

September 12, 2025

David J. Powers & Associates
1871 The Alameda Suite 200
San Jose, California 95126

Subject: **PEER REVIEW**

1001 South Wolfe Road
Sunnyvale, California 94086
AEI Project No. 516168
Client Reference No. Job 25-038

Dear Kristy Weis:

AEI Consultants (AEI) was retained by David J. Powers & Associates to conduct a Peer Review of a prior environmental report prepared for the above-referenced property, herein referred to as the subject property. These services have been conducted in accordance with our signed proposal.

1.0 REPORT BACKGROUND

AEI was provided the following document, which was prepared for the subject property:

- *Phase I Environmental Site Assessment (1001 South Wolfe Road, Sunnyvale, CA 94086)*, prepared by Silicon Valley Environmental/Phase-1 Environmental Services, dated June 11, 2024 for Mr. Samir Sharma

Review of the report indicates the investigation was conducted in general compliance with the current standard established by ASTM International that governs the performance of Phase I Environmental Site Assessments (ESAs).

The subject property is described as consisting of a vacant residence on a 0.325 acre lot.

2.0 PROPERTY HISTORY AND SIGNIFICANT DATA GAPS

The report further identifies the subject property to have historically consisted of agricultural land and undeveloped land from 1931 to 1939, with the addition of residential structure(s) by 1948.

Data gaps, data failure, and/or limitations were identified in the report. However, they were not expected to significantly alter the findings of this investigation.

3.0 REPORT REGULATORY DATABASE LISTINGS AND FEATURES OF CONCERN

REGULATORY DATABASE REPORT

Regulatory database listings were not identified for the subject property.

SIGNIFICANT FEATURES OF CONCERN

No significant on-site features of concern were identified during the site reconnaissance.

4.0 REPORT FINDINGS

No Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs) or Controlled Recognized Environmental Conditions (CRECs) were identified in the prior report.

The prior report notes the following Potential Environmental Concerns (PECs):

- "Aerial photographs indicate that the Subject Property was within and adjacent to commercial fruit orchards from at least 1931 to the mid-1960s. This is a PEC only if the Property is redeveloped - especially for residential or other sensitive-receptor (such as school) occupancies. Persistent organochlorine pesticides (OCPs) were used prevalently in farming into the 1970's and are now banned. If redeveloped - especially for residential or other sensitive-receptor occupancy (such as School or elderly) testing for OCPs in shallow soils would be recommended, and likely required by the permitting agencies responsible for the redevelopment permitting."

The prior report notes the following other environmental issues:

- "The Subject Property initial building was constructed in 1947 (Assessor's Off.). It is possible, then, that LBP may be present. If demolition or remodeling is planned, professional testing for LBP will likely be required before debris disposal can be determined - unless this testing has already been conducted."
- "The Subject Property building was constructed in 1947 (Assessor's Off.). Therefore, it is possible the structures have asbestos-containing building materials within it. If demolition or remodeling is planned which disturbs floors, walls or ceilings, professional testing for ACMs will likely be required before demo materials disposal - if this inspection and testing has not already been conducted."

5.0 REPORT RECOMMENDATIONS

Silicon Valley Environmental/Phase-1 Environmental Services recommended no further investigations, "other than the above (redeveloping)".

6.0 AEI'S CONCLUSIONS

Based solely on the information provided, AEI concurs with the findings and recommendations.

7.0 REPORT VIABILITY

Continued viability of this report is subject to the provisions contained within ASTM E 1527-21 Section 4.6. All of the following components must be conducted or updated within 180 days prior to the date of acquisition or prior to the date of the transaction:

- (i) interviews with owners, operators, and occupants;
- (ii) searches for recorded environmental cleanup liens (a user responsibility);
- (iii) reviews of federal, tribal, state, and local government records;
- (iv) visual inspections of the subject property and of adjoining properties; and
- (v) the declaration by the environmental professional responsible for the assessment or update.

Continued viability of this report is subject to the provisions contained within ASTM E 1527-21 Section 4.6. All of the components outlined in Section 4.6.2 must be conducted or updated within 180 days prior to the date of acquisition or prior to the date of the transaction. AEI recommends the User review these components and ensure the report is viable within the timeframe of their transaction.

8.0 AEI RECOMMENDATIONS

Based on the available information presented, AEI does not require any report revisions to render a final opinion.

AEI does not recommend additional investigations at this time.

9.0 LIMITATIONS AND RELIANCE

Should reliance be necessary to help establish innocent land owner protections, AEI recommends obtaining it from the entity that prepared the report.

AEI relied on the above provided information which was derived from a third-party company. AEI cannot guarantee the thoroughness or reliability of the information provided. This review did not include any additional activities or considerations of any additional information beyond the information listed above. AEI was not provided with additional current site use information or any additional historical information regarding site uses or surrounding site concerns, as they may have changed since June 11, 2024.

AEI's limited Peer Review should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. AEI's conclusions, and/or recommendations, stated in this report are based on the data and information obtained and/or provided as part of this assessment. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

All reports, both verbal and written, are for the benefit of David J. Powers & Associates. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns.

Reliance is provided in accordance with David J. Powers & Associates and AEI's contract and Terms and Conditions dated September 3, 2025. The limitation of liability defined in the contracted terms is the aggregate limit of AEI's liability to the client and all relying parties.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Tory Golino at (408) 559-7600 or TGolino@aeiconsultants.com.

Sincerely,



Megan Salcido
National Client Manager



Tory Golino
Senior Vice President