12	0.49	J	5	U
OWS-2S5-16	0.89	J	2.2	J
OWS-2S5-20	0.77	J	5	U

Table 3

Sears Center Investigation Area - TPH Data
Former Valco Mall
10123 North Wolfe Road, Cupertino, California

Sample ID ^{[1][2]}	TPH-d (mg/kg)		TPH-mo (mg/kg)	
OWP-1	21	Y	90	
OWP-1N5-12	1	U	5	U
OWP-1N5-16	0.46	J	5	U
OWP-1N5-20	0.54	J	5	U
OWP-1S5-12	1	U	1.7	J
OWP-1S5-16	0.54	J	1.8	J
OWP-1S5-20	0.52	J	1.9	J
OWP-1E5-12	1	U	5	U
OWP-1E5-16	0.99	U	5	U
OWP-1E5-20	1	U	5	U
OWPI-W5-12	0.34	J	5	U
OWPI-W5-16	1	U	5	U
OWPI-W5-20	1200	Y	3600	
Residential ESL	260		12,000	
Residential RSL	--		--	

Notes:

mg/kg = milligram per kilogram

J = concentration detected between the method detection limit and the reporting limit and is considered an estimate

Y = sample exhibits chromatographic pattern which does not resemble standard

-- = not available

TPH = total petroleum hydrocarbons (TPH) as diesel (TPH-d) and as motor oil (TPH-mo)

ESLs Residential = Environmental Screening Levels (ESLs) for direct exposure to human health for residential shallow soil exposure as established by the San Francisco (SF) Water Board, revised January 2019 (revision 2). Screening levels listed are for either cancer risk or non-cancer hazards; if a screening level for both cancer risk and non-cancer hazards existed, the lower screening level was listed.

RSLs Residential = Regional Screening Levels (RSLs) for exposure to cancer/noncancer residential soil established by the Department of Toxic Substances Control (DTSC), revised April 2019 and the Environmental Protection Agency (EPA), revised May 2019.

[1] = Bold values indicate a detection above the reporting limit. Shaded values indicate an exceedance of the screening levels.

[2] = Sample nomenclature is sample area (HL = hydraulic lift; OWS = oil-water separator; OWP = oil-water separator pipe)- relative direction - sample depth (in feet below ground surface). Bold sample ID's were collected in February 2020. All other samples were collected in April 2020 in an effort to delineate TPH-d,mo concentrations in soil in the area.

Table 4

Sears Center Investigation Area - PCB Data
Former Valco Mall
10123 North Wolfe Road, Cupertino, California

Sample ID ^{[1][2]}	Aroclor- 1016 (mg/kg)	Aroclor-1221 (mg/kg)	Aroclor-1232 (mg/kg)	Aroclor-1242 (mg/kg)	Aroclor-1248 (mg/kg)	Aroclor-1254 (mg/kg)	Aroclor-1260 (mg/kg)	PCB- sum ^[3] (mg/kg)
HL-1	0.067 U	0.13 U	0.067 U	0.067 U	0.067 U	0.75	0.067 U	0.75
HL-1N5-9	0.0047 U	0.0095 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	ND
HL-1N5-12	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-1N5-15	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-2-10	0.0047 U	0.0095 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	ND
HL-2-12	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-2-15	0.0047 U	0.0095 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	ND
HL-2N5-9	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-2N5-12	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-2N5-15	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-2W5-9	0.0047 U	0.0095 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	ND
HL-2W5-12	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-2W5-15	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-3-10	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-3-12	0.0047 U	0.0095 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	ND
HL-3-15	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-3N5-9	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-3N5-12	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-3N5-15	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-3W5-10	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-3W5-15	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-4	0.067 U	0.13 U	0.067 U	0.067 U	0.067 U	0.64	0.067 U	0.64
HL-4N5-9	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-4N5-12	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-4N5-15	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-5-9	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-5-12	0.0047 U	0.0095 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	0.0047 U	ND
HL-5-15	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-5N5-9	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-5N5-12	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
HL-5N5-15	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND

Table 4

Sears Center Investigation Area - PCB Data
Former Valco Mall
10123 North Wolfe Road, Cupertino, California

Sample ID ^{[1][2]}	Aroclor- 1016		Aroclor-1221		Aroclor-1232		Aroclor-1242		Aroclor-1248		Aroclor-1254		Aroclor-1260		PCB- sum ^[3]		
	(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)		(mg/kg)		
HL-5E5-9	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
HL-5E5-12	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
HL-5E5-15	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
HL-6	0.066	U	0.13	U	0.066	U	0.066	U	0.066	U	0.62		0.066	U	0.62		
HL-6N5-4	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
HL-6N5-9	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
HL-6N5-12	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
HL-6N5-15	0.0048	U	0.0095	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
HL-6E5-9	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
HL-6E5-12	0.0048	U	0.0095	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
HL-6E5-15	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0018	J	0.0048	U	0.0018	J	
OWS-O-12	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-O-16	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-O-20	0.0047	U	0.0095	U	0.0047	U	0.0047	U	0.0047	U	0.0047	U	0.0047	U	0.0047	U	ND
OWS-1	0.067	U	0.13	U	0.067	U	0.067	U	0.067	U	1.9		0.067	U	1.9		
OWS-1N5-12	0.0048	U	0.0095	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-1N5-16	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-1N5-20	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-1S5-12	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.01		0.0048	U	0.01		
OWS-1S5-16	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-1S5-20	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-2	0.067	U	0.13	U	0.067	U	0.067	U	0.067	U	1.2		0.067	U	1.2		
OWS-2N5-12	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-2N5-16	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-2N5-20	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWS-2S5-12	0.0047	U	0.0095	U	0.0047	U	0.0047	U	0.0047	U	0.0047	U	0.0047	U	0.0047	U	ND
OWS-2S5-16	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0066		0.0048	U	0.0066		
OWS-2S5-20	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWP-1	0.066	U	0.13	U	0.066	U	0.066	U	0.066	U	0.93		0.066	U	0.93		
OWP-1N5-12	0.0048	U	0.0096	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWP-1N5-16	0.0048	U	0.0095	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND
OWP-1N5-20	0.0048	U	0.0095	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	0.0048	U	ND

Table 4

Sears Center Investigation Area - PCB Data
Former Vallco Mall
10123 North Wolfe Road, Cupertino, California

Sample ID ^{[1][2]}	Aroclor- 1016	Aroclor-1221	Aroclor-1232	Aroclor-1242	Aroclor-1248	Aroclor-1254	Aroclor-1260	PCB- sum ^[3]	
	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
OWP-1S5-12	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
OWP-1S5-16	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
OWP-1S5-20	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
OWP-1E5-12	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
OWP-1E5-16	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
OWP-1E5-20	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
OWPI-W5-12	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
OWPI-W5-16	0.0048 U	0.0096 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	ND
OWPI-W5-20	0.0048 U	0.0095 U	0.0048 U	0.0048 U	0.0048 U	0.0048 U	0.061	0.0048 U	0.061
ESLs Residential (mg/kg)	--	--	--	--	--	--	--	--	0.230
RS Ls Residential (mg/kg)	4	0.200	0.170	0.230	0.230	0.240	0.240		0.230

Notes:

mg/kg = millogram per kilogram

PCB = polychlorinated biphenyl

ESLs Residential = Environmental Screening Levels (ESLs) for direct exposure to human health for residential shallow soil exposure as established by the San Francisco (SF) Water Board, revised January 2019. Screening levels listed are for either cancer risk or non-cancer hazards; if a screening level for both cancer risk and non-cancer hazards existed, the lower screening level was listed.

RS Ls Residential = Regional Screening Levels (RSLs) for exposure to cancer/noncancer residential soil established by the Department of Toxic Substances Control (DTSC), revised April 2019 and the Environmental Protection Agency (EPA), revised May 2019.

U = compound was not detected at a concentration greater than the reporting limit shown

J = compound was detected at a concentration less than the laboratory reporting limit, but greater than the method detection limit

-- = not applicable or not available

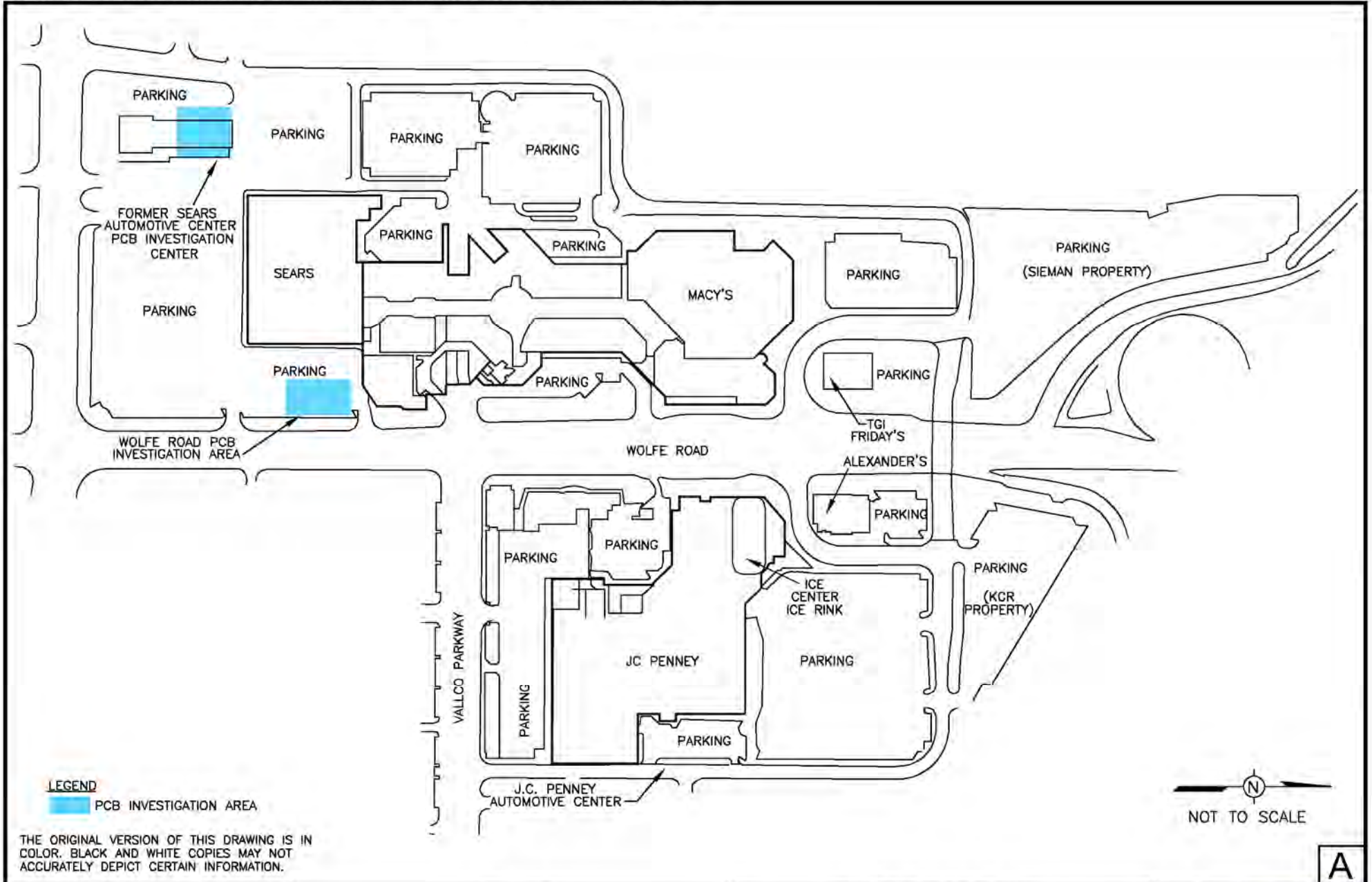
[1] Bold results indicate the concentration is greater than the reporting limit; results in red font indicate exceedance of screening levels. Gray gradient indicates increased depth within soil boring

[2] Sample nomenclature is sample area (HL = hydraulic lift; OWS = oil-water seperator; OWP = oil-water seperator pipe)- relative direction - sample depth (in feet below ground surface). Bold sample ID's were collected in Feburary 2020. All other samples were collected in April 2020 in an effort to delineate PCB concentrations in soil in the area.

[3] The PCB-sum is the sum of any detected aroclor listed above method dection limit.



FIGURES



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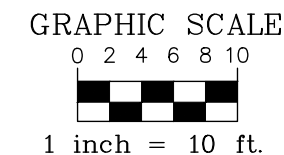
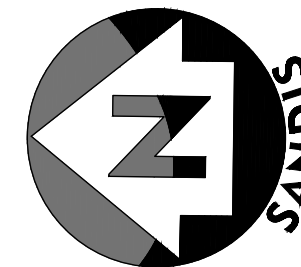
WSP
 WSP USA Inc.
 2025 GATEWAY PLACE
 SUITE 348
 SAN JOSE, CA 95110
 TEL: +1 408.453.6100

Figure 1
 PCB INVESTIGATION AREAS

VALLCO FASHION MALL
 10123 NORTH WOLFE ROAD
 CUPERTINO, CALIFORNIA
 PREPARED FOR
 VALLCO PROPERTY OWNER, LLC
 PALO ALTO, CALIFORNIA

Drawn By:	LS	6/10/2020
Checked:	ER	6/10/2020
Approved:		
DWG Name: 314MN2265.000-003		

NORTH WOLFE ROAD



LEGEND

- - - EXISTING PROPERTY LINE
- ESP-WW10-1 **SAMPLE ID**
- 232 **TOTAL PCB CONCENTRATION (mg/kg)**
RESIDENTIAL PCB ESL = 0.23 (mg/kg)
- **SAMPLE LOCATION (APPROXIMATE LOCATIONS)**
- ND **NON-DETECT, COMPOUND WAS NOT DETECTED AT A CONCENTRATION GREATER THAN THE REPORTING LIMIT**
- J **COMPOUND WAS DETECTED AT A CONCENTRATION LESS THAN THE LABORATORY REPORTING LIMIT, BUT GREATER THAN THE METHOD DETECTION LIMIT**
- SO-NE1-1 **SAMPLE ID'S IN ORANGE FONT INDICATE AN EXCEEDANCE OF THE PCB RESIDENTIAL ESL**
- ESP-NW10-1 **SAMPLE ID'S IN RED FONT INDICATE AN EXCEEDANCE OF THE TOXIC SUBSTANCES CONTROL ACT (TSCA) CLEANUP LEVEL OF 1 mg/kg**
- **CONFIRMATION SAMPLES (APPROXIMATE LOCATIONS)**



Drawn By: SY 8/13/2020
Checked: ND 8/13/2020
Approved:
DWG Name: PCB EXHIBIT - EX-1

VALLCO FASHION MALL
10123 NORTH WOLFE ROAD
CUPERTINO, CALIFORNIA
PREPARED FOR
VALLCO PROPERTY OWNER LLC
PALO ALTO, CALIFORNIA

FIGURE 2

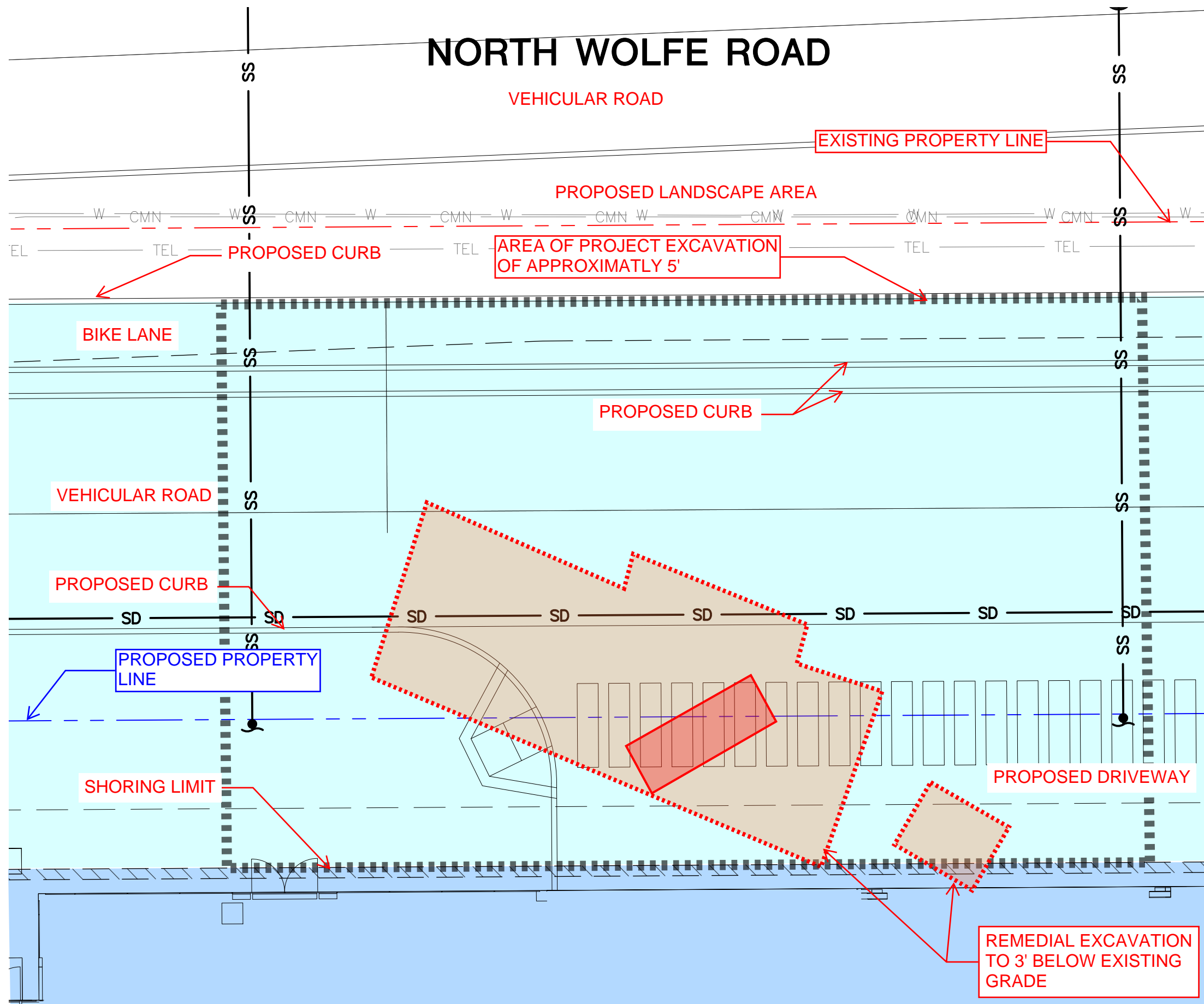
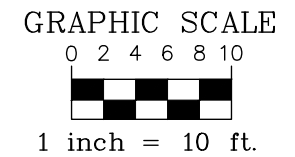
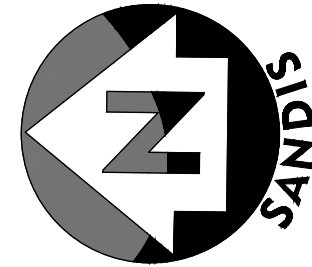
WOLFE ROAD PCB INVESTIGATION AREA

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NORTH WOLFE ROAD

VEHICULAR ROAD



LEGEND

- - - EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- PROJECT EXCAVATION
- PROJECT EXCAVATION (~5' DEPTH)
- PROJECT EXCAVATION (~20' DEPTH)

Drawn By: SY 8/13/2010
Checked: ND 8/13/2010
Approved:
DWG Name: PCB EXHIBIT - EX-2

VALLCO FASHION MALL
10123 NORTH WOLFE ROAD
CUPERTINO, CALIFORNIA
PREPARED FOR
VALLCO PROPERTY OWNER LLC
PALO ALTO, CALIFORNIA

FIGURE 3

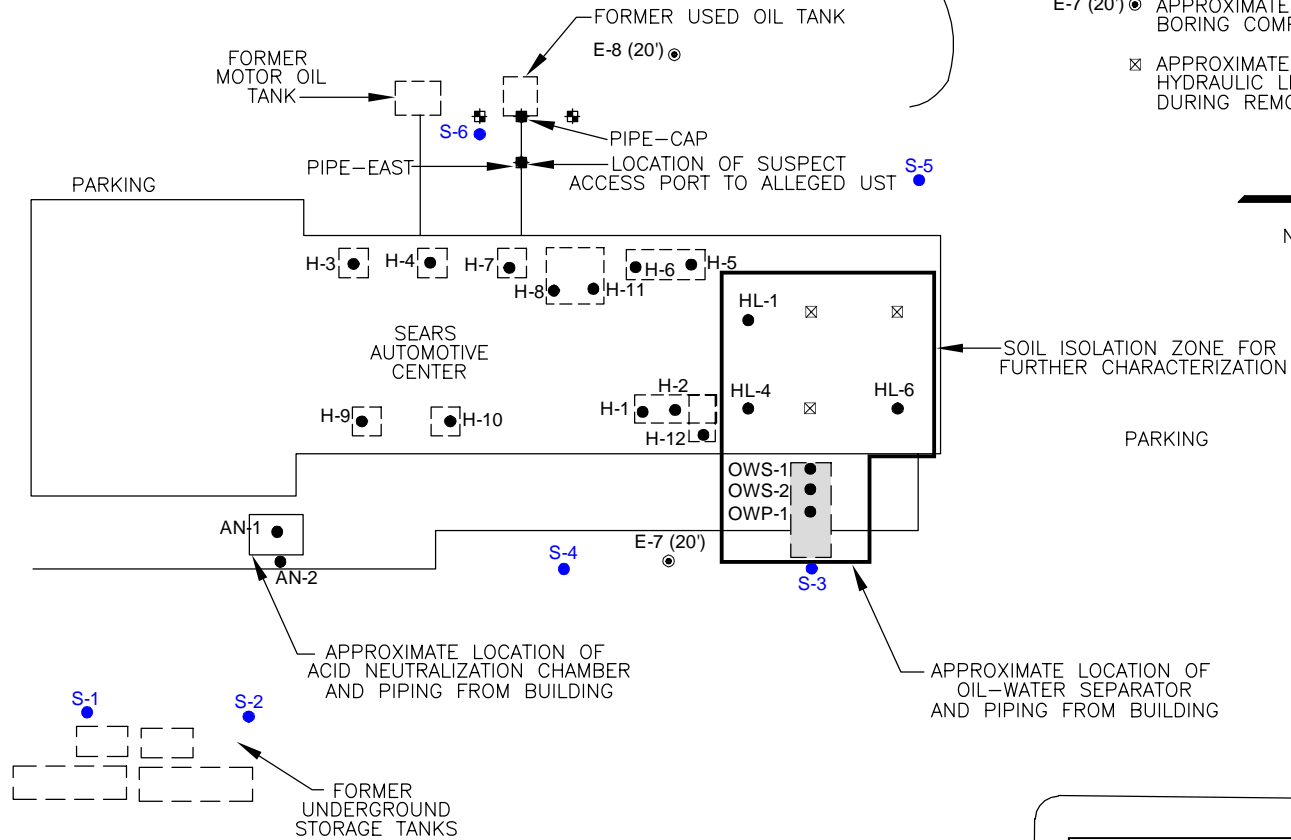
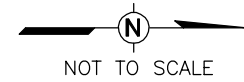
WOLFE ROAD PCB EXCAVATION AREA

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B

LEGEND

- H-1 ● APPROXIMATE SAMPLING LOCATIONS
- ⊕ TEST PIT FOR ALLEGED UST
- S-5 ● APPROXIMATE WSP BORING LOCATION DRILLED 10/30/18-10/31/18
- E-7 (20') ● APPROXIMATE LOCATION OF HISTORIC BORING COMPLETE BY GEOSPHERE
- ⊗ APPROXIMATE LOCATION OF FORMER HYDRAULIC LIFT NOT SAMPLED BENEATH DURING REMOVAL



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DRAFT

A

Figure 4

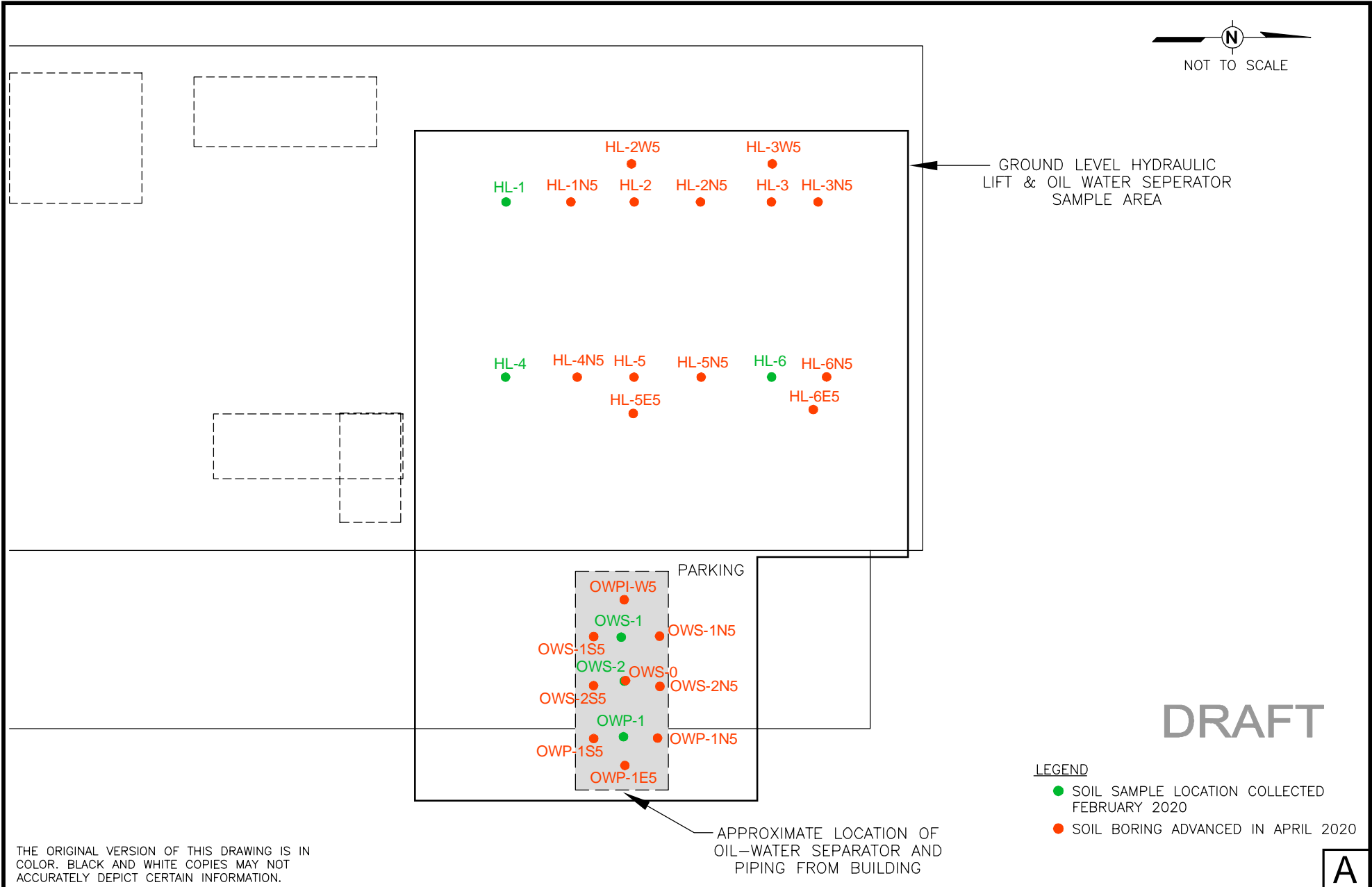
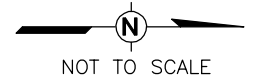
SAMPLING LOCATIONS - SEARS AUTOMOTIVE CENTER



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VALLCO FASHION MALL
10123 NORTH WOLFE ROAD
CUPERTINO, CALIFORNIA
PREPARED FOR
VALLCO PROPERTY OWNER LLC
PALO ALTO, CALIFORNIA


Drawn By:	LS 6/10/2020
Checked:	ER 6/10/2020
Approved:	
DWG Name:	314MN2265.000-005



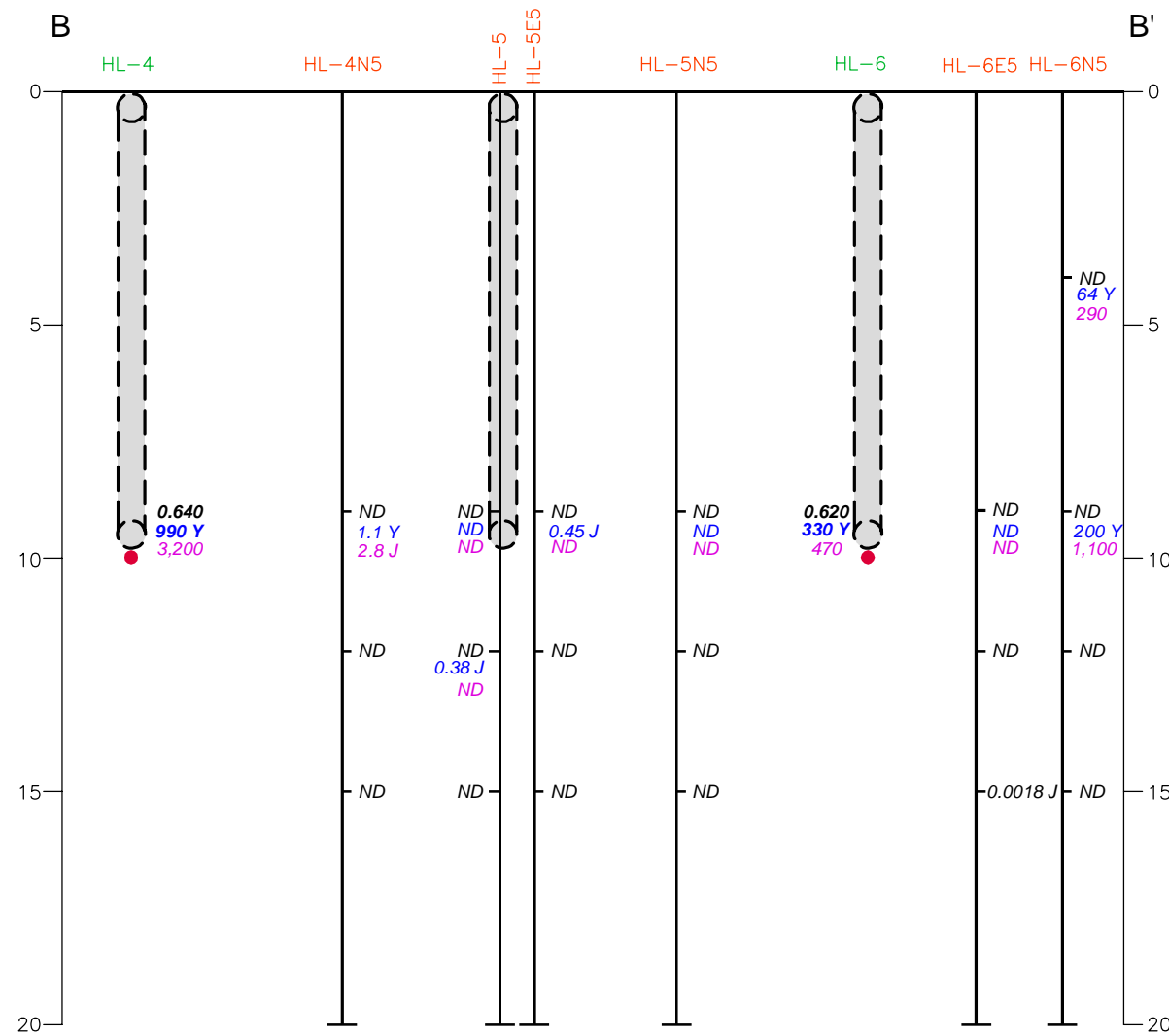
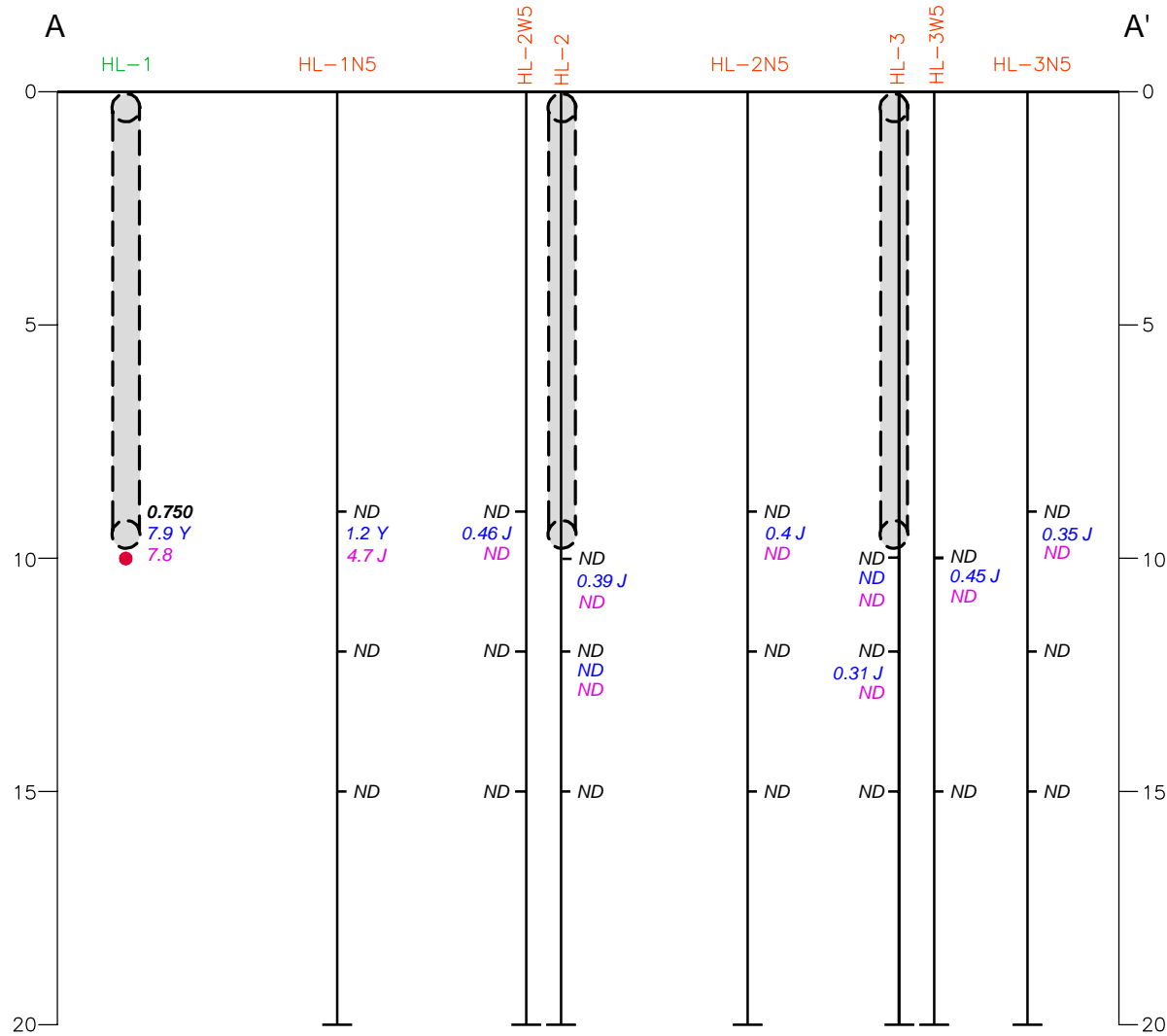
DRAFT

- LEGEND**
- SOIL SAMPLE LOCATION COLLECTED FEBRUARY 2020
 - SOIL BORING ADVANCED IN APRIL 2020

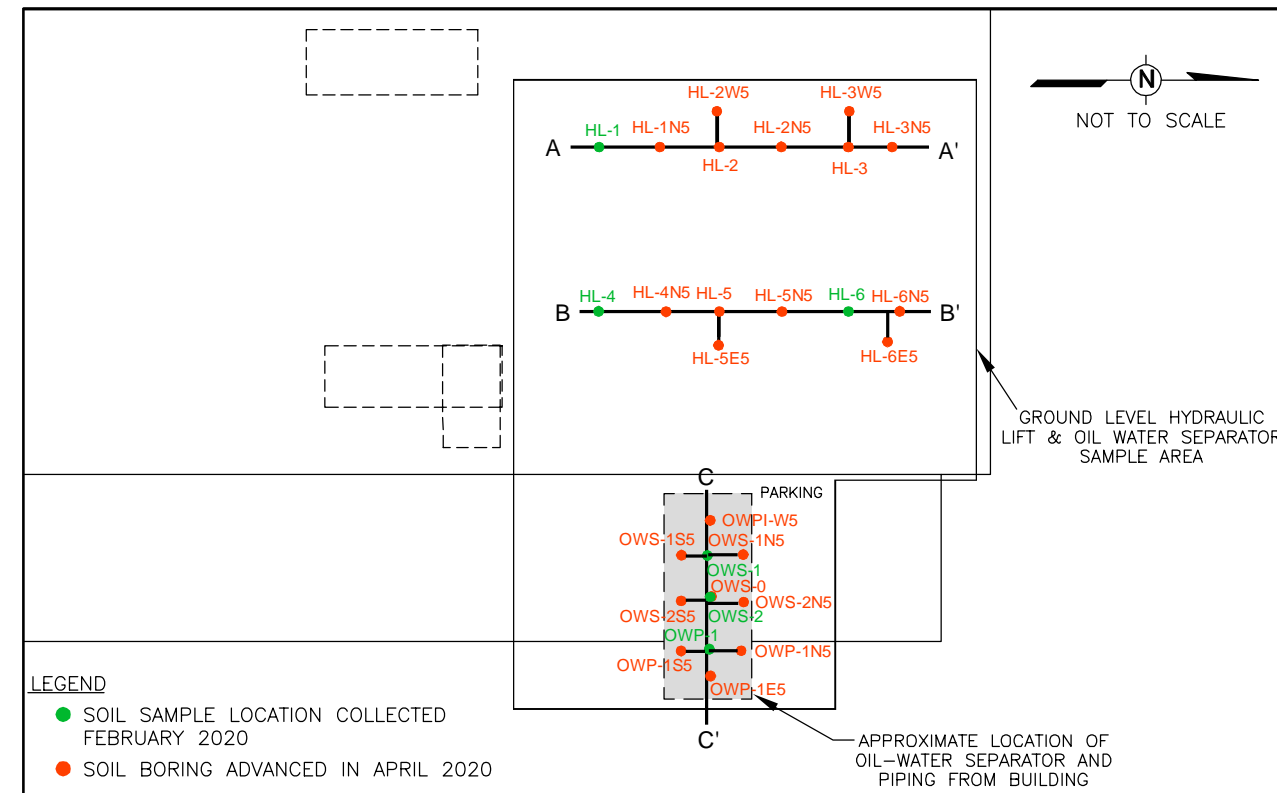
A

 <p>WSP USA Inc. 2025 GATEWAY PLACE SUITE 348 SAN JOSE, CA 95110 TEL: +1 408.453.6100</p>	<p>Figure 5</p>	<p>VALLCO FASHION MALL 10123 NORTH WOLFE ROAD CUPERTINO, CALIFORNIA</p> <p>PREPARED FOR VALLCO PROPERTY OWNER LLC PALO ALTO, CALIFORNIA</p>	<p>Drawn By: LS <i>6/10/2020</i></p>
	<p>PCB INVESTIGATION AREA – SEARS AUTOMOTIVE CENTER</p>		<p>Checked: ER <i>6/10/2020</i></p> <p>Approved:</p> <p>DWG Name: 314MN2265.000-006</p>

R:\Acad\CADD\CLIENTS\VALLCO FASHION MALL\31402265.000\CADD\314MN2265.000-001.dwg 8/13/2020 8:41 PM USLS01166

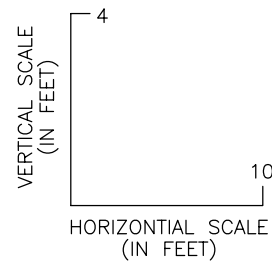


CROSS SECTION LOCATION MAP



LEGEND

- VERTICAL BORING
- GRAB SAMPLE
- ND NOT DETECTED
- HL-1 SOIL SAMPLE LOCATION COLLECTED IN FEBRUARY 2020 FROM THE BUCKET OF AN EXCAVATOR
- HL-IN5 SOIL BORING ADVANCED IN APRIL 2020 WITH GEOPROBE RIG EQUIPPED WITH CONTINUOUS SOIL SAMPLERS
- ALL RESULTS ARE IN UNITS OF MILLIGRAMS PER KILOGRAM (mg/kg)
- 0.750 POLYCHLORINATED BIPHENYLS (PCB), SUM
- 7.9 TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL
- 7.8 TPH AS MOTOR OIL
- 0.0018 J ESTIMATED CONCENTRATION DETECTED BELOW LABORATORY REPORTING LIMIT BUT ABOVE THE METHOD DETECTION LIMIT
- 7.9 Y SAMPLE EXHIBITS CHROMATOGRAPHIC PATTERN WHICH DOES NOT RESEMBLE STANDARD
- BOLD** VALUES INDICATE AN EXCEEDANCE OF THE RESPECTIVE RESIDENTIAL ENVIRONMENTAL SCREENING LEVEL (ESL)
- APPROXIMATE PROFILE OF HYDRAULIC LIFT CYLINDERS (ALREADY REMOVED)



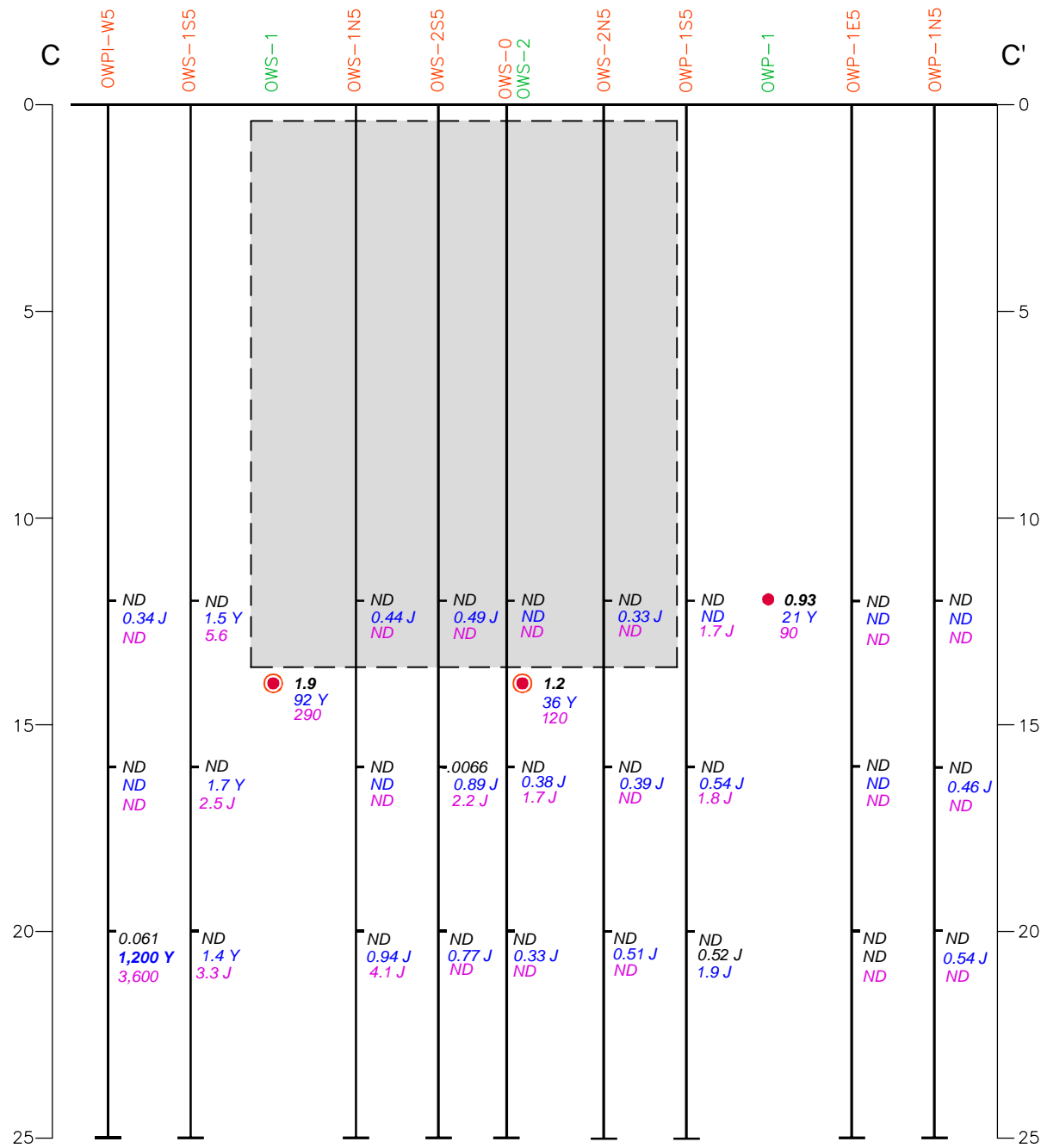
Drawn By: LS 8/16/2020
 Checked: ER 8/16/2020
 Approved:
 DWG Name: 314MN2265.000-001

VALLCO FASHION MALL
 10123 NORTH WOLFE ROAD
 CUPERTINO, CALIFORNIA
 PREPARED FOR
 VALLCO PROPERTY OWNER LLC
 PALO ALTO, CALIFORNIA

Figure 6
 CROSS SECTIONS A-A', AND B-B'
 SEARS AUTOMOTIVE CENTER

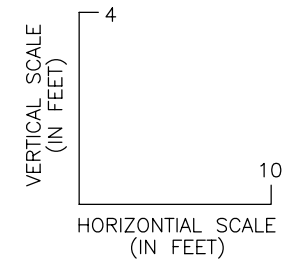
WSP USA, Inc.
 2025 GATEWAY PLACE
 SUITE 348
 SAN JOSE, CA 95110
 TEL: +1 408.453.6100

B

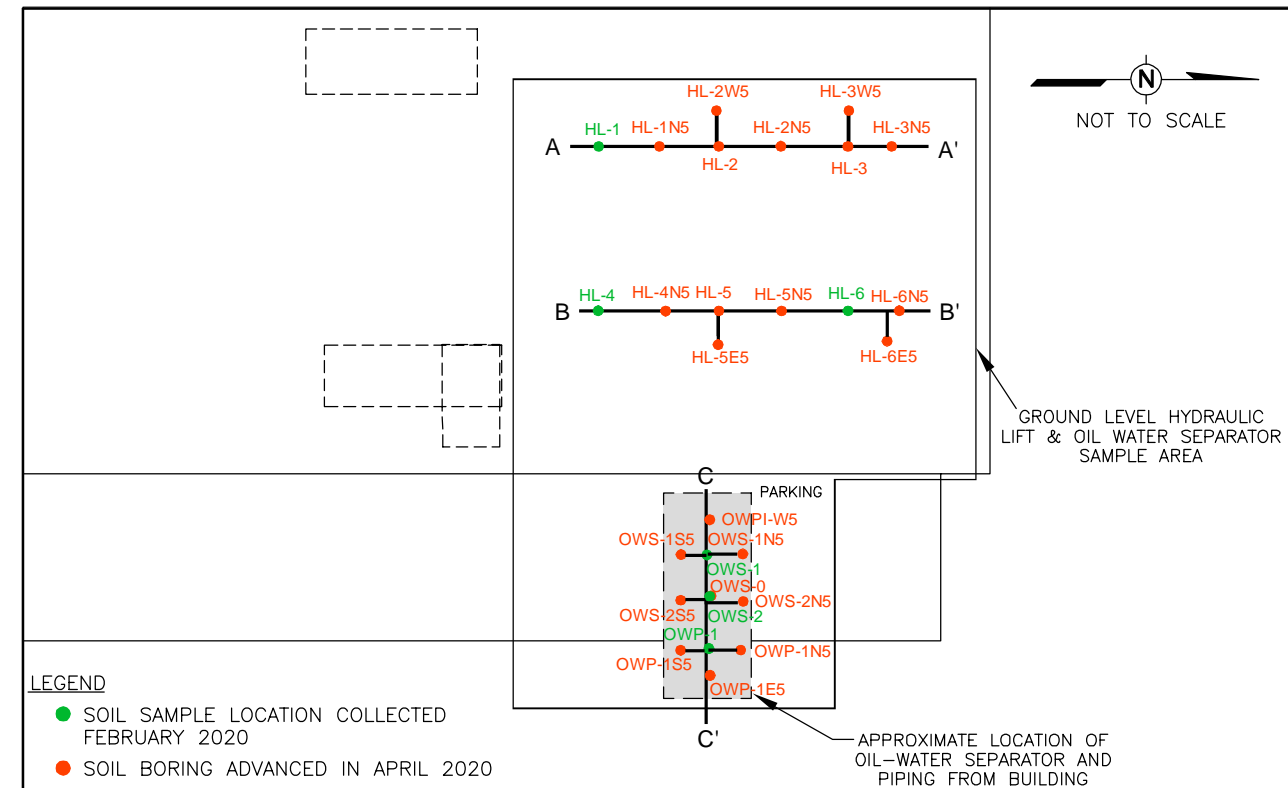


LEGEND

- VERTICAL BORING
- GRAB SOIL SAMPLE
- ND NOT DETECTED
- OWS-1 SOIL SAMPLE LOCATION COLLECTED IN FEBRUARY 2020 FROM THE BUCKET OF AN EXCAVATOR
- OWS-1N5 SOIL BORING ADVANCED IN APRIL 2020 WITH GEOPROBE RIG EQUIPPED WITH CONTINUOUS SOIL SAMPLERS
- ALL RESULTS ARE IN UNITS OF MILLIGRAMS PER KILOGRAM (mg/kg)
- 0.750 POLYCHLORINATED BIPHENYLS (PCB), SUM
- 7.9 TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL
- 7.8 AS MOTOR OIL
- 0.0018 J ESTIMATED CONCENTRATION DETECTED BELOW LABORATORY REPORTING LIMIT BUT ABOVE THE METHOD DETECTION LIMIT
- 7.9 Y SAMPLE EXHIBITS CHROMATOGRAPHIC PATTERN WHICH DOES NOT RESEMBLE STANDARD
- BOLD** VALUES INDICATE AN EXCEEDANCE OF THE RESPECTIVE RESIDENTIAL ENVIRONMENTAL SCREENING LEVEL (ESL)
- SOIL SAMPLE PCB CONCENTRATION IS ABOVE THE TSCA CLEANUP LEVEL 1 mg/kg
- APPROXIMATE PROFILE OF OIL-WATER SEPARATOR (ALREADY REMOVED)



CROSS SECTION LOCATION MAP



LEGEND

- SOIL SAMPLE LOCATION COLLECTED FEBRUARY 2020
- SOIL BORING ADVANCED IN APRIL 2020

Drawn By: LS 8/16/2020
 Checked: ER 8/16/2020
 Approved:
 DWG Name: 314MN2265.000-002

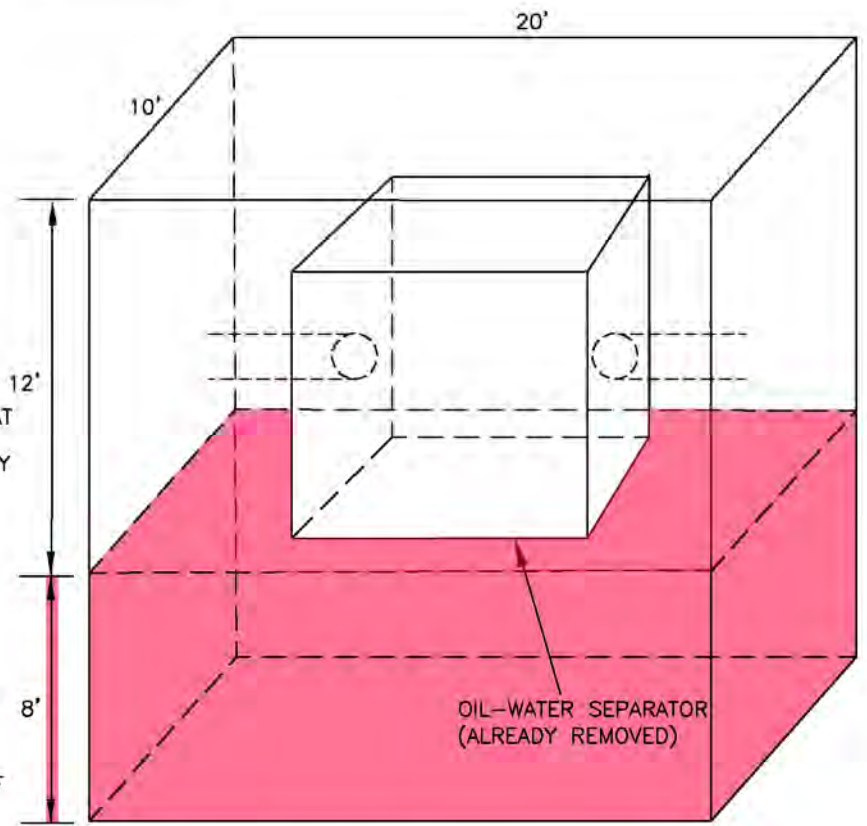
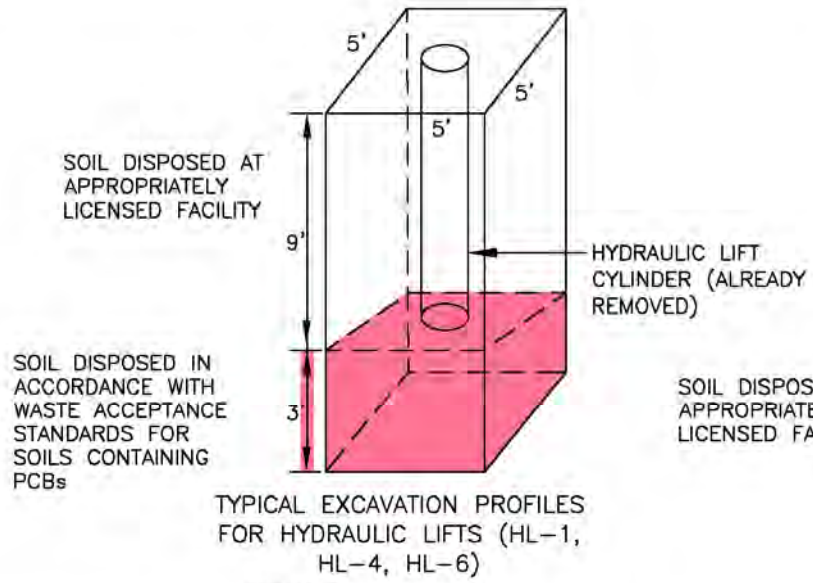
VALLCO FASHION MALL
 10123 NORTH WOLFE ROAD
 CUPERTINO, CALIFORNIA
 PREPARED FOR
 VALLCO PROPERTY OWNER LLC
 PALO ALTO, CALIFORNIA

Figure 7

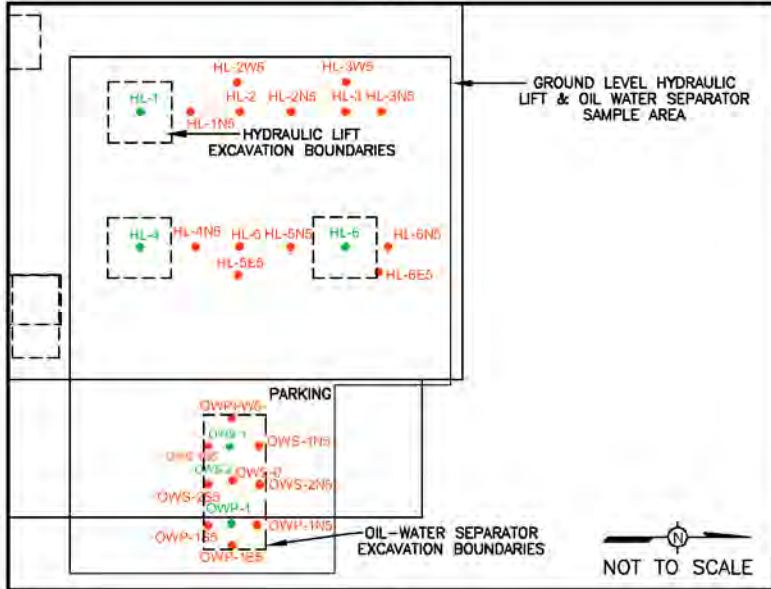
CROSS SECTIONS C-C'
 SEARS AUTOMOTIVE CENTER

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 TEL: +1 408.453.6100






INSET MAP



NOT TO SCALE **A**

 <p>WSP USA Inc. 2025 GATEWAY PLACE SUITE 348 SAN JOSE, CA 95110 TEL: +1 408.453.6100</p>	<p>Figure 8</p>	<p>VALLCO FASHION MALL 10123 NORTH WOLFE ROAD CUPERTINO, CALIFORNIA PREPARED FOR: VALLCO PROPERTY OWNER, LLC PALO ALTO, CALIFORNIA</p>	<p>Drawn By: LS 8/6/2020</p>
	<p>FORMER SEARS AUTOMOTIVE CENTER EXCAVATION PROFILES</p>		<p>Checked: ER 8/6/2020</p>
			<p>Approved:</p>
			<p>DWG Name: 314MN2265.000-007</p>