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*By Alameda County Environmental Health 2:17 pm, Jun 27, 2017*

June 26, 2017

Ms. Dilan Roe
Chief-Land Water Division
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: Soil and Groundwater Investigation Report
Main Street Property
927 Main Street
Pleasanton, California 94566
ACDEH Fuel Leak Case No. RO0003199
GeoTracker Global ID No. T10000008158

Dear Ms. Dilan:

Equity Enterprises is pleased to present the enclosed report, prepared by Environmental Risk Assessors, presenting the findings of investigations at 927 Main Street in Pleasanton, California. This report is submitted pursuant to Alameda County Department of Environmental Health's letter dated April 26, 2017.

I have read and acknowledge the content, recommendations, and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the State Water Resource Control Board's GeoTracker website.

Please feel free to call me at 925-484-3636 if you have any questions.

Sincerely,

Brad Hirst
Equity Enterprises

Environmental Risk Assessors

# Soil and Groundwater Investigation Report

Main Street Property
927 Main Street
Pleasanton, California 94566


June 26, 2017

Prepared for:
Equity Enterprises
4460 Black Avenue, Suite L
Pleasanton, CA 94566

Prepared by:
Environmental Risk Assessors
1420 East Roseville Parkway
#140-262
Roseville, CA 95661

ACDEH Fuel Leak Case No. RO0003199

GeoTracker Global ID No. T10000008158

ERA Project No. 01-2016-1300-001

Environmental Risk Assessors

June 26, 2017

Mr. Bradley A. Hirst
Equity Enterprises
4460 Black Avenue, Suite L
Pleasanton, California 94566

**SUBJECT:** Soil and Groundwater Investigation
Main Street Property
927 Main Street
Pleasanton, California 94566
ERA Project No. 01-2016-1300-001

Dear Mr. Hirst,

Environmental Risk Assessors (ERA) is pleased to present this Soil and Groundwater Investigation (SSI) Report for the above-referenced property (the Site). Our scope of work and findings are presented in the attached report.

It has been a pleasure working with you on this project. Please do not hesitate to contact me at (916) 677-9897 and via email at litafreeman@gmail.com if you have any questions or comments regarding this assessment.

Sincerely,

Environmental Risk Assessors

Lita D. Freeman

Lita D. Freeman, PG
Professional Geologist


Tel 916-677-9897
litafreeman@gmail.com

1420 East Roseville Parkway
Suite 140-262
Roseville, California 95661

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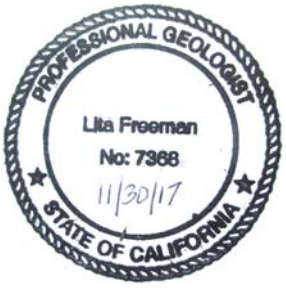
## CERTIFICATION

Report Prepared By:




June 26, 2017

Lita D. Freeman, P.G. Date
Principal Geoplogist
California Professional Geologist No. 7368

* All information, conclusions, and recommendations in this document have been prepared under the supervision of and reviewed by a California Professional Geologist of Environmental Risk Assessors.

A professional geologist's certification of conditions comprises a declaration of his or her professional judgment. It does not constitute a warranty or guarantee, expressed or implied, nor does it relieve any other party of its responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances.

# 1. EXECUTIVE SUMMARY

Environmental Risk Assessors (ERA) is pleased to present this Soil and Groundwater Investigation (SWI) Report (the "Report") for the property located at 927 Main Street, Pleasanton, Alameda County, California (the "Site"; Figure 1) to Equity Enterprises. The SWI was conducted in general accordance with ERA's *Soil and Groundwater Investigation Work Plan* (the "Work Plan"; ERA 2017) conditionally approved by the Alameda County Department of Environmental Health (ACDEH) in the letter dated April 26, 2017 (see Appendix A). The following identification numbers have been assigned to the Site: ACDEH Fuel Leak Case No. RO0003199; and California Environmental Protection Agency (Cal-EPA) State Water Resources Control Board (SWRCB) GeoTracker Global ID No. T10000008158.

## 1.1 Site Description

The Site consists of approximately 8,115 square feet of land identified as Alameda County Assessor Parcel Number (APN) 946-3370-22. The single-story 2,340-square-foot building located on site was constructed in 1980 and is currently occupied by a Subway sandwich shop and a Hanadi Sushi restaurant (Figure 2). The L-shaped parcel adjoining the Site to the southwest is currently developed with a multi-tenant single-story commercial building.

## 1.2 Background

Alameda County assessor's records indicate that a large parcel, identified as APN 946-3370-7, was divided into five parcels in 1978. Two of the five parcels are currently identified as 946-3370-22 (927 Main Street; the Site) and 946-3370-19 (915 Main Street; the southwest adjoining property).

Information obtained by Basics Environmental during the Phase I ESA (Basics Environmental 2013) indicated that the Site was formerly occupied by a large rectangular building with a canopy on the building's southeastern corner. The former building, addressed 40 Santa Rita Road, housed an auto repair facility between at least the late 1930s and late 1960s. A gas and oil facility was present at the building's southeastern corner from the late 1930s/early 1940s to the early 1950s. A small rectangular building with a canopy was formerly located on the southwest adjoining property and extended onto the Site's southern portion. This building, addressed 40A Santa Rita Road, was used as a gas and oil facility. In the 1970s a Robo-branded car wash was present on the southwest adjoining property and extended onto the Site. The approximate footprints of the former buildings addressed 40 and 40A Santa Rita Road are shown on Figure 2.

No specific information on former operations (i.e., capacity, type, and location of former underground storage tanks [USTs], pump island locations, auto maintenance areas, hazardous materials use, etc.) was obtained from local regulatory agency files by Basics Environmental. Also, no information regarding removal of USTs or associated sampling was contained within the local regulatory agency files reviewed by Basics Environmental. Anomalies indicative of USTs, backfilled excavations, etc. were not identified during a geophysical survey (CBRE 2016) conducted in 2016 at the Site, the southwest adjoining property, and the north adjoining property (929 Main Street).

## 1.3 Investigations

Based on the findings of Basics Environmental's Phase I ESA (Basics Environmental 2013), ERA conducted a limited Phase II ESA in November 2015 and prepared a report presenting the findings (ERA 2015). In accordance with ACDEH's request, ERA performed a subsequent investigation in 2016 to evaluate the likely source(s) of the petroleum hydrocarbons identified in groundwater

beneath the Site and an investigation in 2017 to help delineate the groundwater plume and evaluate naphthalene in soil gas, indoor air, and ambient air. The 2016 investigation results were presented in a report of findings (ERA 2016) and are summarized in this report along with the results of the 2017 investigation. The investigations performed to date consisted of the following:

- Advancing two borings (SB-1 and SB-2) in 2015 to collect soil and groundwater samples;
- Advancing borings at three locations (SB-3 through SB-5) in 2016 to collect a soil gas sample to assess vapor intrusion potential and soil and groundwater samples to assess conditions on the Site and southwest adjoining property;
- Obtaining soil samples from boring SB-3 in 2016 to assess photoionization detector (PID) readings recorded at boring SB-2 and evaluate lithology in the area of boring SB-2;
- Advancing a probe at SB-5A on the eastern side of the Site in 2017 to evaluate naphthalene in soil gas due to the presence of naphthalene in groundwater from boring SB-5 in 2016;
- Collecting samples in 2017 to evaluate select VOCs in indoor air and ambient air due to the presence of naphthalene in groundwater from boring SB-5 in 2016;
- Collecting groundwater from boring SB-2A in 2017 to evaluate the discrepancy of gasoline concentrations in groundwater samples from boring SB-2 in 2015 and boring SB-3 in 2016;
- Collecting soil and groundwater samples from borings SB-6 through SB-9 to delineate the lateral extent of the petroleum hydrocarbon beneath the Site;
- Submitting soil gas samples for volatile organic compounds (VOCs) and methane analysis, indoor air and ambient air samples for VOCs analysis, and soil and groundwater samples for total petroleum hydrocarbons (TPH) quantified as gasoline (TPHg), TPH quantified as diesel (TPHd), TPH quantified as Stoddard solvent (TPHss), VOCs, and/or Leaking Underground Fuel Tank (LUFT) Manual 5 metals analysis; and
- Preparing a report presenting the investigation results.

### 1.4 Findings

Depth to water was reported at 37 to 44 feet below ground surface (bgs) by ETIC Engineering, Inc. at the Mobil service station formerly located to the Site's northeast across Main Street (ETIC 2009a) with local groundwater flow direction inferred to be to the east-northeast; historically, local groundwater flow direction was generally northward. ETIC calculated groundwater gradient as 0.0011. Groundwater was encountered on site at depths of approximately 34 to 38.5 feet bgs.

A site-specific preliminary Conceptual Site Model (CSM) was developed to help identify data gaps to be addressed by data collection. Data gaps identified following the 2016 investigation were:

- The potential source for petroleum hydrocarbons in groundwater beneath the Site had not been identified. This data gap was adequately addressed by collecting and analyzing groundwater samples from on-site borings SB-7 and SB-8, located on the upgradient portion of the Site. Petroleum hydrocarbons were not reported in groundwater samples from these borings at concentrations at or above their respective lab RLs.
- The petroleum hydrocarbons plume beneath the Site had not been delineated. This data gap was adequately addressed by collecting and analyzing groundwater samples from the on-site borings SB-6 through SB-9, located on the downgradient portion of the Site.

Petroleum hydrocarbons were not reported in groundwater samples from these borings at concentrations at or above their respective lab RLs.

- The potential for vapor intrusion from residual subsurface sources had not been assessed in the area of boring SB-5. This data gap was adequately addressed by collecting and analyzing of a soil gas sample from boring SB-5A, an indoor air sample (927-IA) from inside the on-site building, and an ambient air sample (1-AA) from outside the site building. Similar naphthalene concentrations in indoor air and ambient air were reported.

Information obtained during ERA's water well survey indicated that the nearest active or possibly active well located downgradient of the Site was more than 1,000 feet to the north to northwest.

Comparison of the analytical results for samples collected by ERA to the Tier 1 Environmental Screening Levels (ESLs) established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB 2016) revealed the following:

- Naphthalene and methane were reported in soil gas sample SB-3-SG at, respectively, 11 micrograms per cubic meter (µg/$m^3$; below its' Tier 1 ESL of 41 µg/$m^3$) and 0.0009 percent (%; below its' Lower Explosive Limit [LEL] of 5%);
- Analysis of soil gas sample SB-5A revealed naphthalene at 0.61 µg/$m^3$ using TO-15 analysis and less than the laboratory reporting limit (lab RL; 2 µg/$m^3$) using TO-17 analysis; both are below its' ESL (41 µg/$m^3$); the leak check compound 1,1-difluoroethane (1,1-DFA) was not reported at a concentration at or above its' lab RL (11 µg/$m^3$);
- Analysis of indoor air sample 927-IA and ambient air sample 1-AA revealed naphthalene at concentrations of 0.11 µg/$m^3$ (927-IA) and 0.064 µg/$m^3$ (1-AA) which are slightly above and slightly below, respectively, its' Tier 1 ESL for indoor air of 0.083 µg/$m^3$; 1,2-dibromoethane (EDB) at 0.066 µg/$m^3$ (927-IA) and 0.053 µg/$m^3$ (1-AA) which are above its' Tier 1 ESL for indoor air of 0.0047 µg/$m^3$; and 1,2-dichloroethane (1,2-DCA) at 0.082 µg/$m^3$ (927-IA) and 0.078 µg/$m^3$ (1-AA) which are below its' Tier 1 ESL for indoor air of 0.11 µg/$m^3$;
- Analysis of soil samples revealed TPHd in samples SB-2-2 at 16 milligrams per kilogram [mg/kg] and SB-6-2.5 at 37 mg/kg which are below its' Tier 1 ESL (240 mg/kg); TPHmo in samples SB-6-2.5, SB-7-2.5, SB-8-2.5, SB-8-7.5, SB-9-2.5, and SB-9-7.5 at 11 mg/kg to 75 mg/kg which are below its' Tier 1 ESL (100 mg/kg); TPHg at 0.99 mg/kg in SB-3-32 which is below its' Tier 1 ESL of 100 mg/kg, naphthalene at 0.026 mg/kg in SB-5-36 which is above its' Tier 1 ESL of 0.023 mg/kg, ethylbenzene at 0.022 mg/kg in SB-3-32 which is below its' Tier 1 ESL of 1.4 mg/kg, and xylenes at 0.137 mg/kg in SB-3-32 and 0.022 mg/kg in SB-5-36 which are below its' Tier 1 ESL of 2.3 mg/kg;
- Analysis of groundwater samples collected during site investigations revealed TPHd (at 120 micrograms per liter [µg/L]) in sample SB-1-W at slightly above is' Tier 1 ESL (100 µg/L); TPHg (1,400 µg/L), TPHd (1,000 µg/L), and TPHss (1,400 µg/L) in sample SB-2-W above the Tier 1 ESL (100 µg/L for each); naphthalene (5.3 µg/L) in sample SB-2-W above its' Tier 1 ESL (0.12 µg/L); ethylbenzene (6.1 µg/L) and xylenes (19 µg/L) in SB-2-W below their Tier 1 ESLs (13 µg/L and 20 µg/L, respectively); toluene (0.57 µg/L), ethylbenzene (1.7 µg/L), and xylenes (6.6 µg/L) in sample SB-3-GW below their Tier 1 ESLs (40 µg/L, 13 µg/L, and 20 µg/L, respectively); TPHg (230 µg/L) and TPHss (940 µg/L) in sample SB-5-W above their Tier 1 ESLs (100 µg/L for each); analysis of sample SB-5-W also revealed

naphthalene (at 19 µg/L; above its' Tier 1 ESL of 0.12 µg/L), ethylbenzene (at 2.8 µg/L; below its' Tier 1 ESL of 13 µg/L); and xylenes (at 40 µg/L; above its' Tier 1 ESL of 20 µg/L);

- Benzene, MTBE, ethylbenzene, and naphthalene were not reported in shallow soil samples (less than 10 feet depth) or in groundwater samples at concentrations at or above their respective lab RL (which are lower than the ESL for each) except as noted above; and
- Petroleum hydrocarbons were not reported in the groundwater samples collected from borings SB-6 through SB-9 at concentrations at or above the lab RLs; the lab RL (50 µg/L) for TPHg and TPHd is below the Tier 1 ESL (100 µg/L), the lab RLs (1.2 µg/L and 0.62 µg/L) for EDB and 1,2-DCA are above the Tier 1 ESLs (0.05 µg/L for EDB and 0.5 µg/L for 1,2-DCA), and lab RLs for the remaining VOCs are below their respective Tier 1 ESL.

Additional research was conducted by ERA to help evaluate potential sources of the petroleum hydrocarbons detected beneath the Site. The results of the research are summarized below:

- Review of the SWRCB Geotracker website, the Cal-EPA Department of Toxic Substances Control (DTSC) Envirostor website, and the ACDEH Leaking Underground Fuel Tank/Spills, Leaks Investigation and Cleanup (LUFT/SLIC) website indicated that the former Unocal service station (located approximately 90 feet east of the Site across Main Street) and City of Pleasanton Corporate Yard (located approximately 245 feet south-southeast of the Site) are potential sources for the petroleum hydrocarbons present in groundwater beneath the Site, based on the likely operations, proximity, upgradient location with respect to the site location and inferred local groundwater flow direction, etc.
- Review of aerial photographs contained in AEI's report (AEI 2010) and information in Basics Environmental's report (Basics Environmental 2013) indicated that the property located approximately 125 feet to the south (within the current alignment of Del Valle Parkway) was used as an auto sales lot from at least the mid-1950s until the mid-1980s. The auto sales lot extended westward from Main Street to a point southwest of the Site's western border. No information was obtained by AEI or Basics Environmental indicating that USTs were present at the former auto sales lot; however, operations at this property may have included fueling operations and/or auto repair operations. These operations could be potential sources for the petroleum hydrocarbons present in groundwater beneath the Site based on the location of this property to the south and in an upgradient direction from the Site with respect to the site location and the inferred local groundwater flow direction.
- A geophysical survey performed by CBRE, Inc. (CBRE) around the Site and on the adjoining properties to the south and west in March 2016 reportedly did not identify anomalies indicative of USTs or disturbed soil (i.e., in backfilled tank excavations) (CBRE 2016). Based on these results, no existing USTs appear to be present on or near the Site and no source for an ongoing release is apparent in the surveyed areas.

The SWRCB's Low Threat UST Closure Policy (LTCP) and Technical Justification for Groundwater Media-Specific Criteria were reviewed for comparison to site data. Site-specific data not already presented above are summarized as follows:

- The Site's surface is covered by hardscape (building, sidewalks, pavement). There are currently no plans to change the Site's commercial use and no redevelopment plans.

- Direct contact with soil and outdoor air exposure does not appear to be a significant environmental or health concern, based on the lack of petroleum hydrocarbons above screening levels in shallow soil, current site conditions, and current commercial site use.
- Comparison of analytical results for soil samples collected from the 0- to 5-foot and 5- to 10-foot depth intervals revealed that benzene, ethylbenzene, and naphthalene were not detected at concentrations at or above the lab RL of 0.005 mg/kg for each of these compounds and that the lab RL was below the limits listed in Table 1 of the LTCP.
- Naphthalene was reported in the indoor air sample and the ambient air sample at similar concentrations (0.11 µg/$m^3$ in indoor air and 0.064 µg/$m^3$ in ambient air). Comparison to the Tier 1 ESL (0.083 µg/$m^3$) for naphthalene in indoor air (SFBRWQCB 2016) indicated that naphthalene concentrations reported in indoor air and ambient air samples are slightly above and slightly below its' Tier 1 ESL, respectively. The estimated risks based on exposure to naphthalene in indoor air and use of DTSC's Guidance (DTSC 2011) include an incremental cancer risk of 1.6 x $10^{-6}$ and a non-cancer hazard index of 0.034. Ventilation of the on-site building appears sufficient based on the incremental cancer risk, non-cancer hazard index, and the similar concentrations of naphthalene for indoor air and ambient air.
- The Plume Study noted that benzene and MTBE were not detected in groundwater samples at concentrations at or above the laboratory reporting limits and mapped the length of the TPHg plume as approximately 65 feet as measured from the source area to the plume boundary. Based on the short, stabilized plume length of less than 100 feet for TPHg and lack of benzene and MTBE in groundwater which indicates a small or depleted source and/or very high natural attenuation rate, and the lack of receptors (existing water supply well or surface water body) within 250 feet of the Site, the Site satisfies the Class 1 Groundwater Plume Class Criteria.

### 1.5 Conclusions

Potential on-site sources for petroleum hydrocarbons present in soil and groundwater beneath the Site were identified as the gas and oil facility formerly present near the Site's southeastern corner and the car wash formerly present on the Site's southwestern portion. Although documentation was not available, USTs may have been associated with the former facilities. The primary release has been stopped with no USTs currently present on site based on the reported lack of evidence indicating the presence of tanks during construction of the current building and during the recent geophysical survey across the Site. The former gas and oil facility has not been ruled out as a potential source for petroleum hydrocarbons; however, the former car wash does not appear to be a likely source based on lack of petroleum hydrocarbons in the groundwater sample from boring SB-8, located on the Site's southwestern portion in the former car wash area.

Secondary sources (significant residual mass of petroleum hydrocarbons in soil and groundwater) have not been identified based on the available data, as summarized below:

- Petroleum hydrocarbons are not present in shallow soil (less than 10 feet bgs) at concentrations above screening levels (ESLs and/or LTCP limits);
- Benzene, ethylbenzene, and naphthalene are not present in shallow soil at concentrations above limits listed in Table 1 of the LTCP (8.2 mg/kg, 89 mg/kg, and 45 mg/kg, respectively, for soil samples from the 0- to 5-foot depth interval, and 12 mg/kg, 134 mg/kg, and 45 mg/kg, respectively, for soil samples from the 5- to 10-foot depth interval);

- Analysis of soil samples SB-3-32 and SB-5-36, collected from stained soil intervals during the 2016 investigation, revealed ethylbenzene, xylenes, and naphthalene concentrations below their respective ESLs and/or the lowest limit listed in Table 1 of the LTCP;
- Petroleum hydrocarbons have not been reported in groundwater at concentrations significantly above screening levels (ESLs) except in a small localized area beneath the southeastern corner of the on-site building; analysis of a groundwater sample collected from boring SB-2 (just south of the on-site building) in 2015 revealed TPHg, TPHd, and TPHss at concentrations above the ESL of 100 µg/L for each but analysis of groundwater samples collected from adjacent borings during subsequent investigations (SB-3 in 2016 and SB-2A in 2017) did not reveal petroleum hydrocarbons at concentrations at or above their respective lab RL; analysis of a groundwater sample collected from boring SB-5 (just east of the on-site building) in 2016 revealed TPHg and TPHss at concentrations above the ESL of 100 µg/L for each; the only other petroleum hydrocarbon detection was TPHd reported in the groundwater sample from boring SB-1 in 2015 at a concentration (120 µg/L) slightly above its' ESL (100 µg/L); and
- Petroleum hydrocarbons were not reported in groundwater samples collected from the on-site upgradient borings SB-7 and SB-8 or the downgradient borings SB-6 and SB-9; therefore, the extent of petroleum hydrocarbons in groundwater beneath the Site appears to be delineated with the residual mass of petroleum hydrocarbons in groundwater appears localized to the southeastern corner of the on-site building.

The discrepancy in petroleum hydrocarbons concentrations in groundwater samples collected from borings SB-2 (2015) and SB-3 and SB-2A (2016 and 2017) may be due to collecting the groundwater sample from boring SB-2 when groundwater was in contact with stained soil and collecting the groundwater samples from borings SB-3 and SB-2A when groundwater was not in contact with stained soil. The lack of TPHg in the two most recent groundwater samples (SB-3 and SB-2A) indicates that the only boring in which TPHg was reported during the two recent investigations (2016 and 2017) is SB-5 (TPHg reported at a concentration of 230 µg/L in 2016).

Potential off-site sources for the petroleum hydrocarbons present in groundwater beneath the Site have been identified as the gas and oil facility formerly present on the southwest adjoining property, the auto sales lot formerly located south of the Site, the Unocal service station formerly located east of the Site, and the Pleasanton Corporate Yard formerly located to the Site's southeast.

Although petroleum hydrocarbons were not reported in the groundwater sample collected from boring SB-7 (located southeast and upgradient of the current on-site building), soil with petroleum hydrocarbons staining was noted in this boring at depths of 34 feet bgs and deeper. The presence of stained soil at these depths is likely related to migration of petroleum hydrocarbons in groundwater from an upgradient source because evidence of staining was not noted in shallow soil in this boring during drilling, petroleum hydrocarbons were not reported in shallow soil samples collected from this boring and submitted for analysis, and the stained soil intervals were at or just above the water table. The gas and oil facilities formerly located on the Site and southwest adjoining property would not be likely sources for the stained soil in boring SB-7 due to the upgradient location of this boring from the former on-site facility and lack of soil staining and petroleum hydrocarbons in groundwater in boring SB-4 located in the area of the former gas and oil facility on the southwest adjoining property. In addition, the auto sales lot formerly located south of the Site would not be a likely source for the petroleum hydrocarbons beneath the Site due to lack of

soil staining and petroleum hydrocarbons in groundwater in boring SB-8 located in a downgradient direction from this former facility. Therefore, the former Unocal service station and former Pleasanton Corporate Yard remain as potential sources for the petroleum hydrocarbons present in groundwater beneath the Site, based on the available data.

Naphthalene was reported in the indoor air sample and the ambient air sample at similar concentrations (0.11 µg/$m^3$ in indoor air and 0.064 µg/$m^3$ in ambient air). Comparison to the Tier 1 ESL (0.083 µg/$m^3$) for naphthalene in indoor air (SFBRWQCB 2016) indicated that naphthalene concentrations reported in indoor air and ambient air samples are slightly above and slightly below its' Tier 1 ESL, respectively. The estimated risks based on exposure to naphthalene in indoor air and use of DTSC's Guidance (DTSC 2011) include an incremental cancer risk of 1.6 x $10^{-6}$ and a non-cancer hazard index of 0.034. Ventilation of the on-site building appears sufficient based on the incremental cancer risk, non-cancer hazard index, and the similar concentrations of naphthalene for indoor air and ambient air.

### 1.6 Recommendations

No further investigation appears warranted at this time based on the following:

- Petroleum hydrocarbons concentrations reported in soil were below applicable ESLs and/or the limits listed in Table 1 of the LTCP;
- TPHg concentrations reported in groundwater are low; TPHg was not reported in the groundwater samples from borings SB-3 and SB-2A in the area south (upgradient) of the current on-site building and TPHg was reported was reported in boring SB-5 at 230 µg/L;
- The extent of the petroleum hydrocarbons plume beneath the Site appears to be delineated and the residual mass of petroleum hydrocarbons in groundwater appears localized to the southeastern corner of the on-site building;
- The former on-site gas and oil facility has been identified as a potential source for the petroleum hydrocarbons present at the Site; however, the former Unocal service station (to the east) and former Pleasanton Corporate Yard (to the southeast) have been identified as potential off-site sources; and
- The concentration of naphthalene in indoor air at the Site was similar to the concentration in ambient air; the estimated risks based on exposure to naphthalene in indoor air include an incremental cancer risk of 1.6 x $10^{-6}$ and a non-cancer hazard index of 0.034 and indicate that the ventilation of the on-site building appears sufficient.

## 2. INTRODUCTION

ERA has prepared this SWI Report on behalf of Equity Enterprises for the property located at 927 Main Street, Pleasanton, Alameda County, California (Figure 1). The SWI was conducted in general accordance with ERA's Work Plan (ERA 2017) that was conditionally approved by ACDEH in the letter dated April 26, 2017 (see Appendix A). The Site has been listed as a case with the ACDEH and the SWRCB and the following identification numbers have been assigned:

- ACDEH Fuel Leak Case No. RO0003199; and
- GeoTracker Global ID No. T10000008158.

The findings and conclusions presented in this report are based on data obtained during the field investigation and provided by the analytical laboratory for soil gas, indoor air, ambient air, soil, and groundwater samples collected from on and near the Site.

## 2.1 Objective and Purpose

The ultimate objective for the Site is to obtain regulatory case closure. The purpose of the work performed for this investigation is summarized as follows:

- Assessing potential source(s) of the petroleum hydrocarbons detected in soil and groundwater beneath the Site by advancing borings in select locations and collecting soil and groundwater samples from these borings for analysis;
- Assessing the lateral and vertical extent of petroleum hydrocarbons in soil by advancing borings on and near the Site and collecting soil samples from these borings for analysis;
- Assessing the lateral extent of petroleum hydrocarbons in groundwater by advancing borings in select locations and collecting groundwater samples from these borings for chemical analysis;
- Assessing potential vapor intrusion into the on-site building by collecting soil gas, indoor air, and ambient air samples from the Site for analysis;
- Evaluating site conditions with respect to SWRCB's *Low-Threat Underground Storage Tank Case Closure Policy* (SWRCB 2012a).

## 2.2 Site Description

The Site is addressed 927 Main Street in Pleasanton, Alameda County, California, and consists of one approximately 8,115-square-foot Alameda County parcel of land. The Site is currently developed with one commercial building occupied by two tenants (Figure 2). Site-specific information is presented in Table 1.

**Table 1. General Site Information**

| | |
|---|---|
| **Project Name:** Main Street Property | **Current Development:** One 2,340-square-foot building |
| **Address:** 927 Main Street, Pleasanton, Alameda County | **Assessor Parcel Number (APN):** 946-3370-22 |
| **Location:** Western side of Main Street | **Occupants:** Subway sandwiches and Hanadi Sushi restaurant |

## 2.3 Qualifications

A summary of the ERA personnel who worked on this project follows:

- Ms. Lita Freeman, California Professional Geologist and California Asbestos Consultant, has over 25 years of experience providing site assessment services. This has included evaluating potential property impacts from historical on- and off-site operations, conducting subsurface investigations, and implementing site remediation plans. Ms. Freeman works with property owners, attorneys, and regulators to mitigate and resolve environmental issues.

# 3. BACKGROUND

## 3.1 Site History

Alameda County assessor's records indicate that a large parcel, identified as APN 946-3370-7, was divided into five separate parcels in 1978. Two of these five parcels are currently identified as 946-3370-22 (the Site) and 946-3370-19 (the southwest adjoining property).

According to historical information (including the 1943 and 1953 Sanborn Fire Insurance Maps and the 1951 aerial photograph) obtained by Basics Environmental during their Phase I ESA (Basics Environmental 2013), the Site was formerly occupied by a large rectangular building addressed 40 Santa Rita Road. The southeastern corner of the building featured an attached canopy and was used as a gas and oil facility from the late 1930s or early 1940s to the early 1950s. The remainder of the building was used as an auto repair facility from at least the late 1930s until the late 1960s.

During the 1970s, a building housing a Robo-branded car wash was present on the Site's southwestern portion and extended onto the southwest adjoining property.

A small rectangular building with an attached canopy was formerly located on the southwest adjoining property (915 Main Street), as shown in the 1951 aerial photograph and the 1953 Sanborn Fire Insurance Map. This building, addressed 40A Santa Rita Road, was used as a gas and oil facility and extended onto the southern portion of the Site. The southeastern corner of the building featured an attached canopy.

No specific information on former operations (i.e., capacity of former USTs, type and locations of USTs, pump island locations, auto maintenance areas, and use of hazardous materials, etc.), removal of the USTs, or sampling during UST removal operations was obtained by Basics Environmental from the local regulatory agency files reviewed during the Phase I ESA. A geophysical survey conducted in 2016 by CBRE, Inc. (CBRE 2016) at the Site, the southwest adjoining property (915 Main Street), and the north adjoining property (929 Main Street) did not identify anomalies indicative of USTs, backfilled tank excavations, etc. (CBRE 2016). Therefore, the locations of tanks associated with the former gas and oil stations are unknown.

The approximate footprints of the former large rectangular building and canopy (addressed 40 Santa Rita Road) located on the Site and former small rectangular building and canopy (addressed 40A Santa Rita Road) located on the southwest adjoining property are shown on Figure 2.

## 3.2 Previous Investigations

ERA conducted subsurface investigations in 2015 (ERA 2015) and 2016 (ERA 2016). Copies of tables and figures from ERA's 2015 Limited Phase II ESA report and 2016 SWI Report (ERA 2016) are presented in Appendix B.

### *3.2.1 Soil Gas*

One soil gas sample was collected during the 2016 investigation from boring SB-3, advanced just south of the on-site building, to evaluate the potential presence of volatile organic compounds (VOCs). The VOC of particular concern was naphthalene because this compound was reported in the groundwater sample collected from boring SB-2 in 2015. As shown in Table 2, analysis of the soil gas sample revealed naphthalene at 11 µg/m$^3$, which is below its' Tier 1 ESL of 41 µg/m$^3$. Methane was also reported in this sample at 0.0009 percent (%), which is below the lower explosive limit of 5%.

*3.2.2 Soil*

Soil samples were collected from five borings (designated SB-1 through SB-5 on Figure 3) advanced in 2015 and 2016 from the following depth intervals:

- The surface to 5- to 5.5-foot below ground surface (bgs) depth interval from each boring;
- The 5-foot to 10-foot depth interval from borings SB-3 through SB-5; and
- Deeper depth intervals (32 to 36 feet bgs) from borings SB-3 and SB-5.

These samples were analyzed for total petroleum hydrocarbons (TPH) quantified as gasoline (TPHg); TPH quantified as diesel (TPHd); TPH quantified as Stoddard solvent (TPHss); VOCs including benzene, methyl tert-butyl ether (MTBE), and naphthalene; and/or Leaking Underground Fuel Tank (LUFT) Manual 5 metals (cadmium, chromium, lead, nickel, and zinc). VOCs and petroleum hydrocarbons were not reported in soil samples at concentrations at or above their respective lab RL except as follows (see Table 3):

- Naphthalene in sample SB-5-36 at a concentration of 0.026 mg/kg which is slightly above the Tier 1 ESL of 0.023 mg/kg;
- TPHd in sample SB-2-2 at a concentration of 16 milligrams per kilogram (mg/kg) which is below the Tier 1 ESL of 240 mg/kg; and
- TPHg in sample SB-3-32 at a concentration of 0.990 mg/kg which is below the Tier 1 ESL of 100 mg/kg.

Soil samples SB-3-32 and SB-5-36 were collected from intervals exhibiting petroleum hydrocarbon staining (between 31 and 33 feet bgs in boring SB-3 and between 34 and 39 feet bgs in boring SB-5) and near the water table (soil was moist at a depth of 34 feet bgs and wet at a depth of 38 feet bgs in boring SB-3 and soil was moist at a depth of 29 feet bgs and wet at a depth of 37 feet bgs in boring SB-5). The petroleum hydrocarbons reported in these deeper soil samples (32 to 36 feet bgs) are likely related to migration of petroleum hydrocarbons in groundwater because shallow soil in these borings were not stained and the sample depths were at or just above the water table.

The concentrations of metals reported were below their respective Tier 1 ESLs and/or regional background levels (see Table 3 in Appendix B; from ERA's *Soil and Water Investigation Report*, dated October 2016).

*3.2.3 Groundwater*

Groundwater samples collected from each boring were submitted for analyses as follows: TPHg; TPHd; TPHss; VOCs including benzene, MTBE, and naphthalene; and/or LUFT 5 metals.

As shown in Table 4, petroleum hydrocarbons were reported in groundwater samples as follows:

- TPHg in samples SB-2-W (at a concentration of 1,400 µg/L) and SB-5-W (at 230 µg/L) which are above the Tier 1 ESL of 100 µg/L; TPHg was not reported in samples SB-1-W, SB-3-W, or SB-4-W at concentrations at or above the lab RL (50 µg/L);
- TPHd in samples SB-1-W (at 120 µg/L) and SB-2-W (at 1,000 µg/L) which are above the Tier 1 ESL of 100 µg/L; TPHd was not reported in samples SB-3-W, SB-4-W, or SB-5-W at concentrations at or above the lab RL of 50 µg/L;

- TPHss in samples SB-2-W (at 1,400 µg/L) and SB-5-W (at 940 µg/L) which are above the Tier 1 ESL of 100 µg/L; TPHss was not reported in samples SB-1-W, SB-3-W, or SB-4-W at concentrations at or above the lab RL of 50 µg/L; and
- Naphthalene in samples SB-2-W (at 5.3 µg/L) and SB-5-W (at 19 µg/L) which are above the Tier 1 ESL of 0.12 µg/L; naphthalene was not reported at concentrations at or above the lab RL of 0.5 µg/L for SB-1-W and 1 µg/L for SB-3-W and SB-4-W.

Various VOCs, including ethylbenzene and toluene, were detected in groundwater samples SB-2-W, SB-3-W, and SB-5-W. The concentrations of VOCs were below their respective Tier 1 ESL (see Table 4) with the exception of total xylenes reported in groundwater sample SB-5-W at a concentration of 40 µg/L, which is above its ESL of 20 µg/L. Analysis of the groundwater samples collected from borings SB-1 and SB-2 for metals revealed chromium in sample SB-1-W at a concentration of 0.63 µg/L and nickel in samples SB-1-W and SB-2-W at concentrations of 1.8 µg/L and 4.8 µg/L, respectively.

## 4. FIELD INVESTIGATION

The SWI was conducted to evaluate current conditions by collecting soil gas, indoor air, ambient air, soil, and groundwater samples from select locations for analysis with comparison of the analytical results to established screening levels. The scope of work and results of the SWI are presented below.

Photographs of the Site and site investigation are included in Appendix C.

### 4.1 Pre-Field Activities

Before field activities associated with the proposed assessment were conducted, the pre-field tasks described below were completed.

#### 4.1.1 Health and Safety

ERA prepared a site-specific *Health and Safety Plan* for the scope of work as required by the Occupational Health and Safety Administration (OSHA) Standard "Hazardous Waste Operations and Emergency Response" guidelines (29 CFR 1910.120). The document was reviewed and signed by ERA personnel and subcontractors performing work at the Site.

#### 4.1.2 Permitting

ERA obtained a soil boring permit from Zone 7 prior to commencing intrusive field activities. ERA coordinated field activities with the Zone 7 and scheduled a Zone 7 inspector to document compliance with permit requirements. The permit number assigned by Zone 7 is 2017048. A copy of the permit is presented in Appendix D.

### 4.2 Field Activities

#### 4.2.1 Utility Clearance

Before subsurface work was conducted at the Site, the proposed sampling locations were cleared for underground utilities by notifying Underground Services Alert North (USA North) at least 48 hours prior to intrusive field activities. The USA North Ticket Number assigned to the Site is X712400678008. In addition, A-Plus Utility Locating, a private utility locating contractor, cleared each proposed sampling location prior to intrusive field activities. Proposed sampling locations

were adjusted, as necessary, to maintain a distance of at least 3 feet from identified underground utilities/structures.

### 4.2.2 Sampling Activities

Sampling activities consisted of soil gas, indoor air, ambient air, soil, and groundwater sample collection, as described below.

#### 4.2.2.1 Soil Gas Sampling

A soil gas sample was collected in general accordance with the protocols presented in the *Advisory Active Soil Gas Investigations* prepared by the Cal-EPA DTSC, Los Angeles RWQCB (LARWQCB), and SFBRWQCB (DTSC, LARWQCB, and SFBRWQCB 2015) to assess the potential for vapor intrusion into the site building.

On May 17, 2017, a soil gas sample was collected from a temporary soil gas probe advanced at sampling location SB-5A to a depth of approximately 5 feet below the bottom of the on-site building foundation. The soil gas probe was placed outside the building footprint rather than inside the building because of access constraints. The soil gas sample was collected approximately 2 hours after installing the soil gas probe. The soil gas probe installation method and equilibration time was recorded in the field log book.

Prior to purging or sampling, a shut-in test was conducted to check for leaks in the above-ground sampling system. A leak test was used to evaluate whether ambient air was introduced into the soil gas sample during the collection process. Helium, a gaseous tracer compound, was used along with a shroud placed over the sampling equipment. An ambient air leak of up to 5 percent was deemed acceptable. The VOC 1,1-DFA was used as a leak check compound.

Purging of three purge volumes was performed to remove stagnant air from the sampling system so that a representative sample could be collected from the subsurface. Flow rates between 100 to 200 milliliters per minute (mL/min) and vacuums less than 15 inches of water were maintained during purging and sampling to minimize stripping (partitioning of vapors from pore water to soil gas), to prevent ambient air from diluting the soil gas samples, and to reduce variability between contractors. The helium concentration was maintained at between 18 and 28.5 percent.

Soil gas was collected in an evacuated 1-liter stainless steel Summa canister for TO-15 analysis and in a tube using a syringe for TO-17 analysis. The Summa canister, regulator to control sample collection flow rate into the Summa canister, and tube were provided by McCampbell Analytical, Inc. (McCampbell Analytical) of Pittsburg, California. Beginning and ending vacuum readings for the Summa canister were recorded for the canister as shown in Table 2.

The soil gas samples were transported under chain-of-custody protocols to McCampbell Analytical by ERA's representative.

#### 4.2.2.2 Indoor Air and Ambient Air Sampling

On May 10, 2017, ERA personnel collected indoor air and ambient air samples using 6-liter Summa stainless steel canisters provided by McCampbell Analytical. Indoor air and ambient air sampling was conducted concurrently with the soil gas, soil, and groundwater investigation at the request of Mr. Hirst.

The canister for the indoor air sample (927-IA) was placed in the rear hallway of the Hanadi Sushi restaurant and the cannister for the ambient air sample (1-AA) was placed in the landscaping area

near the southeastern corner of the on-site building. A controller set to a flow rate of 12.5 mL/min was attached to the Summa canisters during sampling to maintain a constant flow. The Summa canisters were placed so that the canister valve was located at a height of approximately 3 to 4 feet above the floor or ground surface to collect air samples from within the breathing zone of the typical on-site worker.

The Summa canisters and regulators to control sample collection flow rate into the Summa canister were provided by McCampbell Analytical. Beginning and ending vacuum readings for the Summa canisters were recorded for the canisters as shown in Table 2.

4.2.2.3 Soil Sampling

On May 9 and 10, 2017, ERA personnel provided oversight of a field crew from Cascade Drilling, L.P. (Cascade) of Richmond, California, a California licensed driller, during advancement of the borings using a Geoprobe direct-push drilling rig.

A total of five borings (SB-2A, SB-6, SB-7, SB-8, and SB-9 on Figure 3) were advanced at select on-site locations to collect soil and/or groundwater samples. The boring locations were selected based on available historical information and site observations, as follows:

- Boring SB-2A was advanced on May 9, 2017 to a depth of approximately 40 feet below the asphalt pavement at a location immediately south of the on-site building to collect a groundwater sample to evaluate current concentrations of petroleum hydrocarbons.
- Boring SB-6 was advanced on May 10, 2017 to a depth of approximately 42 feet bgs near the northeastern corner of the on-site building to collect soil and groundwater samples to help define the east-northeast extent of the plume.
- Boring SB-7 was advanced on May 9, 2017 to a depth of approximately 40 feet bgs near the southeastern corner of the on-site building to collect soil and groundwater samples to help define the southeast extent of the plume.
- Boring SB-8 was advanced on May 10, 2017 to a depth of approximately 42 feet bgs near the southwestern corner of the on-site building to collect soil and groundwater samples to help define the southwest extent of the plume.
- Boring SB-9 was advanced on May 9, 2017 to a depth of approximately 40 feet bgs near the northwestern corner of the on-site building to collect soil and groundwater samples to help define the northwest extent of the plume.

Soil samples were screened in the field with a PID and observed for evidence of chemical staining. The soil screening procedures involved measuring approximately 30 grams of soil from a relatively undisturbed soil sample and placing this sample in a sealed plastic bag. The container was warmed in the sun for approximately 20 minutes, then the head space within the bag was tested for total organic vapor, measured in parts per million volume (ppmv). Elevated PID readings were not recorded during the field investigation. PID readings are noted on the boring logs presented in Appendix E.

Evidence of petroleum hydrocarbon-impacted soil (green-colored soil with a petroleum hydrocarbon odor) was noted by ERA's staff in soil borings SB-2, SB-3, SB-5, SB-7 during the subsurface investigations. The intervals of petroleum hydrocarbon-impacted soil generally correspond to the interval of moist to very moist soil in these borings and may represent petroleum

hydrocarbons migrating in groundwater. The discolored soil is likely related to a “smear” zone of petroleum hydrocarbons based on the apparent correlation between the intervals with discolored soil and the depth to water. Discolored soil intervals are summarized in Table 5 below.

**Table 5. Field Observations Summary**

| Boring | SB-1 | SB-2 | SB-3 | SB-4 | SB-5 | SB-6 | SB-7 | SB-8 | SB-9 |
|---|---|---|---|---|---|---|---|---|---|
| Discolored soil interval (ft bgs) | -- | 30 - 34 | 31 – 33 | -- | 31 – 32 | -- | 34.5 - 36 | -- | -- |
| | -- | -- | 34 – 36 | -- | 34 – 39 | -- | 39.9 - 40 | -- | -- |
| Depth to Groundwater | 34 | 35 | 38 | 38 | 37 | 38 | 38.5 | 38.5 | 38 |
| Total Boring Depth | 40 | 36 | 40 | 40 | 44 | 42 | 40 | 42 | 40 |

Soil sampling was conducted during drilling using new acetate sleeves. Soil samples were collected for submittal to the analytical laboratory by cutting the acetate sleeves and capping each end with Teflon squares and plastic end caps. A label with the boring identification number and the bottom depth (e.g., 5 feet bgs) of the sampling interval was placed on each sample.

The soil samples were placed on ice and transported under chain-of-custody protocols to SunStar Laboratories, Inc. (SunStar) of Lake Forest, California, by a laboratory-provided courier.

#### 4.2.2.4 Groundwater Sampling

New polyvinyl chloride (PVC) casing (with slotted casing in the lower 10 feet and blank casing from above the slotted casing to the ground surface) was placed in each boring. Groundwater was allowed to flow into the casing at each location for approximately one hour. Groundwater was not purged prior to sampling because of the anticipated limited quantity of water in each boring. Groundwater samples were collected in laboratory-provided containers appropriate for the requested analysis.

The groundwater samples containers were labeled with the boring identification number, placed on ice, and transported under chain-of-custody protocols to SunStar by a laboratory-provided courier.

### 4.2.3 Borehole Abandonment and Investigation-Derived Waste Handling

After the sampling activities were complete, each boring was backfilled with cement grout and bentonite in accordance with the Zone 7 permit requirements and the Zone 7 inspector’s directions.

Investigation-derived waste (IDW), which was limited to soil cuttings, produced during sampling activities were containerized in one 55-gallon container and left on the Site pending receipt of analytical results and evaluation of appropriate off-site disposal options.

## 4.3 Analysis, Results, and Evaluation

The soil gas, indoor air, ambient air, soil, and groundwater samples were submitted to the project laboratories which are certified by the State of California to perform the requested analyses. The analytical methods, results, and evaluation of this SWI are presented below. Copies of the laboratory analytical report and chain-of-custody documentation are presented in Appendix F.

### 4.3.1 Soil Gas Analysis and Results

The soil gas sample collected from boring SB-5A was analyzed for the VOCs naphthalene, EDB and 1,2-DCA using Method TO-15 and Method TO-17. The TO-17 analysis was performed by McCampbell Analytical and the TO-15 analysis was performed by Eurofins, McCampbell Analytical's subcontracted laboratory. Copies of McCampbell Analytical's and Eurofin's laboratory reports are presented in Appendix F.

Analysis of the soil gas sample revealed naphthalene at a concentration of 0.61 µg/m$^3$ using TO-15 analysis and was less than the lab RL of 2 µg/m$^3$ using TO-17 analysis. EDB and 1,2-DCA were not reported at concentrations at or above their respective lab RL of 7.6 µg/m$^3$ and 4.0 µg/m$^3$, respectively.

The leak check compound 1,1-DFA was not reported at a concentration at or above the lab RL of 11 µg/m$^3$.

The results of the soil gas sample are presented in Table 2 and an evaluation of the analytical results is discussed below in Section 4.4.1.

### 4.3.2 Indoor Air and Ambient Air Analysis and Results

The indoor air and ambient air samples collected from the Site were analyzed for naphthalene using Method TO-15. Eurofins performed the analysis.

Naphthalene was reported in the indoor air sample and the ambient air sample at concentrations of 0.11 µg/m$^3$ and 0.064 µg/m$^3$, respectively.

EDB and 1,2-DCA were reported at concentrations of 0.066 µg/m$^3$ and 0.082 µg/m$^3$, respectively, in the indoor air sample 927-IA, and at concentrations of 0.053 µg/m$^3$ and 0.0078 µg/m$^3$, respectively, in the ambient air sample 1-AA.

The results of the indoor air and ambient air samples are presented in Table 2 and an evaluation of the analytical results is discussed below in Section 4.4.2.

### 4.3.3 Soil Analysis and Results

No evidence of staining and no elevated PID readings were noted in shallow soil during drilling. Therefore, soil samples from the planned depth intervals were collected from each boring for analysis except boring SB-9. A soil sample from the 8.0- to 8.5-foot depth interval of boring SB-9 was submitted for analysis as no soil was recovered from the 7.0- to 7.5-foot depth interval.

As noted above in Section 4.2.2.3, discolored soil with a slight petroleum hydrocarbon odor was encountered in boring SB-7 at the 34.5-foot to 36-foot depth interval and the 39.9-foot to 40-foot depth interval. Soil at these depth intervals were moist to saturated and considered to be below the groundwater table. Soil samples were not collected from these intervals for analysis during this investigation because two soil samples (SB-3-32 and SB-5-36) were collected from intervals of stained soil during the 2016 investigation. Analysis of these two soil samples revealed ethylbenzene and xylenes in sample SB-3-32 and naphthalene and xylenes in sample SB-5-36. The concentrations of ethylbenzene and xylenes were below their respective ESLs of 1.4 mg/kg and 2.3 mg/kg and the ethylbenzene concentration was below the lowest LTCP limit of 89 mg/kg. The reported naphthalene concentration (0.026 mg/kg) was slightly above its' ESL (0.023 mg/kg); however, naphthalene was below the LTCP limit of 45 mg/kg. These concentrations may be

related to a “smear” zone of petroleum hydrocarbons based on the apparent correlation between the intervals with discolored soil and the depth to water (ERA 2016).

Soil samples collected from the following depth intervals were analyzed:

- Boring SB-6: 2.0 to 2.5 feet and 7.0 to 7.5 feet;
- Boring SB-7: 2.0 to 2.5 feet and 7.0 to 7.5 feet;
- Boring SB-8: 2.0 to 2.5 feet and 7.0 to 7.5 feet; and
- Boring SB-9: 2.0 to 2.5 feet and 8.0 to 8.5 feet

The above-noted soil samples were analyzed as follows (see Table 3):

- VOCs with BTEX, MTBE, tert-Butyl Alcohol (TBA), EDC (1,2-DCA), EDB, and naphthalene reported using U.S. Environmental Protection Agency (U.S. EPA) Method 8260B;
- TPHg using U.S. EPA SW8015B (purgeable) without silica gel cleanup; and
- TPHd and TPHmo using U.S. EPA SW8015B (purgeable) without silica gel cleanup.

The analysis of the soil samples revealed the following (see Table 3 and Figures 4, 5, and 6):

- VOCs were not reported in the soil samples analyzed at concentrations at or above the lab RLs of 0.005 mg/kg to 0.05 mg/kg;
- TPHg was not reported in the soil samples analyzed at concentrations at or above the lab RL of 0.5 mg/kg;
- TPHd was not reported in the soil samples analyzed at concentrations at or above the lab RL of 10 mg/kg except for sample SB-6-2.5 in which TPHd was reported at a concentration of 37 mg/kg; and
- TPHmo was reported in six of the soil samples analyzed at concentrations of 11 mg/kg to 75 mg/kg; TPHmo was not reported in samples SB-6-7.5 and SB-7-7.5 at concentrations at or above the lab RL of 10 mg/kg.

The analytical results for the compounds detected in the soil samples are presented in Table 3 and on Figures 4, 5, and 6, and are discussed below in Section 4.4.3.

### 4.3.4 Groundwater Analysis and Results

The groundwater samples were submitted for analyses as noted above for the soil samples using the same methods (see Section 4.3.3).

The analysis of the groundwater samples revealed the following (see Table 4):

- VOCs were not reported in the groundwater samples at concentrations at or above the lab RLs of 0.062 µg/L to 12 µg/L;
- TPHg was not reported in the groundwater samples at concentrations at or above the lab RL of 50 µg/L (see Figure 7);
- TPHd was not reported in the groundwater samples at concentrations at or above the lab RL of 0.0005 µg/L; and
- TPHmo was not reported in the groundwater samples at concentrations at or above the lab

RL of 0.0005 µg/L.

The lab RLs for groundwater are presented in Table 4, TPHg results are shown on Figure 7, select VOC results are shown on Figure 8, and results are discussed below in Section 4.4.4.

## 4.4 EVALUATION

The concentrations of compounds of concern detected in soil gas, indoor air, ambient air, soil, and groundwater samples were compared to ESLs as established by the SFBRWQCB (SFBRWQCB 2016).

### 4.4.1 Soil Gas Results Evaluation

Naphthalene was reported in the soil gas sample collected from sampling location SB-5A during this investigation at a concentration of 0.61 µg/$m^3$ and in the soil gas sample collected from sampling location SB-3 during the 2016 investigation at a concentration of 11 µg/$m^3$. These concentrations are below naphthalene's Tier 1 ESL for soil gas of 41 µg/$m^3$ as established by the SFBRWQCB (SFBRWQCB 2016) and below its' CHHSL of 310 µg/$m^3$ for commercial/industrial properties as established by the OEHHA (OEHHA 2010).

A risk calculation was completed for indoor air using the soil gas data. It should be noted that the presence of a chemical at concentrations in excess of a CHHSL does not indicate that adverse impacts to human health are occurring, or will occur, but suggests that further evaluation of potential human health concerns is warranted (OEHHA 2010).

Risk calculations were completed for a commercial worker and conservatively used an indoor air concentration of 0.0305 µg/$m^3$ which was calculated based on the maximum soil gas concentration of 0.61 µg/$m^3$ for naphthalene (from sampling location SB-5A) and an attenuation factor of 0.05 (see Tables 6 and 7). The soil gas concentration from sampling location SB-5A was used in the calculation because both TO-15 and TP-17 analysis was performed on this sample and only TO-15 analysis was performed on the soil gas sample from sampling location SB-3 to confirm the naphthalene concentrations.

Exposure parameters for a commercial worker used in the calculation are presented in Table 6 and include an exposure frequency of 250 days/year, an exposure duration of 25 years, and an averaging time of 70 years for carcinogens. An 8-hour work day was also assumed in the calculation. Inhalation reference concentrations and unit risks are presented in Table 6 and include California specific values. The risk calculation is presented in Table 7. The estimated risks based on exposure to VOCs in indoor air include an incremental cancer risk of $1.6 \times 10^{-6}$ and a non-cancer hazard index of 0.034.

DTSC's Guidance (DTSC 2011) indicates that predicted risks between $1 \times 10^{-6}$ and $1 \times 10^{-4}$ should be evaluated further including monitoring or additional data collection. The risk estimates are considered upper bound estimates of risk; it is very likely that the true risks are less than those predicted. In general, the U.S. EPA considers excess cancer risks that are below about 1 chance in 1,000,000 ($1 \times 10^{-6}$) to be so small as to be negligible, and risks above $1 \times 10^{-4}$ to be sufficiently large that some sort of remediation is desirable (http://www.epa.gov/region8/r8risk/hh_risk.html). Excess cancer risks that range between $1 \times 10^{-6}$ and $1 \times 10^{-4}$ are generally considered to be acceptable but is evaluated on a case-by-case basis.

#### 4.4.2 Indoor Air and Ambient Air Results Evaluation

As noted above in Section 4.3.2, naphthalene was reported in the indoor air sample and the ambient air sample at concentrations of 0.11 µg/m$^3$ and 0.064 µg/m$^3$, respectively. The Tier 1 ESL for naphthalene in indoor air is 0.083 µg/m$^3$ (SFBRWQCB 2016). The concentration of naphthalene reported in the indoor air sample was slightly above its' Tier 1 ESL and the concentration of naphthalene reported in the ambient air sample was slightly below its' Tier 1 ESL.

#### 4.4.3 Soil Results Evaluation

Comparison of the analytical results to the ESLs for soil (SFBRWQCB 2016) indicated the following (see Table 3):

- The lab RL of 0.005 mg/kg for the VOCs EDB and 1,2-DCA is above the Tier 1 ESL of 0.00033 mg/kg for EDB and 0.0045 mg/kg for 1,2-DCA; the lab RLs for the remaining VOCs are below their respective Tier 1 ESL;
- The lab RL of 0.5 mg/kg for TPHg is below its' Tier 1 ESL of 100 mg/kg;
- The lab RL of 10 mg/kg for TPHd and the reported TPHd concentrations of 37 mg/kg in sample SB-6-2.5 are below its' Tier 1 ESL of 240 mg/kg; and
- The lab RL of 10 mg/kg for TPHmo and the reported TPHmo concentrations of 11 mg/kg to 75 mg/kg for six samples are below its' Tier 1 ESL of 100 mg/kg.

#### 4.4.4 Groundwater Results Evaluation

Comparison of the analytical results to the ESLs for groundwater (SFBRWQCB 2016) indicated the following (see Table 4):

- The lab RLs of 1.2 µg/L and 0.62 µg/L for the VOCs EDB and 1,2-DCA are above the Tier 1 ESL of 0.05 µg/L for EDB and 0.5 µg/L for 1,2-DCA; the lab RLs for the remaining VOCs are below their respective Tier 1 ESL;
- The lab RL of 50 µg/L is below the Tier 1 ESL for TPHg of 100 µg/L;
- The lab RL of 50 µg/L is below the Tier 1 ESL for TPHd of 100 µg/L; and
- The sum of the lab RLs for TPHd and TPHmo (150 µg/L) was compared to the TPHd ESL per Note 2 (SFBRWQCB 2016); the sum is above the TPHd ESL of 100 µg/L. However, the main constituents of concern at the Site are gasoline and diesel based on the reported use as a fueling facility.

### 4.5 DEVIATIONS FROM THE WORK PLAN

This investigation was conducted in general accordance with ERA's *Soil and Groundwater Investigation Work Plan* (the "Work Plan"; ERA 2017) conditionally approved by ACDEH in the letter dated April 26, 2017. Deviations from the Work Plan were:

- ERA personnel collected indoor air and ambient air samples concurrently with the soil gas, soil, and groundwater investigation at the request of Mr. Hirst;
- A soil sample from the 8.0- to 8.5-foot depth interval of boring SB-9 was submitted for analysis as no soil was recovered from the 7.0- to 7.5-foot depth interval; and
- Mr. Darrick Sun, Trustee of the Sun Family Trust, informed Mr. Hirst and Ms. Freeman that

separate arrangements would be made to collect samples from borings SB-9 and SB-10 and that the analytical results would be provided upon their receipt; the results had not been received as of the date of this report but will be summarized in an addendum upon receipt and review by ERA.

## 5. PRELIMINARY CONCEPTUAL SITE MODEL

The Conceptual Site Model (CSM) documents the physical setting, chemicals of potential concern (COPCs), COPC sources, COPC distribution in soil gas, soil, and/or groundwater (including plume stability), potential migration pathways, and potential receptors/exposure pathways. Data collected during the previous investigations, which indicate a release of petroleum hydrocarbons has impacted the Site, were used to develop a site-specific preliminary CSM. The purpose of the preliminary CSM was to help identify data gaps and to aid in the evaluation of the site data.

Data obtained during this investigation, including groundwater sampling results from borings SB-6 through SB-9, were used to refine the preliminary CSM, as discussed below.

### 5.1 Geology and Hydrogeology

Additional information on local geology and hydrogeology was not obtained during this investigation. Data obtained while advancing borings SB-6 through SB-9 confirmed the site-specific geology and hydrogeology information obtained during the previous investigations.

### 5.2 Surface Water Bodies

As noted in ERA's previous report (ERA 2015), Arroyo Del Valle is the nearest surface water body. This creek is located approximately 325 feet south of the Site across Del Valle Parkway.

### 5.3 Nearby Wells

No additional information on nearby water-supply wells was obtained by ERA during this investigation. As noted previously, the nearest active well is more than 400 feet south and upgradient of the Site with respect to the site location and inferred local groundwater flow direction. The nearest active or possibly active well located in a downgradient direction was more than 1,000 feet north to northwest from the Site.

### 5.4 Constituents of Concern: Light-Non Aqueous Phase Liquids (LNAPL)

Based on the historical site use and the available soil and groundwater quality data, the primary chemicals of potential concern (COPC) at the Site are petroleum hydrocarbons, specifically TPHg, TPHd and naphthalene. Benzene and MTBE have not been detected in soil and groundwater samples collected from the Site.

### 5.5 Potential Sources: On-site, Off-site

A former on-site building was reportedly used as an auto repair facility from at least the late 1930s until the late 1960s with a gas and oil facility present from the late 1930s or early 1940s to the early 1950s. A small rectangular building, used as a gas and oil facility, extended onto the southern portion of the Site from the south adjacent property. The primary sources of petroleum hydrocarbons would likely be USTs, if any, and other storage containers associated with the gas and oil facilities. The buildings were removed before construction of the current on-site building and

no USTs are currently present on site based on the reported lack of evidence indicating the presence of tanks during construction of the current building and during the recent geophysical survey across the Site.

Secondary sources at the Site would be residual mass of petroleum hydrocarbons in soil and groundwater beneath the Site. Analysis of soil samples collected to date and analyzed for petroleum hydrocarbons revealed TPHd in two shallow samples (SB-2-2 and SB-6-2.5), TPHmo in six shallow samples (SB-6-2.5, SB-7-2.5, SB-8-2.5, SB-8-7.5, SB-9-2.5, and SB-9-8.5), and TPHg was reported in one deep sample (SB-3-32). Based on the available data, the low concentrations of TPHd (16 mg/kg) and TPHmo (up to 75 mg/kg) in shallow soil, and the TPHg detection in a soil sample collected from below the water table, the likelihood of a significant residual mass of petroleum hydrocarbons in soil across accessible areas of the Site appears low. The highest concentrations of petroleum hydrocarbons in groundwater were reported in groundwater samples collected from borings SB-2 and SB-5, located south and east, respectively, of the on-site building. Petroleum hydrocarbons were not reported in the groundwater samples collected from borings advanced to the on-site building's east-northeast (SB-6), southeast (SB-7), southwest (SB-8), and northwest (SB-9). Based on the available data, the residual mass of petroleum hydrocarbons in groundwater appears localized to the southeastern corner of the on-site building.

Potential off-site sources for the petroleum hydrocarbons present in groundwater beneath the Site have been identified as the gas and oil facility formerly present on the southwest adjoining property, the auto sales lot formerly located south of the Site, the Unocal service station formerly located east of the Site, and the Pleasanton Corporate Yard formerly located to the Site's southeast.

## 5.6 Nature and Extent of Environmental Impacts: Soil Vapor, Soil, and Groundwater

### *5.6.1 Petroleum Hydrocarbon Distribution in Soil Vapor*

Two soil gas samples have been collected from the Site to evaluate potential vapor intrusion into the on-site building. The soil gas samples were collected from a depth of approximately 5 feet below the foundation level of the on-site building at sampling location SB-3, located in the pavement area immediately south of the on-site building, and sampling location SB-5A, located in the landscaping area immediately east of the on-site building.

Analysis of the soil gas sample from SB-3 revealed the presence of naphthalene at a concentration of 11 µg/m$^3$ and methane at 0.0009%. Naphthalene was reported at a concentration of 0.61 µg/m$^3$ in the soil gas sample from SB-5A.

The concentrations of naphthalene are below the Tier 1 ESL of 41 µg/m$^3$ for naphthalene in soil gas as established by the SFBRWQCB (SFBRWQCB 2016). The methane concentration was below the lower explosive limit of 5%.

### *5.6.2 Petroleum Hydrocarbon Distribution in Soil*

The site investigation results indicated the presence of petroleum hydrocarbons in soil, as follows:

- TPHg in soil sample SB-3-32 at a concentration of 0.99 mg/kg which is below the Tier 1 ESL of 100 mg/kg (SFBRWQCB 2016);
- TPHd in soil samples SB-2-2 and SB-6-2.5 at concentrations of 16 mg/kg and 37 mg/kg, respectively, which are below its' Tier 1 ESL of 240 mg/kg (SFBRWQCB 2016);

- TPHmo in soil samples SB-6-2.5 (24 mg/kg), SB-7-2.5 (11 mg/kg), SB-8-2.5 (14 mg/kg), SB-8-7.5 (12 mg/kg), SB-9-2.5 (22 mg/kg), and SB-9-8.5 (75 mg/kg) which are below its' Tier 1 ESL of 100 mg/kg (SFBRWQCB 2016);
- Naphthalene was detected in soil sample SB-5-36 at a concentration of 0.026 mg/kg which is slightly above its' Tier 1 ESL of 0.023 mg/kg (SFBRWQCB 2016);
- Ethylbenzene was detected in soil sample SB-3-32 at a concentration of 0.022 mg/kg which is below its' Tier 1 ESL of 1.4 mg/kg (SFBRWQCB 2016); and
- Total xylenes were detected in soil samples SB-3-32 and SB-5-36 at concentrations of 0.137 mg/kg and 0.022 mg/kg, respectively, which are below its' Tier 1 ESL of 2.3 mg/kg (SFBRWQCB 2016).

Benzene, ethylbenzene, naphthalene, and MTBE have not been reported in shallow (less than 110 feet bgs) soil samples at concentrations at or above their respective lab RL.

*5.6.3 Petroleum Hydrocarbon Distribution in Groundwater*

The investigation results indicated the presence of petroleum hydrocarbons in shallow groundwater, as follows:

- TPHd detected at a concentration of 120 µg/L in the groundwater from boring SB-1 which is slightly above its' Tier 1 ESL of 100 µg/L (SFBRWQCB 2016);
- TPHg (at a concentration of 1,400 µg/L), TPHd (at a concentration of 1,000 µg/L), and TPHss (at a concentration of 1,400 µg/L) detected in the groundwater sample from boring SB-2 which are above the Tier 1 ESL of 100 µg/L for each (SFBRWQCB 2016);
- Naphthalene (at a concentration of 5.3 µg/L) detected in the groundwater sample from boring SB-2 which is above its' ESL of 0.12 µg/L (SFBRWQCB 2016);
- Ethylbenzene (at a concentration of 6.1 µg/L) detected in the groundwater sample from boring SB-2 which is below its' ESL of 13 µg/L (SFBRWQCB 2016);
- Total xylenes (at a concentration of 19 µg/L) detected in the groundwater sample from boring SB-2 which is below its' ESL of 20 µg/L (SFBRWQCB 2016);
- Toluene (at a concentration of 0.57 µg/L) detected in the groundwater sample from boring SB-3 which is below its' ESL of 40 µg/L (SFBRWQCB 2016);
- Ethylbenzene (at a concentration of 1.7 µg/L) detected in the groundwater sample from boring SB-3 which is below its' ESL of 13 µg/L (SFBRWQCB 2016);
- Total xylenes (at a concentration of 6.6 µg/L) detected in the groundwater sample from boring SB-3 which is below its' ESL of 20 µg/L (SFBRWQCB 2016);
- TPHg (at a concentration of 230 µg/L) and TPHss (at a concentration of 940 µg/L) detected in the groundwater sample from boring SB-5 which are above the Tier 1 ESL of 100 µg/L for each (SFBRWQCB 2016);
- Naphthalene was reported in the groundwater sample from boring SB-5 at a concentration of 19 µg/L which is above its' ESL of 0.12 µg/L;
- Ethylbenzene (at 2.8 µg/L) detected in groundwater sample from boring SB-5 was below its' Tier 1 ESL of 13 µg/L; and

- Total xylenes (at 40 µg/L) detected in groundwater sample from boring SB-5 was above its' Tier 1 ESL of 20 µg/L.

Benzene, ethylbenzene, naphthalene, and MTBE have not been reported in groundwater samples at concentrations at or above their respective lab RL.

One groundwater monitoring well, designated MW-8, was installed on the western side of Main Street for the investigation at the former Mobil-branded service station (ETIC 2009a). Well MW-8 was installed approximately 120 feet north of the Site and in a downgradient direction from the Site with respect to the site location and inferred local groundwater flow direction. Well MW-8 was sampled by ETIC during three events between October 1990 and July 1993. Analysis of groundwater samples collected during the initial event in October 1990 revealed TPHg at a concentration of 900 µg/L, benzene at 3 µg/L, toluene at 5 µg/L, ethylbenzene at 7 µg/L, and xylenes at 62 µg/L. TPHd was not detected in groundwater samples collected from well MW-8 during the initial event in October 1990. Only TPHg (at 270 µg/L) and xylenes (at 1.3 µg/L) were detected in the groundwater samples collected from well MW-8 in July 1992. Petroleum hydrocarbons were not detected in the groundwater samples collected from well MW-8 in July 1993. This well was not sampled during subsequent events.

While detailed groundwater quality data over time are unavailable, the decrease in TPHd concentrations (1,000 µg/L in SB-2 to 120 µg/L in SB-1 to non-detect in MW-8) and lack of petroleum hydrocarbon detections in groundwater samples from borings SB-6 through SB-9 suggest the presence of a residual, local, and stable plume in groundwater beneath the Site.

### 5.7 Migration Pathways: Potential Conduits

Migration pathways related to the migration of petroleum hydrocarbons in groundwater include backfill material associated with underground utilities such as sewer lines, water lines, and stormwater lines. However, groundwater beneath the Site is deeper than typical underground utilities.

Based on the depth of groundwater beneath the Site of more than 30 feet, which would be at least 20 feet deeper than the bottom of typical utility trenches, migration of petroleum hydrocarbons in groundwater along utility trenches across the Site would be unlikely.

### 5.8 Potential Receptors: On-site, Off-site

To the extent that commercial use of the Site continues in the future, the ground surface will remain entirely covered with hardscape (building foundations, pavement, etc.) and landscaping areas. Hence, the potential for direct exposure to residual petroleum hydrocarbons in site soils would be limited to utility workers. The potential for short-term inhalation of vapors would be limited to utility workers and the potential for long-term inhalation of vapors would be limited to site occupants (workers in the on-site businesses).

Since the Site is served by public utilities (rather than an on-site water-supply well) and depth to groundwater is more than 30 feet bgs, direct exposure pathways to petroleum hydrocarbons in groundwater are considered incomplete.

No surface water is present on site.

The available information indicates that the petroleum hydrocarbons appear to be limited to the site boundaries. Therefore, off-site workers and residents would be unlikely to be impacted by the present of petroleum hydrocarbons migrating in groundwater from the Site.

## 6. POTENTIAL DATA GAPS

Based on a review of available data and the CSM prepared for the Site, potential data gaps have not been identified based on the data collected during the site investigations.

## 7. LOW THREAT UST CLOSURE POLICY

Closure Criteria in the Low Threat UST Closure Policy are organized as follows:

- General Criteria
- Media Specific Criteria-Groundwater
- Media Specific Criteria – Petroleum Vapor Intrusion to Indoor Air
- Media Specific Criteria – Direct Contact and Outdoor Air Exposure
- Additional Criteria

Site-specific data obtained to date were used to address each criteria, as summarized below.

The following presents a brief summary of the results with respect to media-specific criteria as described in the LTCP.

### 7.1 GENERAL CRITERIA

The general criteria relate to the site use, presence of free product, sources, and completeness of the Site understanding. As evidenced in the data presented in the CSM, a sufficiently good understanding of site conditions, on- and offsite receptors, and site history has been established. These general criteria and a discussion of how the Site is consistent with these criteria are presented below.

***The unauthorized release is located within the service area of a public water system:***

The Site is located within the following service area: *Zone 7 Water Agency*

***The unauthorized release consists only of petroleum:***

The former use of the Site (927 Main Street, formerly 40 Santa Rita Road) included:

- An auto repair from at least the late 1930s until the late 1960s; and
- A gas and oil station from the late 1930s/early 1940s to the early 1950s.

The existing commercial building was reportedly constructed in 1980 and is currently occupied by Subway sandwiches and Hanadi Sushi restaurant. The southwest adjoining property (917 Main Street; formerly 40A Santa Rita Road), was used as a gas and oil facility. The gas and oil building extended onto the southern portion of the Site.

Analytical data collected to date has shown no indication of contaminant releases other than petroleum (Tables 3 and 4). No evidence has been obtained that indicates the Site was used for activities which would have resulted in non-petroleum releases.

***The unauthorized ("primary") release from the UST system has been stopped:***

No specific information on former operations (i.e., capacity of former USTs, type and locations of USTs, pump island locations, auto maintenance areas, and use of hazardous materials, etc.) has

been obtained to date. No information regarding the removal of the USTs or associated sampling was contained within the local regulatory agency files reviewed by Basics Environmental during their Phase I ESA. However, structures including USTs would likely have been removed during site redevelopment in 1980. Anomalies indicative of USTs, backfilled excavations, etc. were not identified during a geophysical survey (CBRE 2016) conducted in 2016 at the Site, the southwest adjoining property, and the north adjoining property (929 Main Street).

Based on these results, no existing USTs appear to be present on or near the Site and no source for an ongoing release is apparent in the surveyed areas.

***Free product has been removed to the maximum extent possible:***

No free product was noted during the site investigations.

***A conceptual site model (CSM) that assesses the nature, extent, and mobility of the release has been developed:***

The CSM prepared for the Site is summarized in Section 6. CSM elements are:

- Geology and Hydrogeology
- Surface Water Bodies
- Nearby Wells
- Constituents of Concern: Light-Non Aqueous Phase Liquids (LNAPL), TPHg, benzene, MTBE
- Potential Sources: On-site, Off-site
- Nature and Extent of Environmental Impacts: Soil Vapor, Soil, Shallow Groundwater, Deeper Groundwater
- Migration Pathways: Potential Conduits (underground utilities)
- Potential Receptors: On-site, Off-site (workers, residents, water wells, surface water

***Secondary source has been removed to the extent practicable:***

No specific information on removal of potentially-impacted soil, quantity of excavated soil, disposal facility, etc. has been obtained to date.

***Soil and groundwater have been tested for MTBE and results reported in accordance with Health and Safety Code 25296.15:***

Soil and groundwater samples collected have been analyzed for MTBE. MTBE has not been detected in soil and groundwater samples analyzed during the site investigations.

***Nuisance as defined by the Water Code section 13050 does not exist at this site:***

Health and Safety Code section 25296.15 prohibits closing a UST case unless the soil, groundwater, or both, as applicable have been tested for MTBE and the results of that testing are known to the Regional Water Quality Control Board. The exception to this requirement is where a regulatory agency determines that the UST that leaked has only contained diesel or jet fuel. Before closing a UST case pursuant to this policy, the requirements of section 25296.15, if applicable, shall be satisfied. *A nuisance as defined by the water code does not exist at this Site.*

## 7.2 MEDIA-SPECIFIC CRITERIA - GROUNDWATER

Groundwater data collected from the Site are utilized to evaluate media-specific criteria, specifically groundwater.

***Plume Study*:** Comparison of the groundwater analytical results to the compounds noted in Table 1 of the Technical Justification for Groundwater Media-Specific Criteria indicated the following:

- TPHg was detected in groundwater samples from borings SB-2 and SB-5 at concentrations of 1,400 µg/L and 230 µg/L, respectively (see Table 4 and Figure 7); the TPHg 100 µg/L isoconcentration contour is presented on Figure 7;
- Benzene was not detected in groundwater samples at concentrations at or above the lab RL of 0.5 µg/L; based on the lack of benzene detections in groundwater (see Table 4 and Figure 8) a benzene isoconcentration contour is not presented on Figure 8; and
- MTBE was not detected in groundwater samples at concentrations at or above the lab RLs of 0.5 to 1 µg/L; based on the lack of MTBE detections in groundwater (see Table 4 and Figure 8) an MTBE isoconcentration contour is not presented on Figure 8.

*Plume Length*: The length of the TPHg plume is estimated to be approximately 65 feet as measured from the source area to the plume boundary (100 µg/L isoconcentration contour) as shown on Figure 7.

*Well Survey*: Based on available information obtained during ERA's water well survey, the nearest active well is more than 400 feet south and upgradient of the Site with respect to the site location and inferred local groundwater flow direction. The nearest active or possibly active well located in a downgradient direction was more than 1,000 feet north to northwest from the Site.

**Surface *Water*:** The nearest surface water body, the creek named Arroyo Del Valle, is located approximately 325 feet south of the Site across Del Valle Parkway.

***Low Threat Groundwater Class*:** Based on the short, stabilized plume length of less than 100 feet for TPHg and lack of benzene and MTBE in groundwater which indicates a small or depleted source and/or very high natural attenuation rate, and the lack of receptors (existing water supply well or surface water body) within 250 feet of the Site, the Site satisfies the Class 1 Groundwater Plume Class Criteria.

## 7.3 MEDIA SPECIFIC CRITERIA –VAPOR INTRUSION TO INDOOR AIR

Soil gas and soil data collected from the Site are utilized to evaluate vapor intrusion to indoor air.

***Soil*:** Analysis of soil samples collected from the Site have not revealed the presence of benzene (lab RL of 0.005 mg/kg), MTBE (lab RLs of 0.005 mg/kg to 0.020 mg/kg), or toluene (lab RL of 0.005 mg/kg). Naphthalene (lab RL of 0.005 mg/kg) was detected in soil sample SB-5-36 at a concentration of 0.026 mg/kg, ethylbenzene (lab RL of 0.005 mg/kg) was detected in soil sample SB-3-32 at a concentration of 0.022 mg/kg, and xylenes (lab RL of 0.005 mg/kg) was detected in soil samples SB-3-32 and SB-5-36 at concentrations of 0.137 mg/kg and 0.022 mg/kg, respectively. The soil samples with reported detections of naphthalene, ethylbenzene, and xylenes were collected from intervals of discolored (greenish) soil (see discussion in Section 4.2.2.3).

Overall, weathered petroleum hydrocarbons were not present in soil samples collected from depths of less than 32 feet bgs.

***Soil Gas*:** Two soil gas samples were collected from a depth of approximately 5 feet below the foundation level of the on-site building at sampling locations SB-3 and SB-5A. The soil gas sample from sampling location SB-3 was collected from the pavement area immediately south of the on-site building and the soil gas sample from sampling location SB-5A was collected from the landscaping area immediately east of the on-site building. Analysis of the soil gas sample from sampling location SB-3 revealed the presence of naphthalene at a concentration of 11 µg/m$^3$ and methane at 0.0009%. Analysis of the soil gas sample from sampling location SB-5A (analyzed using U.S. EPA Methods TO-15 and TO-17) revealed the presence of naphthalene at a concentration of 0.61 µg/m$^3$.

The naphthalene concentrations are below the ESL of 41 µg/m$^3$ for naphthalene in soil gas as established by the SFBRWQCB (SFBRWQCB 2016). The methane concentration was below the lower explosive limit of 5%.

***Petroleum Vapor Intrusion to Indoor Air*:** Naphthalene was reported in the indoor air sample (927-IA) and the ambient air sample (1-AA) at similar concentrations (0.11 µg/m$^3$ in indoor air and 0.064 µg/m$^3$ in ambient air). Comparison to the Tier 1 ESL (0.083 µg/m$^3$) for naphthalene in indoor air (SFBRWQCB 2016) indicated that naphthalene concentrations reported in samples are slightly above and slightly below its' Tier 1 ESL.

Based on the similar concentrations of naphthalene for indoor air and ambient air, and the low levels of methane (below LEL) in soil gas, petroleum vapor intrusion to indoor air does not appear to be a significant environmental or health concern at the Site.

### 7.4 MEDIA SPECIFIC CRITERIA – DIRECT CONTACT AND OUTDOOR AIR EXPOSURE

Soil data collected from the Site are utilized to evaluate vapor intrusion to indoor air.

***Soil*:** During the subsurface investigations, soil samples were collected from the 0- to 5-foot depth interval and the 5- to 10-foot depth interval for petroleum hydrocarbon analysis, including benzene, ethylbenzene, and naphthalene (as presented in Table 1 of the LTCP). Table 8 below presents the limits for benzene, ethylbenzene, and naphthalene concentrations at commercial/industrial properties as noted in the LTCP.

**Table 8. LTCP Compounds and Limits (units: mg/kg)**

| Compound | 0- to 5-foot depth interval | 5- to 10-foot depth interval |
|---|---|---|
| Benzene | 8.2 | 12 |
| Ethylbenzene | 89 | 134 |
| Naphthalene | 45 | 45 |

As noted above in Section 4.3.3, benzene, ethylbenzene, and naphthalene were not reported in shallow (less than 10 feet bgs) soil samples at concentrations at or above the lab RLs. The lab RL of 0.005 mg/kg for each of the compounds is well below the limits presented above in Table 8 for each depth interval.

***Site Conditions/Use*:** The surface across the Site is covered by the on-site building, concrete sidewalk, asphalt pavement, and landscaping areas. Currently, the Site is used for commercial purposes and there are no redevelopment plans.

***Direct Contact and Outdoor Air Exposure*:** Based on the low levels of petroleum hydrocarbons in shallow soil, VOCs concentrations in ambient air similar to other San Francisco Bay Area communities, current site conditions, and current commercial use of the Site, direct contact with soil and outdoor air exposure does not appear to be a significant environmental or health concern at the Site.

## 8. CONCLUSIONS

Potential on-site sources for petroleum hydrocarbons present in soil and groundwater beneath the Site have been identified as the gas and oil facility formerly present near the Site's southeastern corner and the car wash formerly present on the Site's southwestern portion. Although documentation was not available, USTs may have been associated with the former facilities. The primary release has been stopped with no USTs currently present on site based on the reported lack of evidence indicating the presence of tanks during construction of the current building and during the recent geophysical survey across the Site. The former gas and oil facility has not been ruled out as a potential source for the petroleum hydrocarbon; however, the former car wash does not appear to be a likely source based on lack of petroleum hydrocarbons in the groundwater sample from boring SB-8, located on the Site's southwestern portion in the former car wash area.

Secondary sources (significant residual mass of petroleum hydrocarbons in soil and groundwater) have not been identified based on the available data, as summarized below:

- Petroleum hydrocarbons are not present in shallow soil (less than 10 feet bgs) at concentrations above screening levels (ESLs and/or LTCP limits);
- Benzene, ethylbenzene, and naphthalene are not present in shallow soil at concentrations above limits listed in Table 1 of the LTCP (8.2 mg/kg, 89 mg/kg, and 45 mg/kg, respectively, for soil samples from the 0- to 5-foot depth interval, and 12 mg/kg, 134 mg/kg, and 45 mg/kg, respectively, for soil samples from the 5- to 10-foot depth interval)
- Analysis of soil samples SB-3-32 and SB-5-36, collected from stained soil intervals during the 2016 investigation revealed ethylbenzene, xylenes, and naphthalene concentrations below their respective ESLs and/or the lowest limit listed in Table 1 of the LTCP;
- Petroleum hydrocarbons have not been reported in groundwater at concentrations significantly above screening levels (ESLs) except in a small localized area beneath the southeastern corner of the on-site building; analysis of a groundwater sample collected from boring SB-2 (just south of the on-site building) in 2015 revealed TPHg, TPHd, and TPHss at concentrations above the ESL of 100 µg/L for each but analysis of groundwater samples collected from adjacent borings during subsequent investigations (SB-3 in 2016 and SB-2A in 2017) did not reveal petroleum hydrocarbons at concentrations at or above their respective lab RL; analysis of a groundwater sample collected from boring SB-5 (just east of the on-site building) in 2016 revealed TPHg and TPHss at concentrations above the ESL of 100 µg/L for each; the only other petroleum hydrocarbon detection was TPHd reported in the groundwater sample from boring SB-1 in 2015 at a concentration (120 µg/L) slightly above its' ESL (100 µg/L); and

- Petroleum hydrocarbons were not reported in groundwater samples collected from the on-site upgradient borings SB-7 and SB-8 or the downgradient borings SB-6 and SB-9; therefore, the extent of petroleum hydrocarbons in groundwater beneath the Site appears to be delineated with the residual mass of petroleum hydrocarbons in groundwater appears localized to the southeastern corner of the on-site building.

The discrepancy between petroleum hydrocarbon concentrations in groundwater samples collected from borings SB-2 (2015) and SB-3 and SB-2A (2016 and 2017) could be related to the following:

- Seasonal variations; the groundwater sample from boring SB-2 was collected in November 2015 (4Q15), the groundwater sample from boring SB-3 was collected in August 2016 (3Q16); and the groundwater sample from boring SB-2A was collected in May 2017 (2Q17);
- Changes in groundwater levels; the soil at 34 feet bgs in boring SB-2 was noted as “moist” while soil at 38 feet bgs in boring SB-3 was “wet”;
- Petroleum hydrocarbon staining noted in these borings; moist soil present in boring SB-2 corresponded to the depth interval where petroleum hydrocarbon staining was observed (from approximately 30 to 34 feet bgs) while unsaturated soil present in boring SB-3 corresponded to the depth intervals where petroleum hydrocarbon staining was observed (from approximately 31 to 33 feet bgs and 34 to 36 feet bgs); and
- Nature of the sample collection method (grab samples with sediment).

Based on the above-noted information, the discrepancy in petroleum hydrocarbons concentrations in borings SB-2 and SB-3 may be due to collecting the groundwater sample from boring SB-2 when groundwater was in contact with stained soil and collecting the groundwater samples from borings SB-3 and SB-2A when groundwater was not in contact with stained soil. The lack of TPHg in the two most recent groundwater samples (SB-3 and SB-2A) indicates that the only boring in which TPHg was reported during the two recent investigations is SB-5 (TPHg reported at a concentration of 230 µg/L in 2016).

Potential off-site sources for the petroleum hydrocarbons present in groundwater beneath the Site have been identified as the gas and oil facility formerly present on the southwest adjoining property, the auto sales lot formerly located south of the Site, the Unocal service station formerly located east of the Site, and the Pleasanton Corporate Yard formerly located to the Site’s southeast.

Although petroleum hydrocarbons were not reported in the groundwater sample collected from boring SB-7 (located southeast and upgradient of the current on-site building), soil with petroleum hydrocarbons staining was noted in this boring at depths of 34 feet bgs and deeper. The presence of stained soil at these depths is likely related to migration of petroleum hydrocarbons in groundwater from an upgradient source because evidence of staining was not noted in shallow soil in this boring during drilling, petroleum hydrocarbons were not reported in shallow soil samples collected from this boring and submitted for analysis, and the stained soil intervals were at or just above the water table. The gas and oil facilities formerly located on the Site and southwest adjoining property would not be likely sources for the stained soil in boring SB-7 due to the upgradient location of this boring from the former on-site facility and lack of soil staining and petroleum hydrocarbons in groundwater in boring SB-4 located in the area of the former gas and oil facility on the southwest adjoining property. In addition, the auto sales lot formerly located south of the Site would not be a likely source for the petroleum hydrocarbons beneath the Site due to lack of

soil staining and petroleum hydrocarbons in groundwater in boring SB-8 located in a downgradient direction from this former facility. Therefore, the former Unocal service station and former Pleasanton Corporate Yard are potential sources for the petroleum hydrocarbons present in groundwater beneath the Site, based on the available data.

Naphthalene was reported in the indoor air sample and the ambient air sample at similar concentrations (0.11 µg/$m^3$ in indoor air and 0.064 µg/$m^3$ in ambient air). Comparison to the Tier 1 ESL (0.083 µg/$m^3$) for naphthalene in indoor air (SFBRWQCB 2016) indicated that naphthalene concentrations reported in indoor air and ambient air samples are slightly above and slightly below its' Tier 1 ESL, respectively. The estimated risks based on exposure to naphthalene in indoor air and use of DTSC's Guidance (DTSC 2011) include an incremental cancer risk of 1.6 x $10^{-6}$ and a non-cancer hazard index of 0.034. Ventilation of the on-site building appears sufficient based on the incremental cancer risk, non-cancer hazard index, and the similar concentrations of naphthalene for indoor air and ambient air.

## 9. RECOMMENDATIONS

No further investigation appears warranted at this time based on the following:

- Petroleum hydrocarbons concentrations reported in soil were below applicable ESLs and/or the limits listed in Table 1 of the LTCP;
- TPHg concentrations reported in groundwater are low; TPHg was not reported in the groundwater samples from borings SB-3 and SB-2A in the area south (upgradient) of the current on-site building and TPHg was reported was reported in boring SB-5 at 230 µg/L;
- The extent of the petroleum hydrocarbons plume beneath the Site appears to be delineated and the residual mass of petroleum hydrocarbons in groundwater appears localized to the southeastern corner of the on-site building;
- The former on-site gas and oil facility has been identified as a potential source for the petroleum hydrocarbons present at the Site; however, the former Unocal service station (to the east) and former Pleasanton Corporate Yard (to the southeast) have been identified as potential off-site sources; and
- The concentration of naphthalene in indoor air at the Site was similar to the concentration in ambient air; the estimated risks based on exposure to naphthalene in indoor air include an incremental cancer risk of 1.6 x $10^{-6}$ and a non-cancer hazard index of 0.034 and indicate that the ventilation of the on-site building appears sufficient.

## 10. LIMITATIONS

### 10.1 Limitations and Exceptions

The opinions and recommendations presented in this Report are based upon the scope of services, information obtained through the performance of the services, and the schedule as agreed upon by ERA and the party for whom this report was originally prepared. This Report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the environmental consulting industry. No representation, warranty, or guarantee, express or implied, is intended or given. To the extent that ERA relied upon any information prepared by other parties not

under contract to ERA, ERA makes no representation as to the accuracy or completeness of such information.

This Report is expressly for the sole and exclusive use of the parties for which this Report was originally prepared for a particular purpose. Only the parties for which this Report was originally prepared and/or other specifically named parties, may make use of and rely upon the information in this Report. Reuse of this Report or any portion thereof for other than its intended purpose, or if modified, or if used by third parties without proper authorization, shall be at the user's sole risk.

The findings presented in this Report apply solely to site conditions existing at the time when ERA's assessment was performed. It must be recognized, however, that a Limited Phase II ESA is conducted for the purpose of evaluating the potential for contamination through limited investigative activities and in no way represents a conclusive or complete site characterization. Conditions in other parts of the project site may vary from those at the locations where data were collected. ERA's ability to interpret investigation results is related to the availability of the data and the extent of the investigation activities. Therefore, 100 percent confidence in limited Phase II ESA conclusions cannot reasonably be achieved.

Nothing contained in this document shall relieve any other party of its responsibility to abide by contract documents and applicable laws, codes, regulations, or standards.

### 10.2 Special Terms and Conditions

The scope of work for this Limited Phase II ESA was presented in ERA's proposal dated November 2, 2015. The scope of work for this assessment did not include tasks not specifically noted in the proposal.

### 10.3 User Reliance

This Report is for the exclusive use of the parties for which it was prepared, their agents, and assignees, and for such other parties as ERA agrees may rely on the Report. Use of this Report by any other party shall be at such party's sole risk.

## 11. REFERENCES

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--------. 2010. *Detailed Well Survey Report, Former Mobil Station 04H6J, 1024 Main Street, Pleasanton, California.* January 29.

# TABLES

**Table 2**
**Soil Gas, Indoor Air, and Ambient Air Samples Analytical Summary**
**Main Street Property**
**927 Main Street**
**Pleasanton, California**

| Analyte (units: µg/$m^3$ = micrograms per cubic meter for VOCs; percent for methane) | Tier 1 Soil Gas ESL | Tier 1 Indoor Air ESL | Sample ID | | | |
|---|---|---|---|---|---|---|
| | | | SB-3 Soil Gas Sample Date: 7-22-16 | SB-5A Soil Gas Sample Date: 5-17-17 | 927-IA Indoor Air Sample Date: 5-10-17 | 1-AA Ambient Air Sample Date: 5-10-17 |
| 1,2-Dibromoethane (EDB) | 2.3 | 0.0047 | NA | <7.6 / <2 | **0.066 J** | **0.053 J** |
| 1,2-Dichloroethane (1,2-DCA) | 54 | 0.11 | NA | <4 / <2 | **0.082 J** | **0.078 J** |
| Naphthalene | 41 | 0.083 | 11 | 0.61 J / <2 | 0.11 J | 0.064 J |
| Methane | NE | NE | **0.0009** | - | - | - |

**Notes:**

ESL = Environmental Screening Levels as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 ESLs, February 2016.

1. Soil gas sample SB-3, indoor air sample 927-IA, and ambient air sample 1-AA analyzed using U.S. Environmental Protection Agency (U.S. EPA) Method TO-15.

2. Soil gas sample SB-5A analyzed using U.S. EPA Method TO-15 and U.S. EPA Method TO-17 (denoted by 7.6 J/<1000).

NA or - = Not Analyzed for noted compound.
NE = Not Established
J = Estimated value / E = Exceeds instrument calibration range
**Bold** = Compound reported at noted concentration.

| Sample ID / Canister Serial Number | Beginning Vacuum Reading (in. Hg) | Final Vacuum Reading (in. Hg) |
|---|---|---|
| SB-3 / 1926-1909 | -10 | -5 |
| SB-5A / RO872-2500 | -29 | -5 |
| 927-IA / 0233-1946 | -29.5 | -7 |
| 1-AA / 0229-1942 | -30 | -7.5 |

**Table 3**
**Soil Samples Organics Analytical Summary**
**Main Street Property**
**927 Main Street**
**Pleasanton, California**

| On-Site Location/ Comments | Sample ID | Sample Depth (feet bgs)[1] | Petroleum Hydrocarbons[2] units: mg/kg | | | | VOCs[3] units: mg/kg | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Analytes | | | TPHg[2] | TPHd[2] | TPHmo[2] | TPHss[2] | Benzene | MTBE | Naphthalene | Toluene | Ethylbenzene | Xylenes | EDB | 1,2-DCA | TBA |
| ESL for Shallow Soil[4] | | | 100 | 240 | 100 | 100 | 0.044 | 0.023 | 0.023 | 2.9 | 1.4 | 2.3 | 0.00033 | 0.0045 | 0.075 |
| North of Former Gas Station Building | SB-1-5.5 | 5.0 - 5.5 | <1 | <1 | NA | <1 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.004 | <0.004 | <0.05 |
| South of Former Gas Station Building | SB-2-2 | 1.5 - 2.0 | <1 | **16** | NA | <1 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.004 | <0.004 | <0.05 |
| South of Former Gas Station Building | SB-3-10 | 9.5 - 10.0 | <0.5 | <10 | <10 | <10 | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | NA | NA | NA |
| South of Former Gas Station Building | SB-3-32 | 31.5 - 32.0 | **0.99** | <10 | <10 | <10 | <0.005 | <0.020 | <0.005 | <0.005 | **0.022** | **0.137** | NA | NA | NA |
| Area of Former Southern Canopy | SB-4-3 | 2.5 - 3.0 | <0.5 | <10 | <10 | <10 | <0.005 | NA | <0.005 | <0.005 | <0.005 | <0.005 | NA | NA | NA |
| Area of Former Southern Canopy | SB-4-7.5 | 7.0 - 7.5 | <0.5 | <10 | <10 | <10 | <0.005 | NA | <0.005 | <0.005 | <0.005 | <0.005 | NA | NA | NA |
| Area of Former Northern Canopy | SB-5-4.5 | 4.0 - 4.5 | <0.5 | <10 | <10 | <10 | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | NA | NA | NA |
| Area of Former Northern Canopy | SB-5-8 | 7.5 - 8.0 | <0.5 | <10 | <10 | <10 | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | NA | NA | NA |
| Area of Former Northern Canopy | SB-5-36 | 35.5 - 36.0 | <0.5 | <10 | <10 | <10 | <0.005 | <0.020 | **0.026** | <0.005 | <0.005 | **0.022** | NA | NA | NA |
| East-Northeast Corner of Site Building | SB-6-2.5 | 2.0 - 2.5 | <0.5 | **37** | **24** | NA | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.05 |
| East-Northeast Corner of Site Building | SB-6-7.5 | 7.0 - 7.5 | <0.5 | <10 | <10 | NA | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.05 |
| Southeast Corner of Site Building | SB-7-2.5 | 2.0 - 2.5 | <0.5 | <10 | **11** | NA | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.05 |
| Southeast Corner of Site Building | SB-7-7.5 | 7.0 - 7.5 | <0.5 | <10 | <10 | NA | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.05 |
| Southeast Corner of Site Building | SB-8-2.5 | 2.0 - 2.5 | <0.5 | <10 | **14** | NA | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.05 |
| Southeast Corner of Site Building | SB-8-7.5 | 7.0 - 7.5 | <0.5 | <10 | **12** | NA | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.05 |
| Northwest Corner of Site Building | SB-9-2.5 | 2.0 - 2.5 | <0.5 | <10 | **22** | NA | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.05 |
| Northwest Corner of Site Building | SB-9-8.5 | 8.0 - 8.5 | <0.5 | <10 | **75** | NA | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.05 |

**Notes:**

Units: mg/kg = milligrams per kilogram

1. bgs = below ground surface

2. TPHg, TPHd, TPHmo, TPHss = Total petroleum hydrocarbons (TPH) quantified as gasoline (TPHg), diesel (TPHd), motor oil (TPHmo), and Stoddard solvent (TPHss) were analyzed using U.S. EPA Method 8015B/C.

3. Volatile organic compounds (VOCs) were analyzed using U.S. EPA Method 8260B.

4. ESL = Environmental Screening Levels as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 ESLs, February 2016.

MTBE = Methyl tert-butyl ether
EDB=1,2-Dibromoethane
1,2-DCA = 1,2-Dichloroethane
1,2-DCE = 1,2-Dichloroethene
TBA = Tert butyl alcohol
NE = Not established
<0.5 = Not detected at stated concentration
**Bold** = Compound detected
**Bold** = Compound reported at concentration above ESL or laboratory reporting limit above ESL

**Table 4**
**Groundwater Samples Organics Analytical Summary**
**Main Street Property**
**927 Main Street**
**Pleasanton, California**

| On-Site Location/ Comments | Sample ID | Petroleum Hydrocarbons[1] units: µg/L | | | | VOCs[2] units: µg/L | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Analytes** | | **TPHg[1]** | **TPHd[1]** | **TPHmo[1]** | **TPHss[1]** | **Benzene** | **MTBE** | **Naphthalene** | **Toluene** | **Ethylbenzene** | **Xylenes** | **EDB** | **1,2-DCA** | **TBA** |
| **ESL for Groundwater[3]** | | 100 | 100 | See Note 2[4] | 100 | 1 | 5 | 0.12 | 40 | 13 | 20 | 0.05 | 0.5 | 1.2 |
| North of Former Gas Station Building | SB-1-W | <50 | **120** | NA | <50 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <2.0 |
| South of Former Gas Station Building | SB-2-W | **1,400** | **1,000** | NA | **1,400** | <0.5 | <0.5 | **5.3** | <0.5 | **6.1** | **19** | <0.5 | <0.5 | <2.0 |
| South of Former Gas Station Building | SB-3-W | <50 | <50 | <100 | <50 | <0.5 | <1.0 | <1.0 | **0.57** | **1.7** | **6.6** | NA | NA | NA |
| Area of Former Southern Canopy | SB-4-W | <50 | <50 | <100 | <50 | <0.5 | NA | <1.0 | <0.5 | <0.5 | <0.5 | NA | NA | NA |
| Area of Former Northern Canopy | SB-5-W | **230** | <50 | <100 | **940** | <0.5 | <1.0 | **19** | <0.5 | **2.8** | **40** | NA | NA | NA |
| South of Former Gas Station Building | SB-2A-GW | <50 | <50 | <100 | NA | <0.62 | <1.2 | <1.2 | <0.62 | <0.62 | <1.2 | <1.2 | <0.62 | <12 |
| East-Northeast Corner of Site Building | SB-6-GW | <50 | <50 | <100 | NA | <0.62 | <1.2 | <1.2 | <0.62 | <0.62 | <1.2 | <1.2 | <0.62 | <12 |
| Southeast Corner of Site Building | SB-7-GW | <50 | <50 | <100 | NA | <0.62 | <1.2 | <1.2 | <0.62 | <0.62 | <1.2 | <1.2 | <0.62 | <12 |
| Southeast Corner of Site Building | SB-8-GW | <50 | <50 | <100 | NA | <0.62 | <1.2 | <1.2 | <0.62 | <0.62 | <1.2 | <1.2 | <0.62 | <12 |
| Northwest Corner of Site Building | SB-9-GW | <50 | <50 | <100 | NA | <0.62 | <1.2 | <1.2 | <0.62 | <0.62 | <1.2 | <1.2 | <0.62 | <12 |

**Notes:**

Units: µg/L = micrograms per liter

1. TPHg, TPHd, TPHmo, TPHss = Total petroleum hydrocarbons (TPH) quantified as gasoline (TPHg), diesel (TPHd), motor oil (TPHmo), and Stoddard solvent (TPHss) were analyzed using U.S. EPA Method 8015B/C.

2. Volatile organic compounds (VOCs) were analyzed using U.S. EPA Method 8260B.

3. ESL = Environmental Screening Levels as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 ESLs, February 2016.

4. SFBRWQCB Tier 1 Environmental Screening Levels (SFBRWQCB, 2016) Note 2 states: TPH motor oil is not soluble. TPH motor oil detections in water most likely are petroleum degradates or less likely NAPL. If the detections are degradates, add TPH motor oil and TPH diesel results and compare to TPH diesel criterion. The noted ESL was established for TPH-d.

MTBE = Methyl tert-butyl ether
EDB=1,2-Dibromoethane
1,2-DCA = 1,2-Dichloroethane
1,2-DCE = 1,2-Dichloroethene
TBA = Tert butyl alcohol
NE = Not established
<50 = Not detected at stated concentration
**Bold** = Compound detected
**Bold** = Compound reported at concentration above ESL or laboratory reporting limit above ESL

**Table 6**
**Exposure Parameters for Indoor Air Risks and Hazards Estimation**
**Main Street Property**
**927 Main Street**
**Pleasanton, California**

| Parameter | Symbol | Unit | Value | Source |
|---|---|---|---|---|
| Indoor Air Concentration | $C_{indoor\ air}$ | $\mu g/m^3$ | Chemical Specific | Analytical Data |
| Exposure Frequency - Worker | $EF_W$ | days/year | 250 | DTSC, 2014 |
| Exposure Duration - Worker | $ED_W$ | year | 25 | DTSC, 2014 |
| Exposure Time - Worker | $ET_W$ | --- | 0.33 | 8 hours/day x 1 day/24 hours |
| Averaging Time - Adult (carcinogen) | $AT_C$ | years | 70 | DTSC, 2014 |
| Inhalation Unit Risk for Naphthalene | IUR | $(\mu g/m^3)^{-1}$ | $3.4 \times 10^{-5}$ | DTSC, 2014 |
| Inhalation Reference Concentration for Naphthalene | RfC | $\mu g/m^3$ | 0.003 | DTSC, 2014 |

Notes:

$\mu g/m^3$ = micrograms per cubic meter

California Environmental Protection Agency (Cal-EPA) Department of Toxic Subtstances Control. 2014. Human and Ecological Risk Office. The Johnson and Ettinger Model. March.

**Table 7**
**Excess Lifetime Cancer Risks and Noncancer Hazards Estimation**
**Main Street Property**
**927 Main Street**
**Pleasanton, California**

| Compound | Maximum Indoor Air Concentration ($\mu g/m^3$) | Worker Excess Lifetime Cancer Risk | Workder Noncancer Hazard Quotient |
|---|---|---|---|
| Naphthalene | 0.0305 [1] | $1.6 \times 10^{-6}$ | 0.034 |

**Equations:**

$$\text{Risk} = \frac{C_{\text{indoor air}} \times ET_W \times EF_W \times ED_W \times IUR}{AT_C \times 365 \text{ days/year} \times 24 \text{ hours/day}}$$

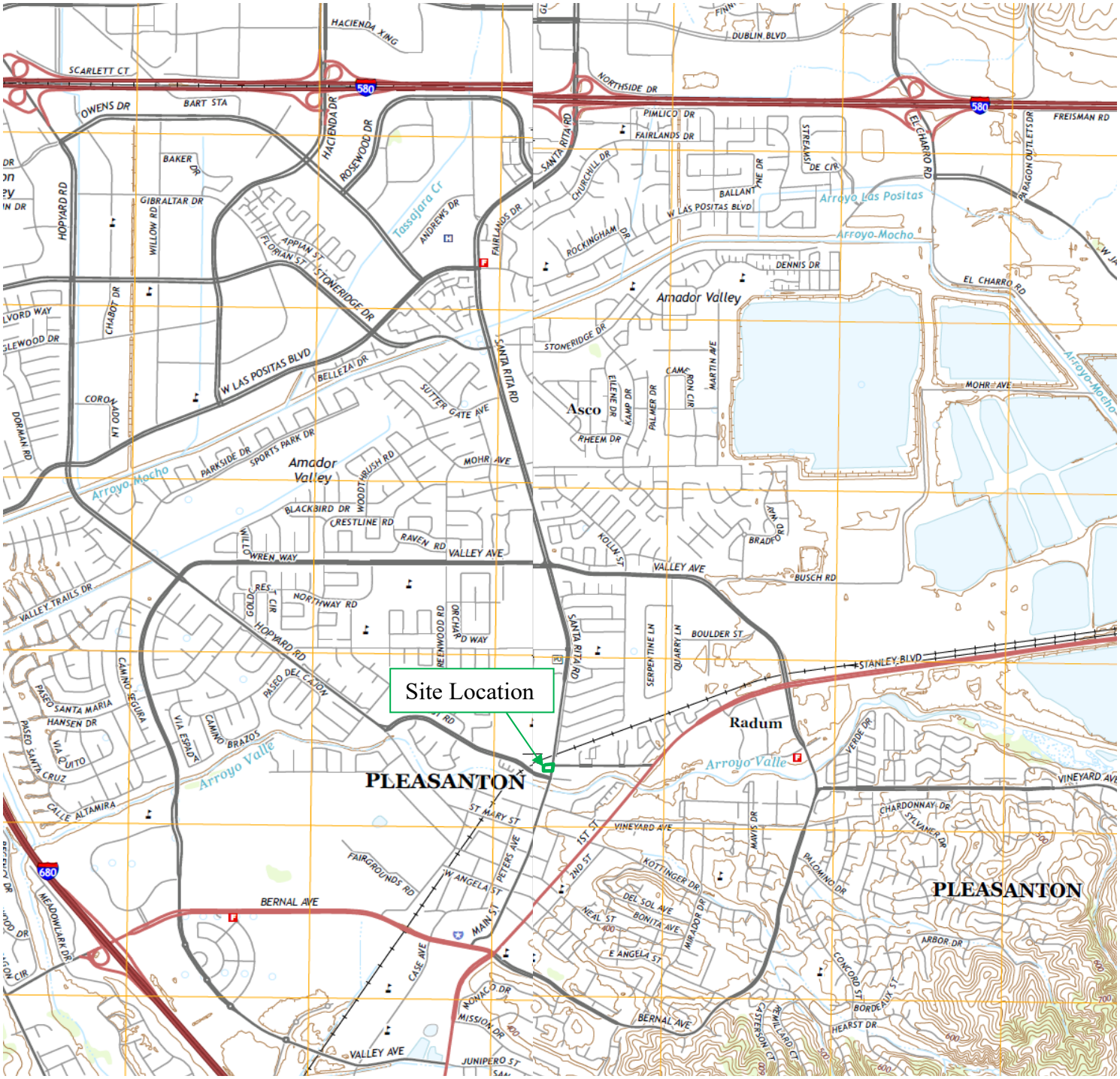
$$\text{Hazard Quotient} = \frac{C_{\text{indoor air}} \times ET_W \times EF_W \times ED_W}{AT_C \times 365 \text{ days/year} \times 24 \text{ hours/day} \times RfC}$$

**Notes:**

$\mu g/m^3$ = micrograms per cubic meter

1. C indoor air = α x Soil Gas Concentration; Naphthalene $C_{\text{indoor air}}$ = 0.0305 $\mu g/m^3$ using attenuation factor (α) of 0.05 for an existing commercial building and maximum naphthalene concentration in soil gas for SB-5A of 0.61 $\mu g/m^3$ using α of 0.05 for an existing commercial building. Source: California Environmental Protection Agency (Cal-EPA) Department of Toxic Subtstances Control. 2011. Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air. October

**FIGURES**



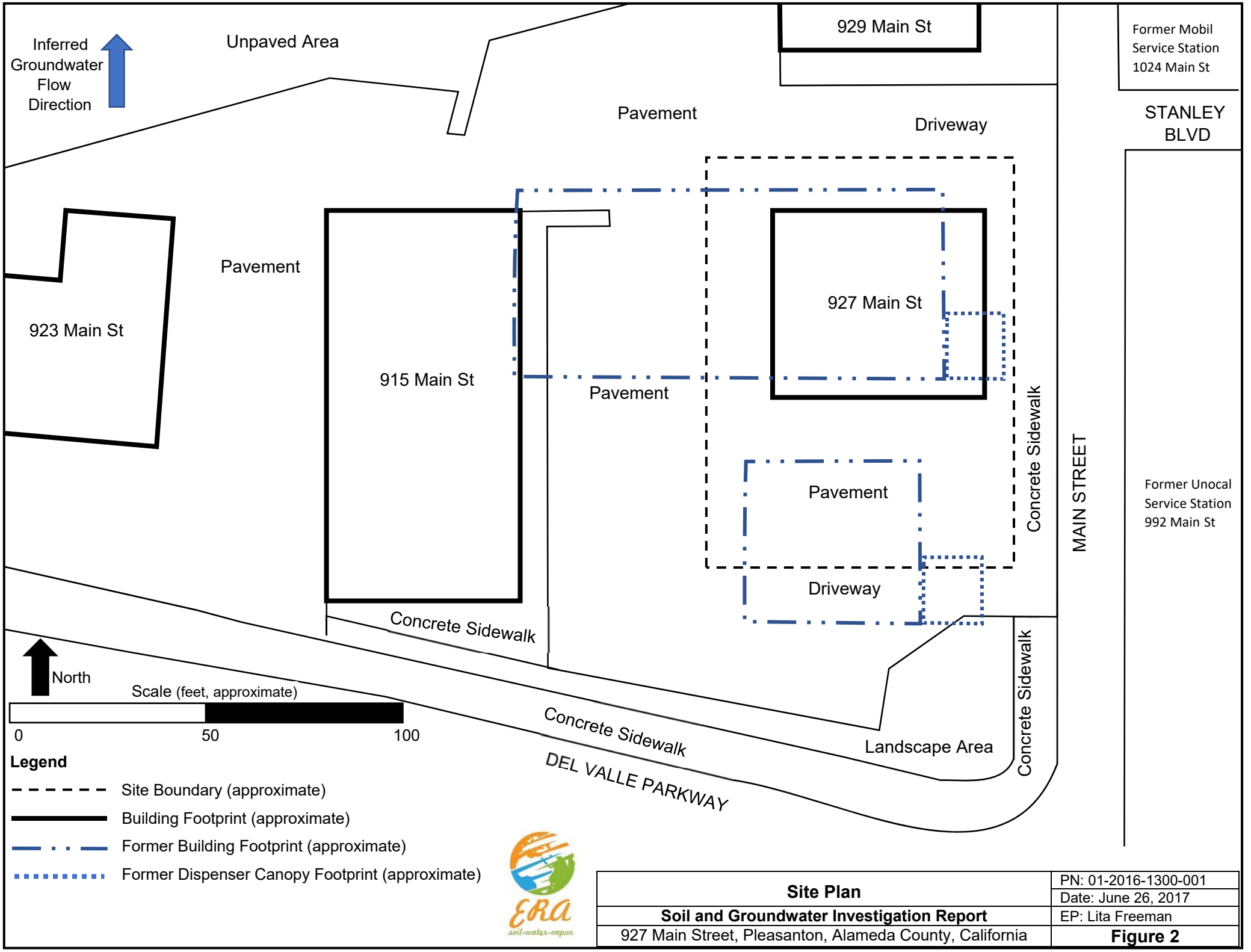

USGS Dublin and Livermore, California Quadrangle Topographic Maps, 2015

Legend
Site (boundaries approximate)

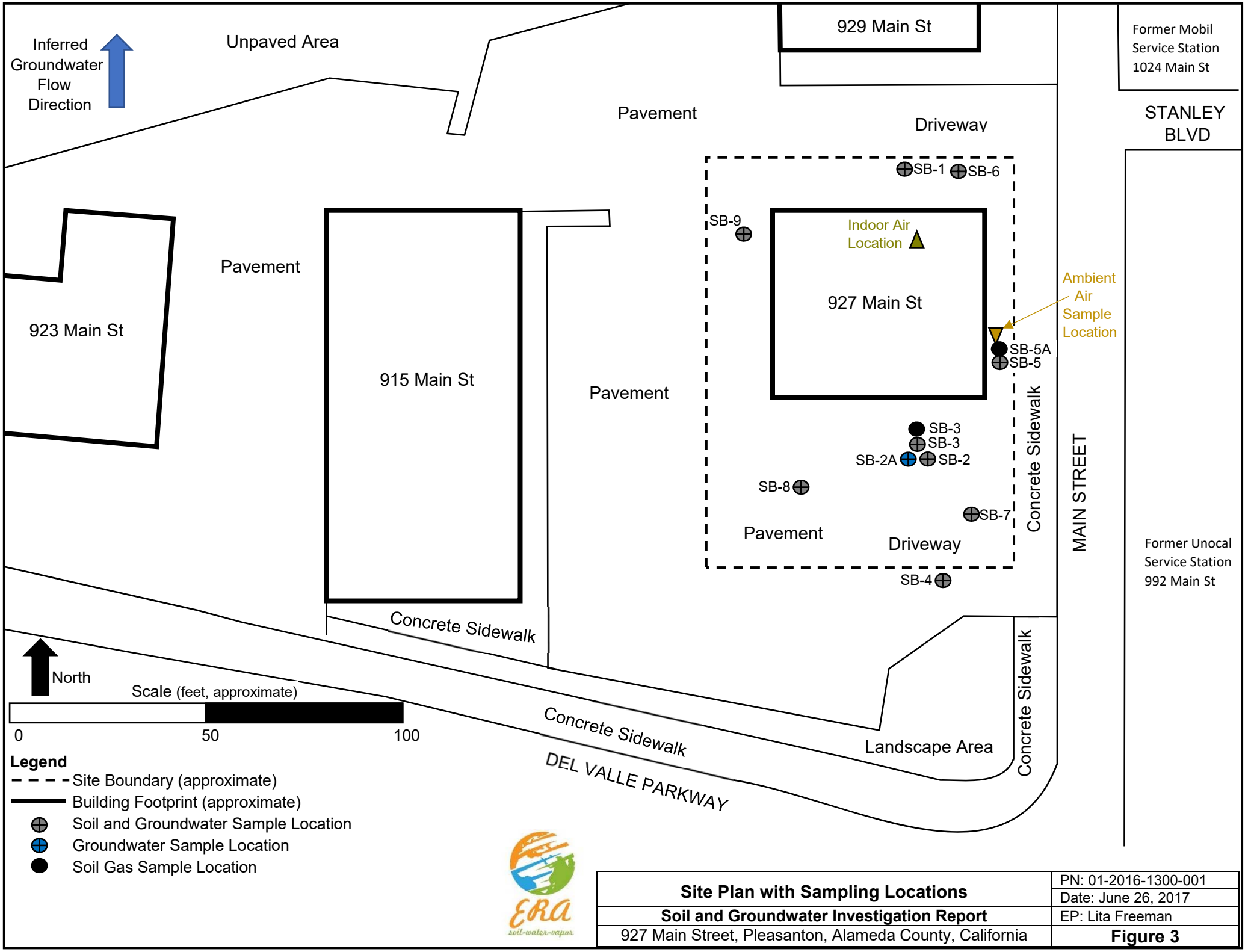
Scale
feet (approximate)
0 2000 4000

North

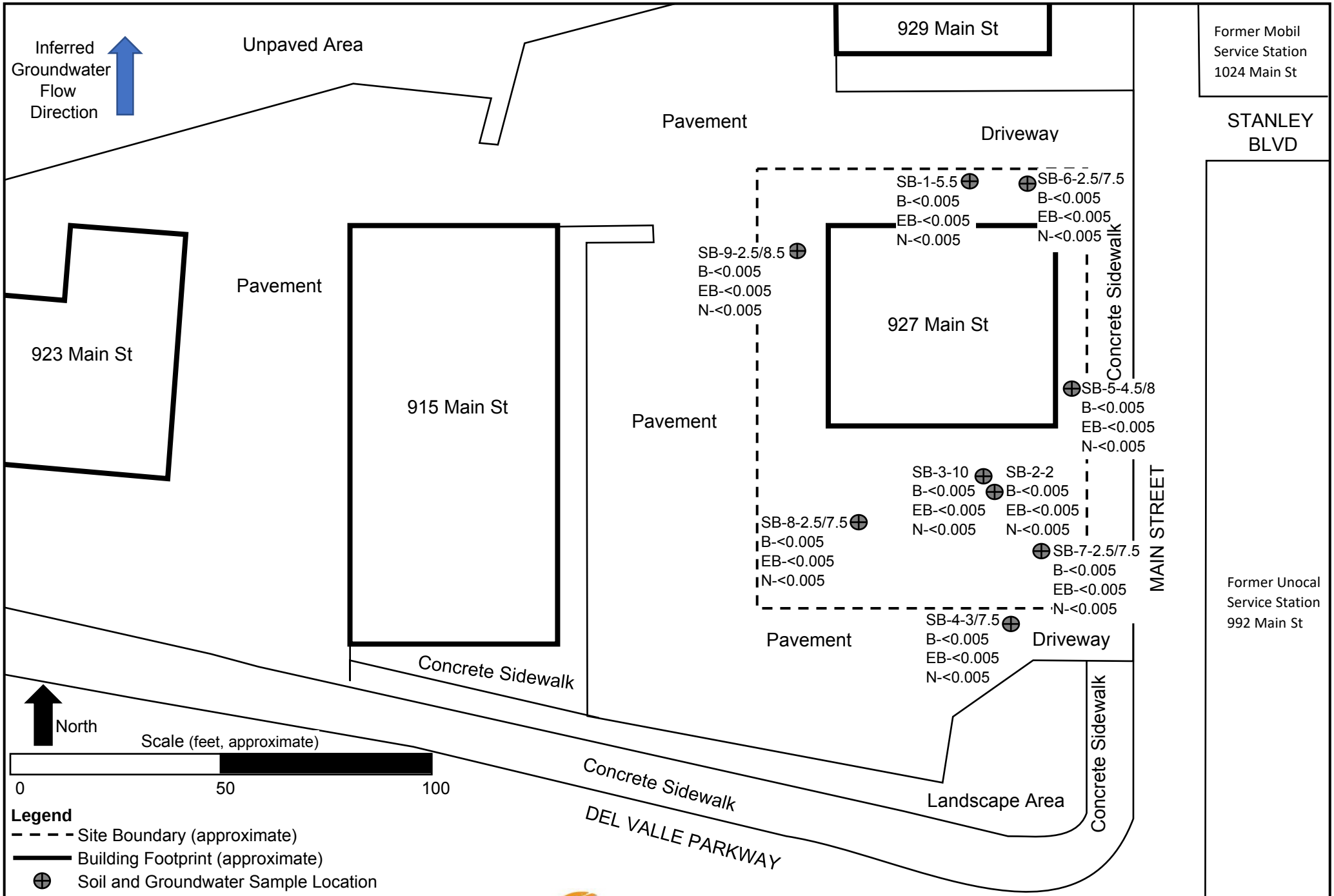
| | | |
|---|---|---|
| ERA soil-water-vapor | **Site Location Map** | PN: 01-2016-1300-001 |
| | | Date: June 26, 2017 |
| | **Soil and Groundwater Investigation Report** | EP: Lita Freeman |
| | 927 Main Street, Pleasanton, Alameda County, California | **Figure 1** |



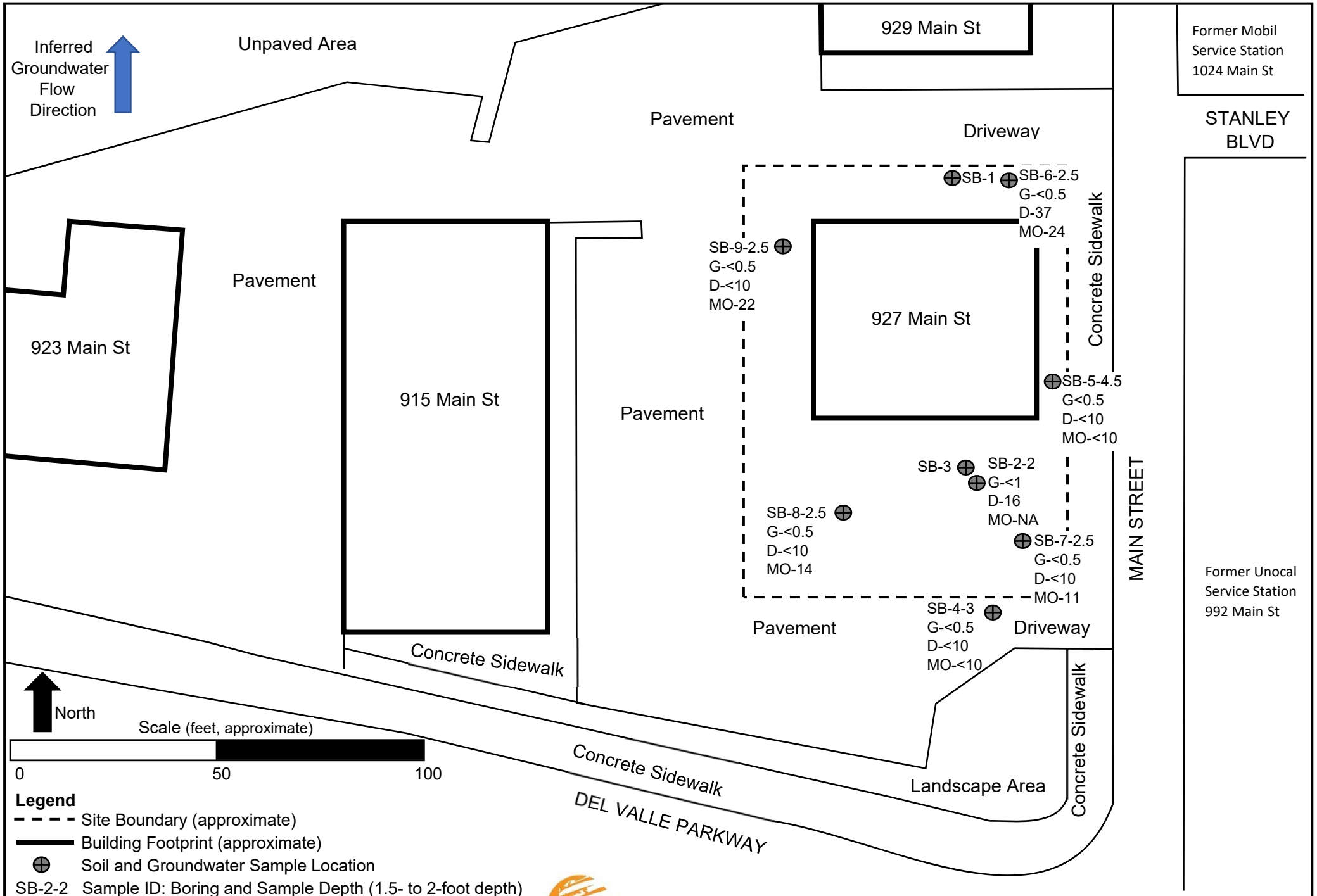

| | |
|---|---|
| **Site Plan** | PN: 01-2016-1300-001 |
| | Date: June 26, 2017 |
| **Soil and Groundwater Investigation Report** | EP: Lita Freeman |
| 927 Main Street, Pleasanton, Alameda County, California | **Figure 2** |



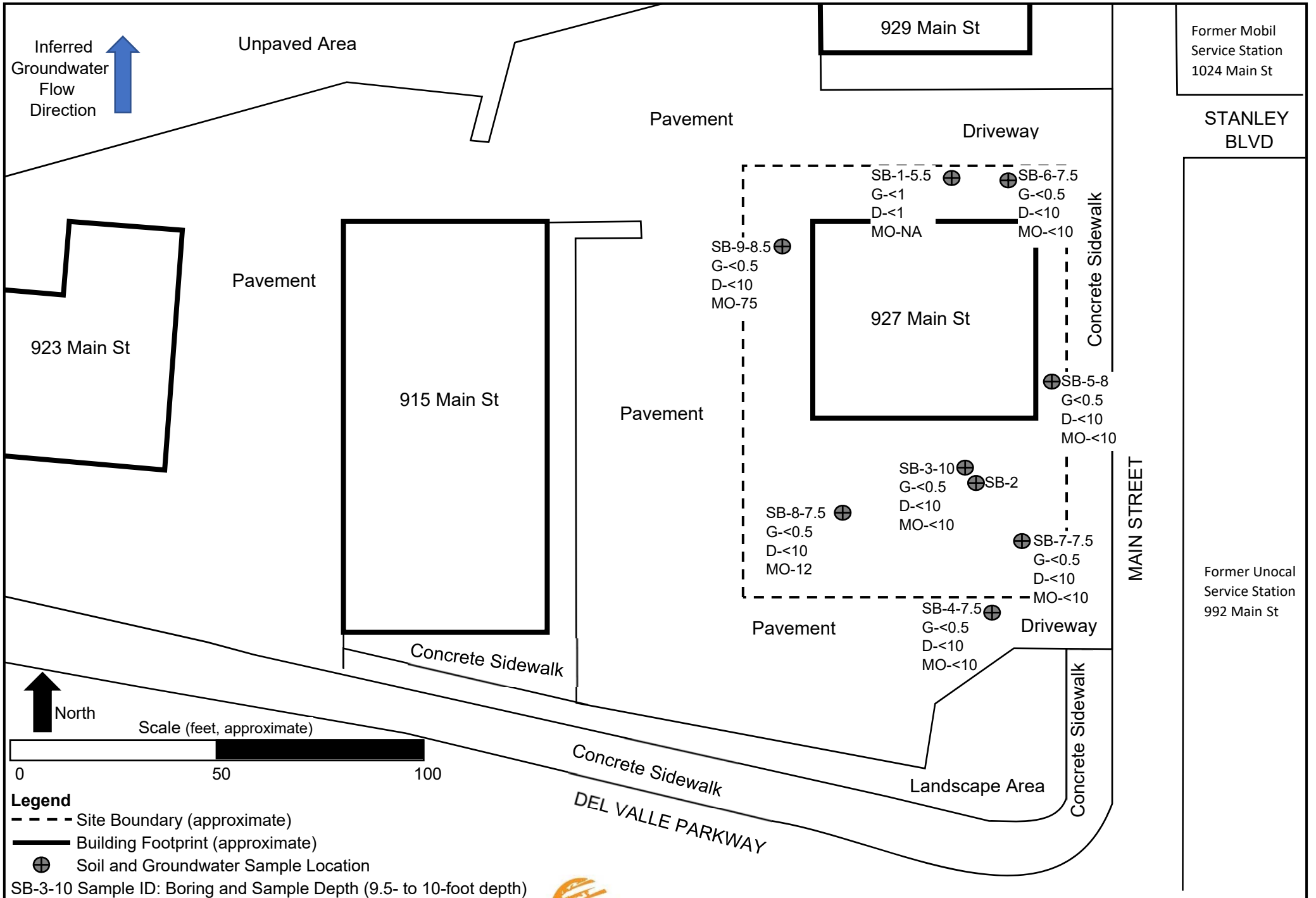

| | |
|---|---|
| **Site Plan with Sampling Locations** | PN: 01-2016-1300-001 |
| | Date: June 26, 2017 |
| **Soil and Groundwater Investigation Report** | EP: Lita Freeman |
| 927 Main Street, Pleasanton, Alameda County, California | **Figure 3** |



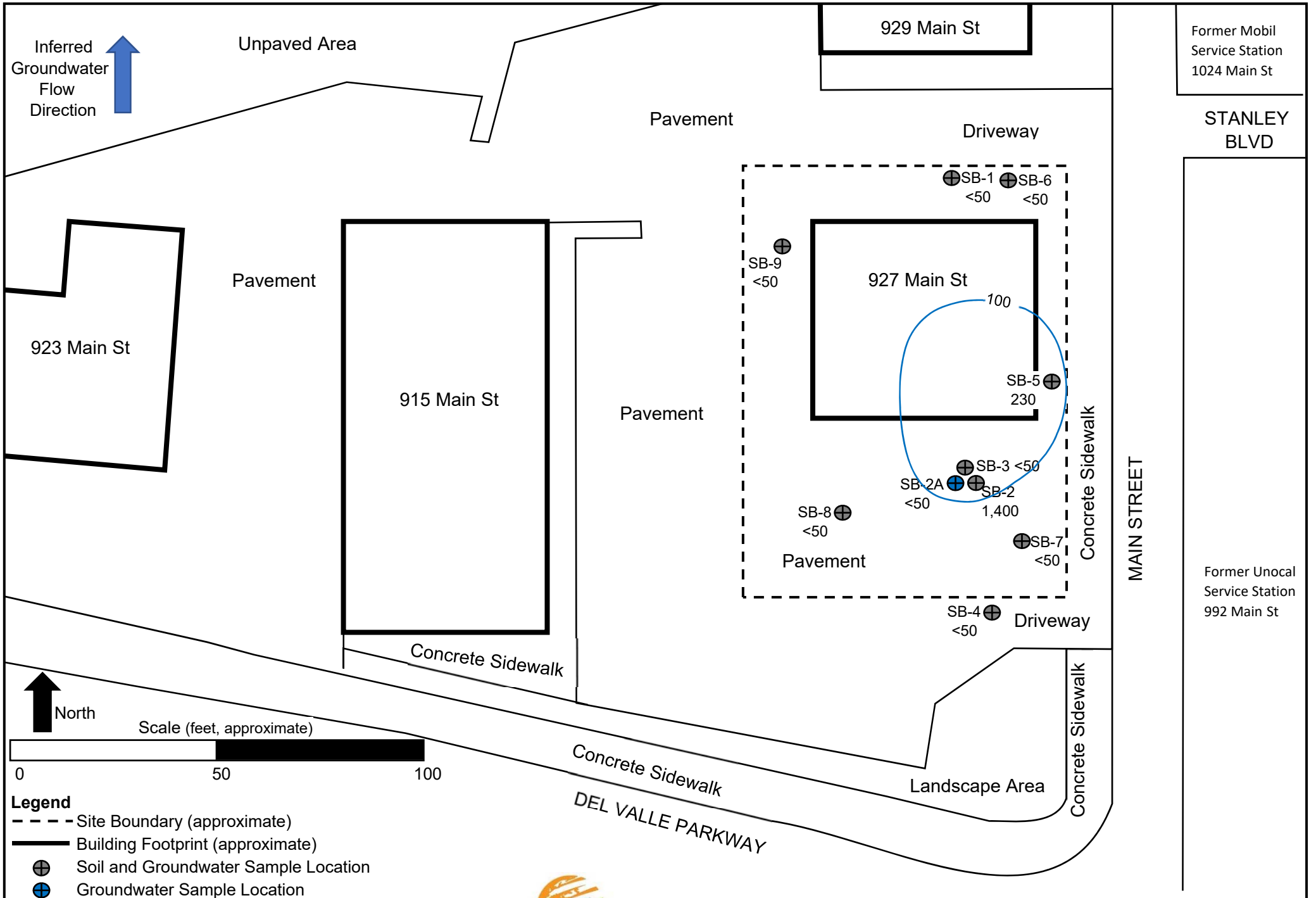

| | |
|---|---|
| **Soil Results: VOCs, 0- to 10-Foot Depth Interval** | PN: 01-2016-1300-001 |
| | Date: June 26, 2017 |
| **Soil and Groundwater Investigation Report** | EP: Lita Freeman |
| 927 Main Street, Pleasanton, Alameda County, California | **Figure 4** |



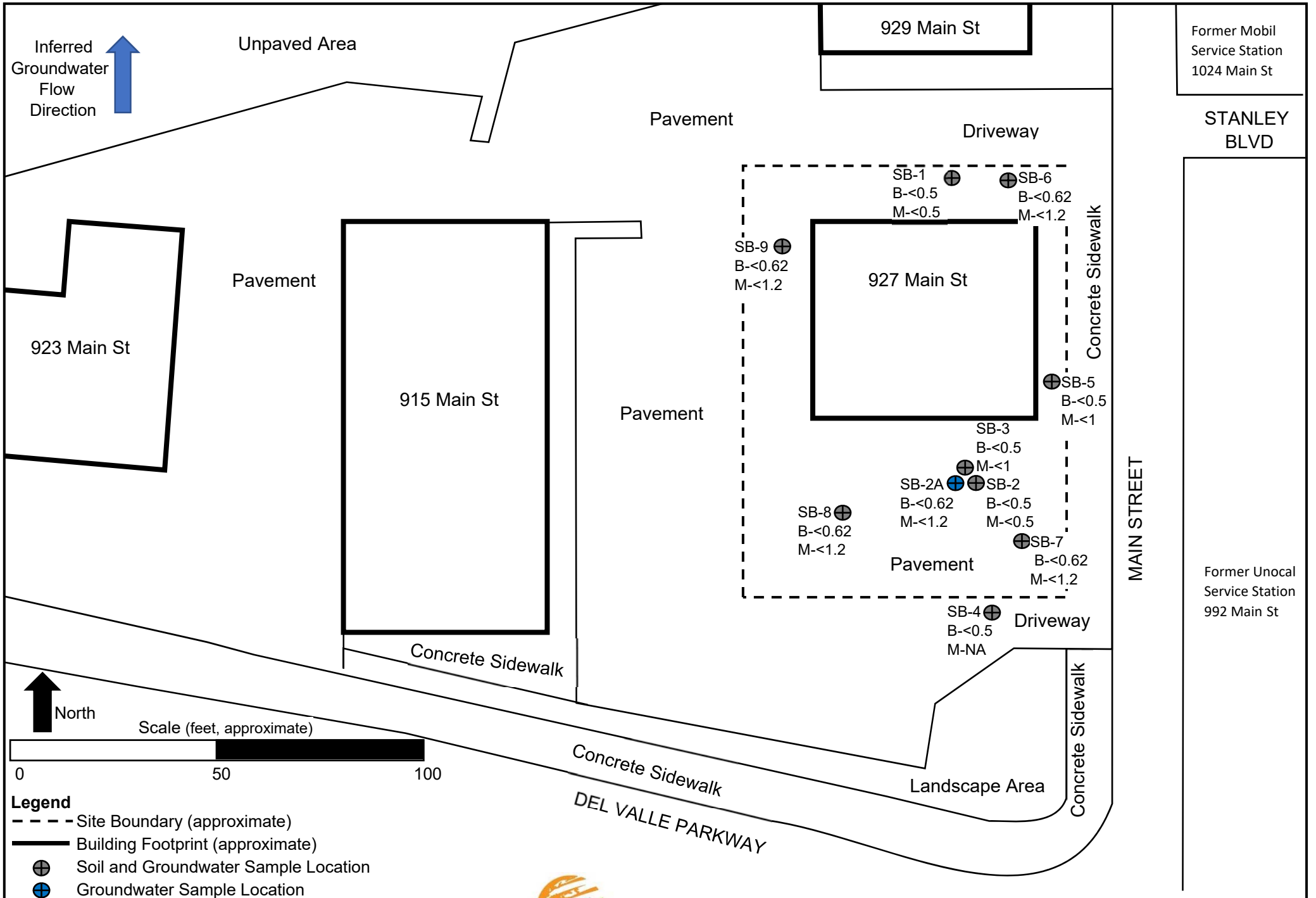

| | |
|---|---|
| **Soil Results: Hydrocarbons, 0- to 5-Foot Depth Interval** | PN: 01-2016-1300-001 |
| | Date: June 26, 2017 |
| **Soil and Groundwater Investigation Report** | EP: Lita Freeman |
| 927 Main Street, Pleasanton, Alameda County, California | **Figure 5** |




| | |
|---|---|
| **Soil Results: Hydrocarbons – 5- to 10-Foot Depth Interval** | PN: 01-2016-1300-001 |
| | Date: June 26, 2017 |
| **Soil and Groundwater Investigation Report** | EP: Lita Freeman |
| 927 Main Street, Pleasanton, Alameda County, California | **Figure 6** |




| | |
|---|---|
| **TPHg Groundwater Isoconcentration Contour Map** | PN: 01-2016-1300-001 |
| | Date: June 26, 2017 |
| **Soil and Groundwater Investigation Report** | EP: Lita Freeman |
| 927 Main Street, Pleasanton, Alameda County, California | **Figure 7** |




**Benzene – MTBE Concentrations in Groundwater**
**Soil and Groundwater Investigation Report**
927 Main Street, Pleasanton, Alameda County, California

PN: 01-2016-1300-001
Date: June 26, 2017
EP: Lita Freeman
**Figure 8**

**Appendix A**

Alameda County Department of

Environmental Health (ACDEH)

Letter Dated April 26, 2017

ALAMEDA COUNTY
**HEALTH CARE SERVICES**
AGENCY
REBECCA GEBHART, Interim Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

April 26, 2017

Bradley A & Sandra L Hirst, Trustees
& Bradley Hirst et al.
c/o Equity Enterprises
4460 Black Avenue, Suite L
Pleasanton, CA 94566-6142
*(Sent via email to brad@equityenterprises.net)*

Paul C and Alice T Sun, Trustees
PO Box 117941
Burlingame, CA 94011-7941
*(Sent via email to dsun@dsunlaw.com)*

C & H Development Co
43 Panoramic Way
Walnut Creek, CA 94566-8218

Morey and Ethel Gross and Peggy Lane
915 Main Street
Pleasanton, CA 94566-8218

David B. Wheeler
927 Main Street
Pleasanton, CA 94566-6072

Santa Rita Investment Company
915 Main Street
Pleasanton, CA 94566-8218

C & H Development Co
Bradley A. and Sandra L Hirst, Trustees
43 Panoramic Way
Walnut Creek, CA 94595-1605

Autogal, Inc.
Agent: The Prentice-Hall Corporation System, Inc.
2711 Centerville Road Suite 400
Wilmington, DE 19808

Subject: Conditional Work Plan Approval for Fuel Leak Case No. RO0003199 and GeoTracker Global ID T10000008158, Main Street Property, 927 Main Street, Pleasanton, CA 94566

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file, including the "*Soil and Groundwater Investigation Work Plan,*" (Work Plan), dated April 14, 2017, and submitted by Environmental Risk Assessors.

The proposed scope of work is conditionally approved and may be implemented provided that the technical comments below are addressed and incorporated during the proposed site investigation activities. Submittal of a revised Work Plan is not required unless an alternate scope of work outside that described in the Work Plan and technical comments below is proposed.

**TECHNICAL COMMENTS**

1) **Soil Sampling and Field Indicators.** Besides collecting soil samples at the proposed pre-defined depths, ACDEH requests that additional soil samples be collected at signs of contamination such as photoionization detections, staining, odor, and major lithologic changes.

2) **Soil Gas Sampling.** We request that the soil gas sample be collected at least five feet below the bottom of the foundation of the adjacent west building. In addition to naphthalene analysis by U.S. EPA Method TO-15, please analyze for naphthalene using Method TO-17 in conformance with DTSC guidance for naphthalene vapor analysis (Appendix D, Active Soil Gas Investigations, July 2015, DTSC).

3) **Indoor Air and Ambient Air Sampling.** At this time, the need for indoor air and ambient air sampling has not been established, but is approved within this scope of work contingent upon submittal and review of soil vapor results by ACDEH. Final approval may be provided after the review of the soil vapor results.

## SUBMITTAL ACKNOWLEDGEMENT STATEMENT

Please note that ACDEH has updated its Attachment 1 with regard to report submittals to ACDEH. ACDEH will now be requiring a Submittal Acknowledgement Statement, replacing the Perjury Statement, as a cover letter that is to be signed by the Responsible Party (RP). The language for the Submittal Acknowledgement Statement is as follows:

*"I have read and acknowledge the content, recommendations, and and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the State Water Resource Control Board's GeoTracker website."*

Please include this in your submittals to ACDEH.

## TECHNICAL REPORT REQUEST

Please upload the work plan to the ACDEH ftp site (Attention: Anne Jurek), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- **June 26, 2017** – Site Investigation Report
  File to be named: SWI_R_yyyy-mm-dd RO3199

This report is being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

My last day at ACDEH as a case worker will be May 5, 2017. You will be informed by me or Paresh Khatri (*paresh.khatri@acgov.org)* as to who the new case worker will be as soon as that has been determined.

If you have any questions, please call me at (510) 567-6721 or send me an electronic mail message at anne.jurek@acgov.org. Online case files are available for review at the following website: http://www.acgov.org/aceh/index.htm

Sincerely,

Anne Jurek, California GIT 731
Professional Technical Specialist II

Attachment: Responsible Party(ies) Legal Requirements/Obligations
Enclosure: ACDEH Electronic Report Upload (ftp) Instructions

cc: Lita Freeman, Environmental Risk Assessors, 1420 East Roseville Parkway, Roseville, CA 95661 (*Sent via E-mail to: litafreeman@gmail.com)*

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GeoTracker, eFile

**Appendix B**

Tables and Figures from

ERA's 2015 and 2016 Reports

# TABLES

**Table 2**
**Soil and Groundwater Samples Organics Analytical Summary**
**Main Street Property**
**927 Main Street**
**Pleasanton, California**

| On-Site Location/ Comments | Sample ID | Sample Depth (feet bgs)[1] | Matrix | Petroleum Hydrocarbons[2] Soil: mg/kg; Groundwater: µg/L | | | VOCs[3] Soil: mg/kg; Groundwater: µg/L | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Analytes** | | | | **TPHg[3]** | **TPHd[3]** | **TPHss[3]** | **Benzene** | **MTBE** | **Naphthalene** | **Toluene** | **Ethylbenzene** | **Xylenes** |
| **ESL for Shallow Soil** | | | | 100 | 240 | 100 | 0.044 | 0.023 | 0.023 | 2.9 | 1.4 | 2.3 |
| North of Former Gas Station Building | SB-1-5.5 | 5.0 - 5.5 | Soil | <1 | <1 | <1 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 |
| South of Former Gas Station Building | SB-2-2 | 1.5 - 2.0 | Soil | <1 | **16** | <1 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 |
| South of Former Gas Station Building | SB-3-10 | 9.5 - 10.0 | Soil | <0.5 | <10 | <10 | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 |
| South of Former Gas Station Building | SB-3-32 | 31.5 - 32.0 | Soil | **0.99** | <10 | <10 | <0.005 | <0.020 | <0.005 | <0.005 | **0.022** | **0.137** |
| Area of Former Southern Canopy | SB-4-3 | 2.5 - 3.0 | Soil | <0.5 | <10 | <10 | <0.005 | NA | <0.005 | <0.005 | <0.005 | <0.005 |
| Area of Former Southern Canopy | SB-4-7.5 | 7.0 - 7.5 | Soil | <0.5 | <10 | <10 | <0.005 | NA | <0.005 | <0.005 | <0.005 | <0.005 |
| Area of Former Northern Canopy | SB-5-4.5 | 4.0 - 4.5 | Soil | <0.5 | <10 | <10 | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 |
| Area of Former Northern Canopy | SB-5-8 | 7.5 - 8.0 | Soil | <0.5 | <10 | <10 | <0.005 | <0.020 | <0.005 | <0.005 | <0.005 | <0.005 |
| Area of Former Northern Canopy | SB-5-36 | 35.5 - 36.0 | Soil | <0.5 | <10 | <10 | <0.005 | <0.020 | **0.026** | <0.005 | <0.005 | **0.022** |
| **ESL for Groundwater** | | | | 100 | 100 | 100 | 1 | 5 | 0.12 | 40 | 13 | 20 |
| North of Former Gas Station Building | SB-1-W | NA | Ground-water | <50 | **120** | <50 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 |
| South of Former Gas Station Building | SB-2-W | NA | Ground-water | **1,400** | **1,000** | **1,400** | <0.5 | <0.5 | **5.3** | <0.5 | **6.1** | **19** |
| South of Former Gas Station Building | SB-3-W | NA | Ground-water | <50 | <50 | <50 | <0.5 | <1 | <1 | **0.57** | **1.7** | **6.6** |
| Area of Former Southern Canopy | SB-4-W | NA | Ground-water | <50 | <50 | <50 | <0.5 | NA | <1 | <0.5 | <0.5 | <0.5 |
| Area of Former Northern Canopy | SB-5-W | NA | Ground-water | **230** | <50 | **940** | <0.5 | <1 | **19** | <0.5 | **2.8** | **40** |

**Notes:**

Units: Soil: mg/kg = milligrams per kilogram, Groundwater: µg/L = micrograms per liter

1. bgs = below ground surface

2. TPHg, TPHd, TPHss = Total petroleum hydrocarbons (TPH) quantified as gasoline, quantified as diesel, and TPH quantified as Stoddard solvent were analyzed using U.S. EPA Method 8015B/C.

3. Volatile organic compounds (VOCs) were analyzed using U.S. EPA Method 8260B.

ESL = Environmental Screening Levels as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 ESLs, February 2016.

SFBRWQCB Tier 1 Environmental Screening Levels (SFBRWQCB, 2016) Note 2 states: TPH motor oil is not soluble. TPH motor oil detections in water most likely are petroleum degradates or less likely NAPL. If the detections are degradates, add TPH motor oil and TPH diesel results and compare to TPH diesel criterion. The noted ESL was established for TPH-d.

MTBE = Methyl tert-butyl ether
NE = Not established
<1 = Not detected at stated concentration
**Bold** = Compound detected
**Bold =** Compound detected above ESL

**Table 3**
**Soil and Groundwater Samples Inorganics Analytical Summary**
**Main Street Property**
**927 Main Street**
**Pleasanton, California**

| On-Site Location/ Comments | Sample ID | Sample Depth (feet bgs)[1] | Matrix | Metals (soil: mg/kg, GW: µg/L) | | | | |
|---|---|---|---|---|---|---|---|---|
| **Analytes** | | | | **Cadmium** | **Chromium** | **Lead** | **Nickel** | **Zinc** |
| **ESL for Soil** | | | | 0.00006 | See Below | 80 | 83 | 23,000 |
| North of Former Gas Station Building | SB-1-5.5 | 5.0 - 5.5 | Soil | <0.25 | **260** | **10** | **240** | **60** |
| North End of Former Canopy | SB-2-2 | 1.5 - 2.0 | Soil | **0.36** | **130** | **61** | **80** | **110** |
| ESL for Groundwater | | | | 0.25 | 50 | 2.5 | 8.2 | 81 |
| North of Former Gas Station Building | SB-1-W | NA | Ground-water | <0.25 | **0.63** | <0.5 | **1.8** | <15 |
| North End of Former Canopy | SB-2-W | NA | Groundwater | <0.25 | <0.5 | <0.5 | **4.8** | <15 |

**Notes:**

Units: Soil: mg/kg = milligrams per kilogram; Groundwater: µg/L = micrograms per liter

1. bgs = below ground surface

ESL = Environmental screening levels (ESLs) for soil as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board Tier 1 Environmental Screening Levels (SFBRWQCB 2016), February 2016.

NA = Not Applicable

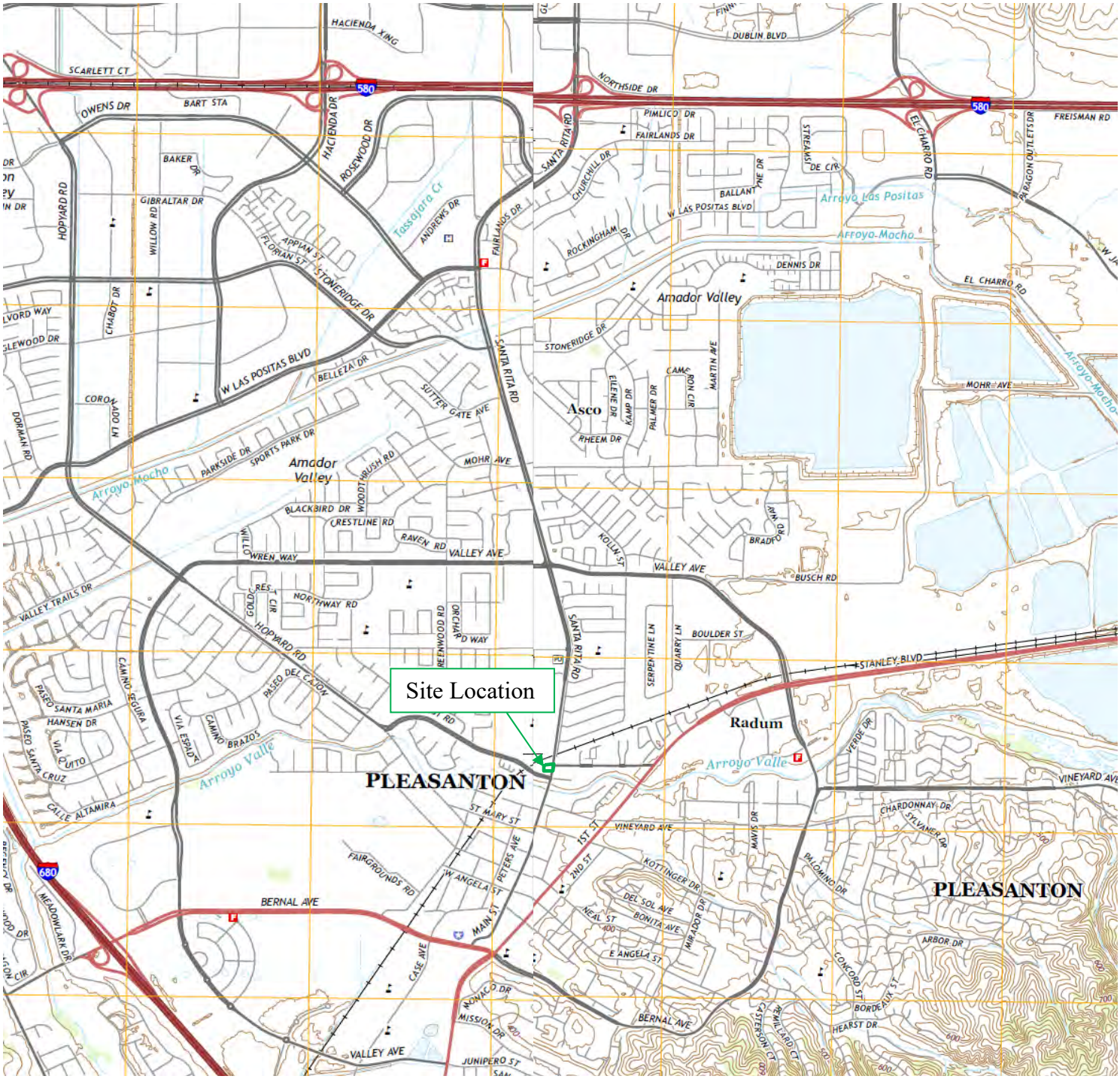
<0.25 = Not detected at stated concentration

**Bold** = Compound detected

**Bold =** Compound detected above ESL

Chromium III ESL = 120,000
Chromium VI ESL = 1.3

**FIGURES**




USGS Dublin and Livermore, California Quadrangle Topographic Maps, 2015

Legend

— Site (boundaries approximate)

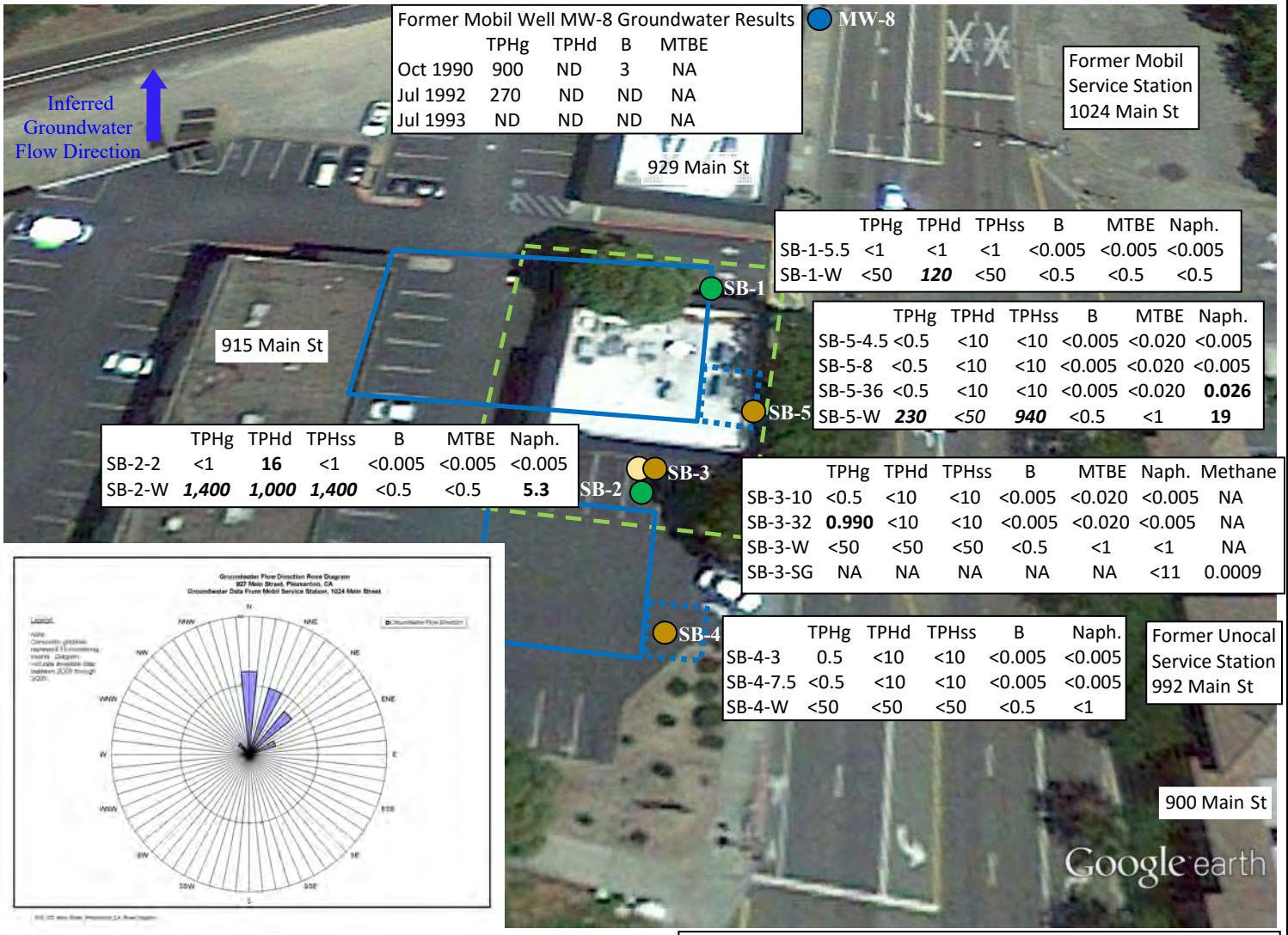
| | | |
|---|---|---|
| ERA soil-water-vapor | **Site Location Map** | PN: 01-2016-1300-001 |
| | | Date: October 10, 2016 |
| | **SOIL AND GROUNDWATER INVESTIGATION** | EP: Lita Freeman |
| | 927 Main Street, Pleasanton, California | **Figure 1** |


Property Boundary (approximate)
Former Building Footprint (approximate)
Former Dispenser Canopy Location (approximate)
Soil/Groundwater Sampling Location (ERA 2015)
Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

North

0 55
Scale (feet, approximate)

| | | |
|---|---|---|
| ERA soil-water-vapor | **Site Plan** | PN: 01-2016-1300-001 |
| | | Date: October 10, 2016 |
| | **SOIL AND GROUNDWATER INVESTIGATION** | EP: Lita Freeman |
| | 927 Main Street, Pleasanton, California | **Figure 2** |






TPHg = Total Petroleum Hydrocarbons quantified as gasoline
TPHd = TPH quantified as diesel
TPHss = TPH quantified as Stoddard solvent
B = Benzene
MTBE = Methyl tert-butyl ether
Naph. = Napthalene
SB-1-5.5 = Soil sample from boring SB-1 at 5.0-5.5 depth interval
SB-1-W = Groundwater sample from boring SB-1
**120** = Noted analyte detected at stated concentration
<1/NA = Noted analyte not detected at concentration at or above stated laboratory reporting limit/Not Analyzed

| | TPHg | TPHd | TPHss | B | MTBE | |
|---|---|---|---|---|---|---|
| SB-1-5.5 | <1 | <1 | <1 | <0.005 | <0.005 | Soil in mg/kg |
| SB-1-W | <50 | ***120*** | <50 | <0.5 | <0.5 | Groundwater in µg/L |

units: Soil: mg/kg = milligrams per kilogram
Groundwater: µg/L = micrograms per liter
Soil Gas (Naph.): µg/$m^3$ = micrograms per cubic meter
Soil Gas (Methane): % = Percent

Property Boundary (approximate)
Former Building Footprint (approximate)
Former Dispenser Canopy Location (approximate)
Soil/Groundwater Sampling Location (ERA 2015)
Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

North

0 55
Scale (feet, approximate)

| | | |
|---|---|---|
| ERA soil-water-vapor | **Soil and Groundwater Samples Results Summary** | PN: 01-2016-1300-001 |
| | | Date: October 10, 2016 |
| | **SOIL AND GROUNDWATER INVESTIGATION** | EP: Lita Freeman |
| | 927 Main Street, Pleasanton, California | **Figure 3** |


Property Boundary (approximate)

Former Building Footprint (approximate)

Former Dispenser Canopy Location (approximate)

Soil/Groundwater Sampling Location (ERA 2015)

Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

<0.5 Benzene Concentration (micrograms per liter)

North

0 55

Scale (feet, approximate)

| | | |
|---|---|---|
| ERA soil-water-vapor | **Benzene Concentrations in Groundwater** | PN: 01-2016-1300-001 |
| | | Date: October 10, 2016 |
| | **SOIL AND GROUNDWATER INVESTIGATION**<br>927 Main Street, Pleasanton, California | EP: Lita Freeman |
| | | **Figure 4** |


Property Boundary (approximate)

Former Building Footprint (approximate)

Former Dispenser Canopy Location (approximate)

Soil/Groundwater Sampling Location (ERA 2015)

Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

<0.5 Methyl Tert-Butyl Ether (MTBE) Concentration (micrograms per liter)

(SB-4 groundwater sample not analyzed for MTBE)

North

0 55

Scale (feet, approximate)

| | | |
|---|---|---|
| ERA soil-water-vapor | **MTBE Concentrations in Groundwater** | PN: 01-2016-1300-001 |
| | | Date: October 10, 2016 |
| | **SOIL AND GROUNDWATER INVESTIGATION**<br>927 Main Street, Pleasanton, California | EP: Lita Freeman |
| | | **Figure 5** |


Property Boundary (approximate)

Former Building Footprint (approximate)

Former Dispenser Canopy Location (approximate)

Soil/Groundwater Sampling Location (ERA 2015)

Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

1,400 Total Petroleum Hydrocarbons Quantified as Gasoline (TPHg) Concentration (micrograms per liter [µg/L])

Inferred TPHg Isoconcentration Contour in µg/L

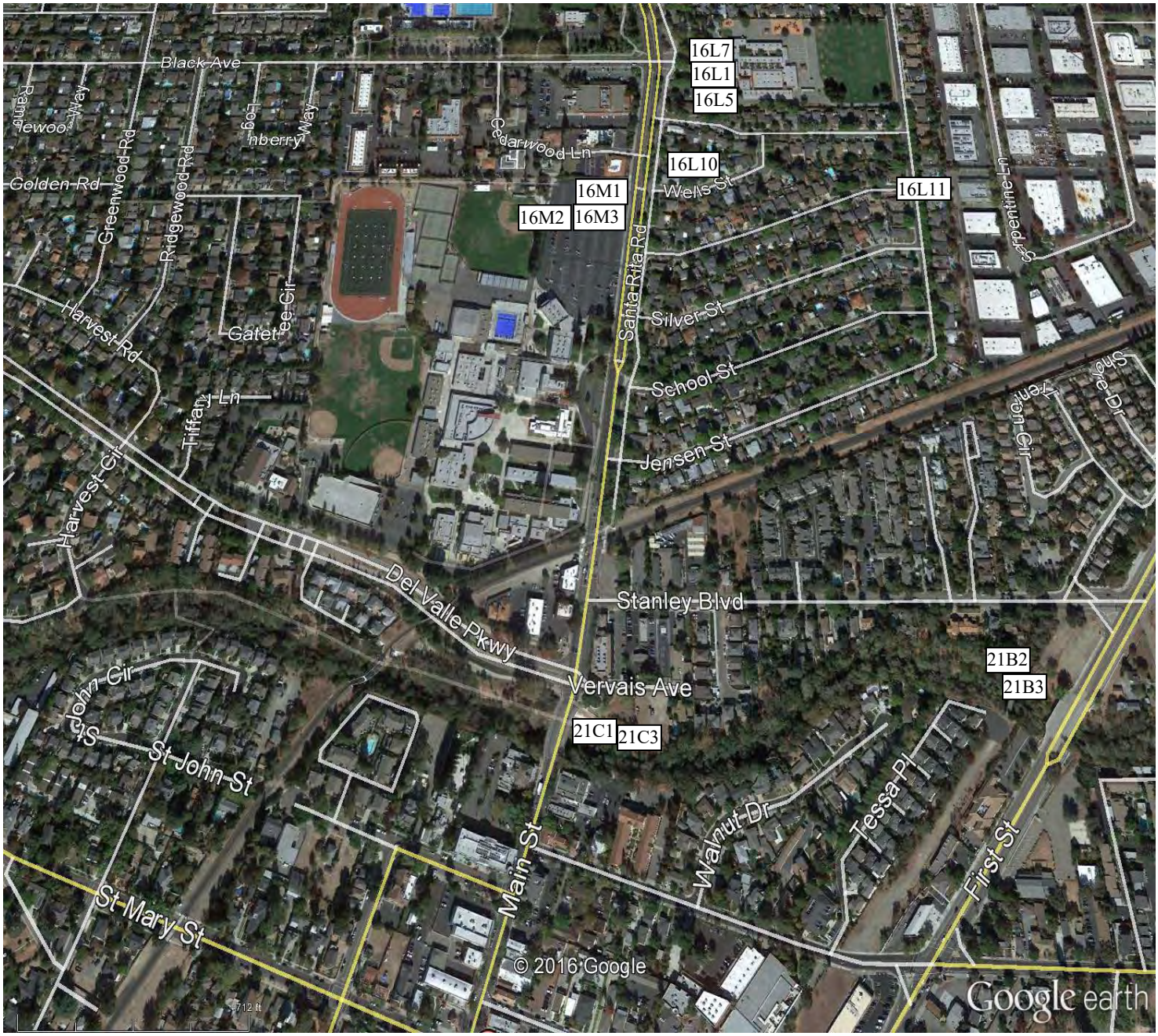
(SB-3 not used for contouring)

North

0 55

Scale (feet, approximate)

| | | |
|---|---|---|
| ERA soil-water-vapor | **TPHg Groundwater Isoconcentration Contour Map** | PN: 01-2016-1300-001 |
| | | Date: October 10, 2016 |
| | **SOIL AND GROUNDWATER INVESTIGATION** | EP: Lita Freeman |
| | 927 Main Street, Pleasanton, California | **Figure 6** |




Well Location Source: ETIC, 2010, Detailed Well Survey Report

| | | |
|---|---|---|
| ERA soil-water-vapor | **Well Survey Results** | PN: 01-2016-1300-001 |
| | | Date: October 10, 2016 |
| | **SOIL AND GROUNDWATER INVESTIGATION** | EP: Lita Freeman |
| | 927 Main Street, Pleasanton, California | **Figure 7** |

# TABLES

**Table 2**
**Soil and Groundwater Samples Organics Analytical Summary**
**Main Street Property**
**927 Main Street**
**Pleasanton, California**

| On-Site Location/ Comments | Sample ID | Sample Depth (feet bgs)[1] | Matrix | Petroleum Hydrocarbons[2] | | | VOCs[3] | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Analytes** | | | | TPHg[3] | TPHd[3] | TPHss[3] | Bromodichloro-methane | n-Butyl benzene | sec-Butyl benzene | Chloroform | Ethylbenzene | Isopropylbenzene | Naphthalene | n-Propyl benzene | 1,2,4-Trimethylbenzene | 1,3,5-Trimethylbenzene | Xyelenes |
| **ESL for Shallow Soil** | | | | 500 | 110 | 500 | 1.5 | NE | NE | 2.4 | 3.3 | NE | 1.2 | NE | NE | NE | 2.3 |
| North of Former Gas Station Building | SB-1-5.5 | 5.0 - 5.5 | Soil | <1 | <1 | <1 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 |
| North End of Former Canopy | SB-2-2 | 1.5 - 2.0 | Soil | <1 | **16** | <1 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 | <0.005 |
| **ESL for Groundwater** | | | | 100 | 100 | 100 | 80 | NE | NE | 80 | 30 | NE | 6.1 | NE | NE | NE | 20 |
| North of Former Gas Station Building | SB-1-W | NA | Ground-water | <50 | **120** | <50 | **1.3** | <0.5 | <0.5 | **5.5** | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 |
| North End of Former Canopy | SB-2-W | NA | Ground-water | **1,400** | **1,000** | **1,400** | **1.3** | **4.9** | **1.1** | **5.8** | **6.1** | **1.1** | **5.3** | **4.5** | **28** | **7.2** | **19** |

**Notes:**
Units: Soil: mg/kg = milligrams per kilogram, Groundwater: µg/L = micrograms per liter
1. bgs = below ground surface

2. TPHg, TPHd, TPHss = Total petroleum hydrocarbons (TPH) quantified as gasoline, quantified as diesel, and TPH quantified as Stoddard solvent were analyzed using U.S. EPA Method 8015B/C.

3. Volatile organic compounds (VOCs) were analyzed using U.S. EPA Method 8260B.

ESL for Shallow Soil = Environmental Screening Levels for shallow soil as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB, Shallow Soil Screening Levels (<3 m bgs) Commercial/Industrial Land Use (groundwater is a current or potential drinking water resource), Table A-2, December 2013).

ESL for Groundwater = Environmental Screening Levels for groundwater as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB, Groundwater Screening Levels (groundwater is a current or potential drinking water resource), Table F-1a, December 2013).
NE = Not established
<1 = Not detected at stated concentration
**Bold** = Compound detected
**Bold** = Compound detected above ESL

**Table 3**
**Soil and Groundwater Samples Inorganics Analytical Summary**
**Main Street Property**
**927 Main Street**
**Pleasanton, California**

| On-Site Location/ Comments | Sample ID | Sample Depth (feet bgs)[1] | Matrix | Metals (soil: mg/kg, GW: µg/L) | | | | |
|---|---|---|---|---|---|---|---|---|
| Analytes | | | | Cadmium | Chromium | Lead | Nickel | Zinc |
| ESL for Shallow Soil | | | | 12 | 2,500 | 320 | 150 | 600 |
| North of Former Gas Station Building | SB-1-5.5 | 5.0 - 5.5 | Soil | <0.25 | **260** | **10** | **240** | **60** |
| North End of Former Canopy | SB-2-2 | 1.5 - 2.0 | Soil | **0.36** | **130** | **61** | **80** | **110** |
| ESL for Groundwater | | | | 0.25 | 50 | 2.5 | 8.2 | 81 |
| North of Former Gas Station Building | SB-1-W | NA | Ground-water | <0.25 | **0.63** | <0.5 | **1.8** | <15 |
| North End of Former Canopy | SB-2-W | NA | Groundwater | <0.25 | <0.5 | <0.5 | **4.8** | <15 |

**Notes:**

Units: Soil: mg/kg = milligrams per kilogram; Groundwater: µg/L = micrograms per liter

1. bgs = below ground surface

ESL for Shallow Soil = Environmental Screening Levels for shallow soil as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB, Shallow Soil Screening Levels (<3 m bgs) Commercial/Industrial Land Use (groundwater is a current or potential drinking water resource), Table A-2, December 2013).

ESL for Groundwater = Environmental Screening Levels for groundwater as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB, Groundwater Screening Levels (groundwater is a current or potential drinking water resource), Table F-1a, December 2013).

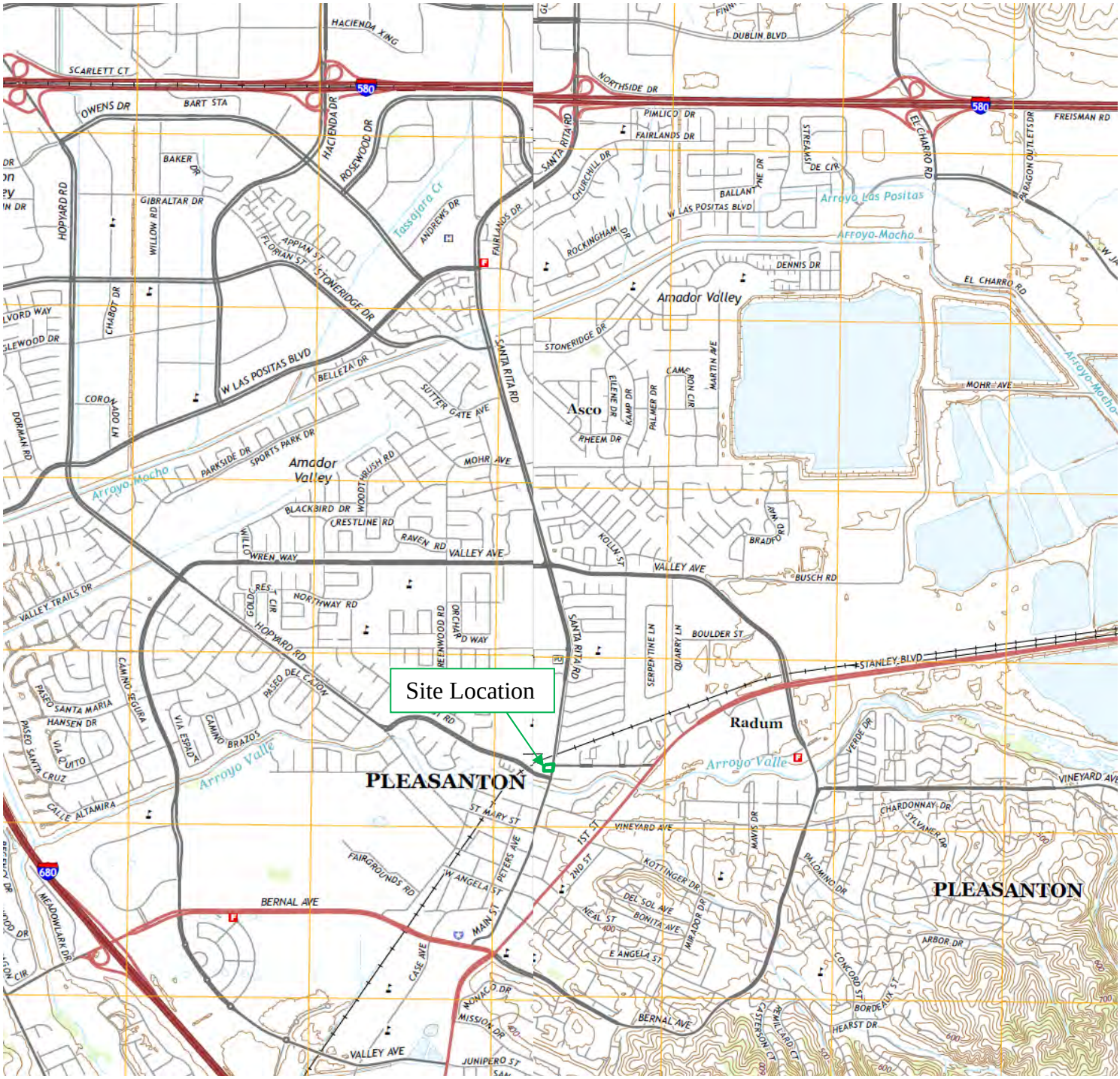
NA = Not Applicable

<0.25 = Not detected at stated concentration

**Bold** = Compound detected

**Bold** = Compound detected above ESL

**FIGURES**

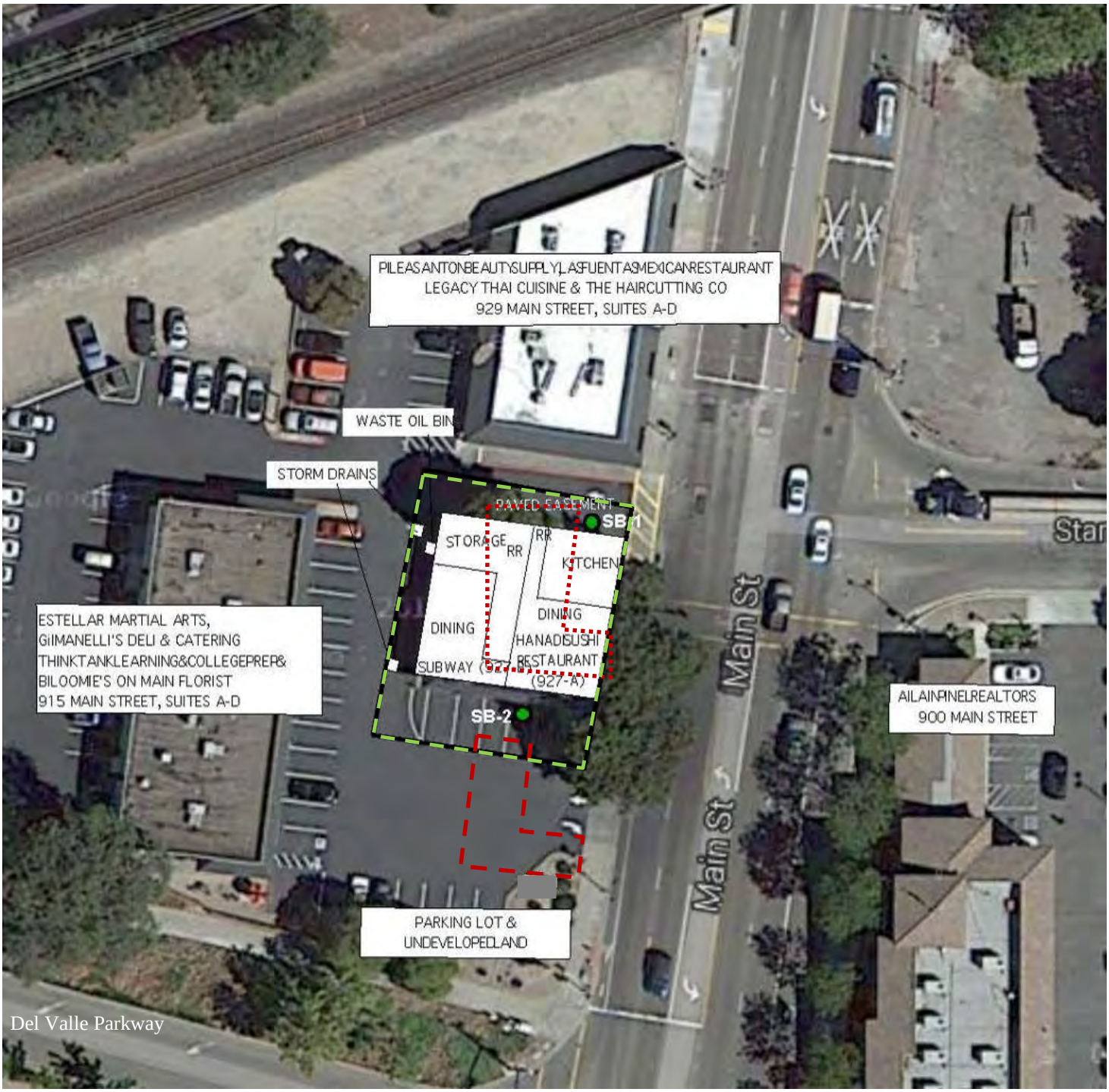



USGS Dublin and Livermore, California Quadrangle Topographic Maps, 2015

Legend

— Site (boundaries approximate)

| | | |
|---|---|---|
| ERA soil-water-vapor | **Site Location Map** | PN: 01-2015-500-007 |
| | | Date: November 27, 2015 |
| | **LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT** | EP: Lita Freeman |
| | 927 Main Street, Pleasanton, California | **Figure 1** |




Approximate Property Boundary
Former Gas Station Building
Former Canopy Over Dispensers
Sampling Location

North

0 _____ 75

Scale (feet, approximate)

| | | |
|---|---|---|
| ERA soil-water-vapor | **Site Plan** | PN: 01-2015-500-007 |
| | | Date: November 27, 2015 |
| | **LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT** | EP: Lita Freeman |
| | 927 Main Street, Pleasanton, California | **Figure 2** |

**Appendix C**

Site Photographs

Photographic Log
927 Main Street
Pleasanton, California 94566
ERA Project No. 01-2016-1300-001

| | |
|---|---|
| **Photograph: 1**<br><br>**Description:**<br><br>Photo depicts the east (on right facing sidewalk and Main Street) and south (on left facing on-site parking area) elevations of the on-site building. View to the northwest from across main driveway off Main Street into the Site. Proposed locations of boring SB-2A at black arrow and boring SB-7 at white arrow. |  |
| **Photograph: 2**<br><br>**Description:**<br><br>Photo depicts the south (on right) and west (on left) elevations of the on-site building. View to the northeast with Main Street in background. Proposed locations of boring SB-8 at black arrow and boring SB-9 at white arrow. |  |

Photographic Log
927 Main Street
Pleasanton, California 94566
ERA Project No. 01-2016-1300-001

| | |
|---|---|
| **Photograph: 3**<br><br>**Description:**<br><br>Photo depicts the east (on left facing sidewalk) and north (on right) elevations of the on-site building. View to the south from across northern driveway. Proposed locations of boring SB-5A at black arrow and boring SB-6 at white arrow. |  |

| | |
|---|---|
| **Photograph: 4**<br><br>**Description:**<br><br>Photo depicts drilling rig set up on boring SB-2A. Proposed location of boring SB-7 at black arrow. View to northwest. |  |

Photographic Log
927 Main Street
Pleasanton, California 94566
ERA Project No. 01-2016-1300-001

| | |
|---|---|
| **Photograph: 5**<br><br>**Description:**<br><br>Photo depicts drilling rig set up on boring SB-6. View to south-southeast. |  |
| **Photograph: 6**<br><br>**Description:**<br><br>Photo depicts drilling rig set up on boring SB-8. View to the southeast. |  |

Photographic Log
927 Main Street
Pleasanton, California 94566
ERA Project No. 01-2016-1300-001

| | |
|---|---|
| **Photograph: 7**<br><br>**Description:**<br><br>Photo depicts drilling rig set up on boring SB-9. View to the north. |  |
| **Photograph: 8**<br><br>**Description:**<br><br>Photo depicts purging groundwater at boring SB-2A prior to sampling groundwater. |  |

Photographic Log
927 Main Street
Pleasanton, California 94566
ERA Project No. 01-2016-1300-001

| | |
|---|---|
| **Photograph: 9**<br><br>**Description:**<br><br>Photo depicts backfilling boring SB-8. |  |
| **Photograph: 10**<br><br>**Description:**<br><br>Photo depicts Summa canister set up to collect indoor air sample inside the on-site building. |  |

Photographic Log
927 Main Street
Pleasanton, California 94566
ERA Project No. 01-2016-1300-001

| | |
|---|---|
| **Photograph: 11**<br><br>**Description:**<br><br>Photo depicts Summa canister set up to collect ambient air sample outside the on-site building. |  |

| | |
|---|---|
| **Photograph: 12**<br><br>**Description:**<br><br>Photo depicts setting soil gas probe at sampling location SB-5A. |  |

Photographic Log
927 Main Street
Pleasanton, California 94566
ERA Project No. 01-2016-1300-001

| | |
|---|---|
| **Photograph: 13**<br><br>**Description:**<br><br>Photo depicts soil gas sample collection set up with Summa canister at sampling location SB-5A. |  |

| | |
|---|---|
| **Photograph: 14**<br><br>**Description:**<br><br>Photo depicts soil gas sample collection using syringe and tube at sampling location SB-5A. |  |

**Appendix D**

Drilling Permit

# APPLICATION FOR DRILLING PERMIT

Zone 7 Water Agency
100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000
wellpermits@zone7water.com

**For Office Use**

| Permit No.: 2017048 | Permit Date: 05/04/17 | Receipt No.: 719728 | Well No.: NA |
|---|---|---|---|

**For Applicant to Complete**

| | |
|---|---|
| Property Owner: Bradley A & Sandra L Hirst Trust | Applicant: Environmental Risk Assessors |
| Address: 4460 Black Ave, Suite L | Address: 1420 East Roseville Parkway, #140-262 |
| City, State, Zip: Pleasanton, CA 94566 | City, State, Zip: Roseville, CA 95661 |
| Phone: 925-484-3636 Email: brad@equityenterprises.net | Phone: 916-677-9897 Email: litafreeman@gmail.com |

**Site**

Project Location: 927 Main Street, Pleasanton, CA

Assessor's Parcel Number: 946-3370-022-00

Latitude: 37.665986 Longitude: -121.87388

**Project Type**

- ☐ **Well Construction ($397/well)**
- ☐ **Well Destruction ($397/well)**

Proposed or Previous Well Use:

- ☐ Domestic
- ☐ Irrigation
- ☐ Cathodic Protection
- ☐ Geothermal
- ☐ Inclinometer
- ☐ Municipal
- ☐ Dewatering
- ☐ Industrial
- ☐ Monitoring
- ☐ Other: _____

- ☒ **Exploratory Borings ($265/site)**

Type of Investigation:

- ☐ Geotechnical
- ☒ Environmental
- ☐ Soil Vapor
- ☐ Other: _____

- ☐ **Remediation System ($265/site)**

Type of System:

- ☐ Groundwater Extraction
- ☐ Vapor Extraction
- ☐ In-Situ Treatment
- ☐ Other: _____

**Drilling**

Drilling Method

- ☐ Mud Rotary
- ☐ Air Rotary
- ☐ Cable Tool
- ☐ Hollow Stem Auger
- ☒ Direct Push
- ☐ Other: _____

Drilling Company: Cascade Drilling

Driller's C57 License No.: 938110

**Well Specs.**

| Owner Well ID | Borehole Diameter | Casing Material | Casing Diameter | Surface Seal Depth | Total Well Depth |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

**For Well Destruction Projects**

Destruction Method: ☐ Perforate (Mills Knife) ☐ Pressure Grout ☐ Drill Out ☐ Other: _____

**For Exploratory Boring Projects**

Number of Borings: 6 | Borehole Diameter: 1.5 inches | Maximum Depth: 40 feet | Estimated Depth-to-Water: 30 feet

**For All Projects**

Estimated Starting Date: 5-9-2017 Estimated Completion Date: 5-10-2017

*** Please attach a Site Plan including all proposed drilling locations, existing wells, significant site features, and adjacent streets ***

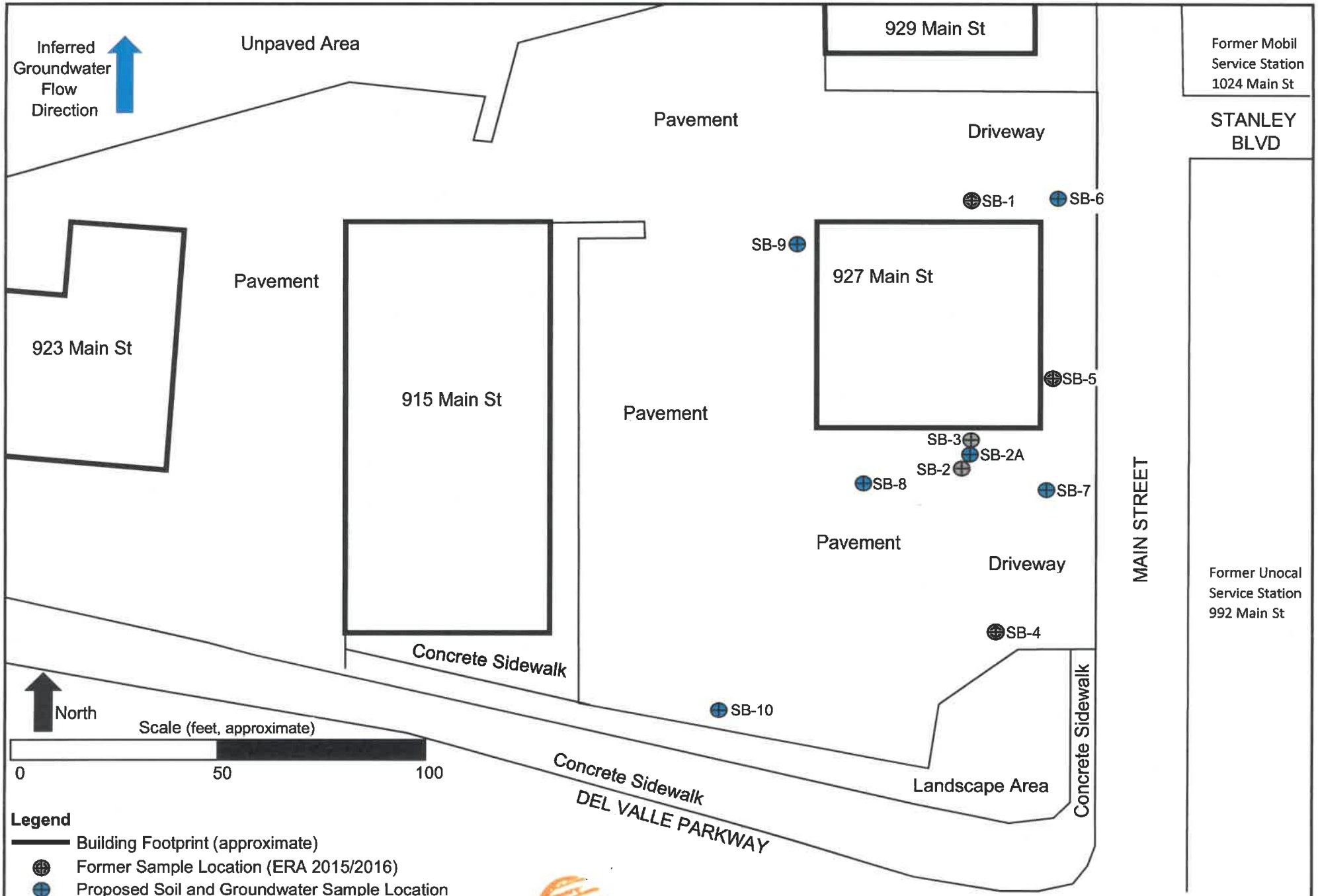
I hereby agree to comply with all requirements of this permit (see Page 2) and Alameda County Ordinance No. O-2015-20.

Applicants Signature: Lita D. Freeman Date: 4-28-2017

**For Office Use**

Approved: Michelle Parent Date: 05/04/17

Rev 01/2016




| | |
|---|---|
| **Site Plan with Proposed Sampling Locations** | PN: 01-2016-1300-001 |
| | Date: April 14, 2017 |
| **Soil and Groundwater Investigation Work Plan** | EP: Lita Freeman |
| 927 Main Street, Pleasanton, Alameda County, California | **Figure 3** |

**Permit Conditions**
(Circled Permit Requirements Apply)

A. GENERAL

1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to your proposed starting date.

2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report (DWR Form 188), signed by the driller. If the report is submitted directly to DWR by the driller electronically, a copy of the report must be submitted to Zone 7.

3. Permit is void if project not begun within 90 days of approval date. Applicant/Client/Owner assumes all liability associated with the execution of this permit. Violation of any requirement/condition may result in an order by Zone 7 to cease work under this permit, correct the violation, potentially re-permit the work and/or other potential actions may be taken against Applicant/Client/Owner.

4. Request an inspection by email (wellpermits@zone7water.com) at least 24 hours before the start of work.

5. Analytical results of all soil, vapor, groundwater samples, and pump tests collected during the execution of drilling under this permit must be submitted to Zone 7 by the Applicant/Owner within 60 days of sample collection.

B. WATER SUPPLY WELLS

1. Minimum surface seal diameter is four inches greater than the well casing diameter and six inches for public wells.

2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

3. Grout placed by tremie.

4. An access port at least 0.5 inches in diameter is required on the wellhead for water level measurements.

5. A sample port is required on the discharge pipe near the wellhead.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS

1. Minimum surface seal diameter is four inches greater than the well or piezometer casing diameter.

2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

3. Grout placed by tremie.

4. All top-of-casing elevation surveys must be submitted along with the boring logs and well completion details to Zone 7 within 60 days of well construction.

D. CONTAMINATION OR ENVIRONMENTAL STUDIES

1. Include GeoTracker Global ID Number or Envirostor ID Number, if applicable.

2. Backfill boring with cement grout, placed by tremie. All borings must be destroyed within 24 hours of drilling unless special conditions are approved by Zone 7.

E. GEOTECHNICAL

1. If groundwater is not encountered, backfill borehole with compacted cuttings or heavy bentonite and upper two feet with compacted material. If groundwater is encountered, and/or in areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings. All borings must be destroyed within 24 hours of drilling unless special conditions are approved by Zone 7.

F. CATHODIC

1. Fill hole above anode zone with concrete placed by tremie.

G. WELL DESTRUCTION. See attached.

H. SPECIAL CONDITIONS. See attached.

**Appendix E**

Boring Logs

PROJECT: 927 Main Street, Pleasanton, California

# Log of Boring SB-6



Boring location: See Figure 3

Date started: 5/10/2017 Date finished: 5/10/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

Logged by: Lita Freeman

LABORATORY TEST DATA

| DEPTH (feet) | SAMPLES: PID (ppmv) | SAMPLES: Sample | SAMPLES: Blows/ 6" | SAMPLES: SPT N-Value[1] | LITHOLOGY | MATERIAL DESCRIPTION | Type of Strength Test | Confining Pressure Lbs/Sq Ft | Shear Strength Lbs/Sq Ft | Fines % | Natural Moisture Content, % | Dry Density Lbs/Cu Ft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Ground Surface Elevation: NM feet[2] | | | | | | |
| | | | | | | Asphalt (6 inches) / Baserock (4 inches) | | | | | | |
| 1–7 | 0.0 | ☒ | | | ML | Silt (ML), Brown (7.5 YR 4/6), low plasticity, stiff, dry | | | | | | |
| 7 | 0.0 | ☒ | | | | | | | | | | |
| 8–30 | 0.0 | ☒ | | | CL/CH | Silty Clay (CL/CH), Brown (7.5 YR 4/6), medium plasticity, stiff, dry | | | | | | |
| 10 | 0.0 | ☒ | | | | | | | | | | |
| 15 | 0.0 | ☒ | | | | | | | | | | |
| 20 | 0.0 | ☒ | | | | | | | | | | |
| 25 | 0.0 | ☒ | | | | | | | | | | |
| 29 | | | | | | - color change to Light Brown (7.5 YR 6/4) at 29 feet bgs | | | | | | |

Boring terminated at a depth of 42 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-1

PROJECT: 927 Main Street, Pleasanton, California

# Log of Boring SB-6



Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/10/2017 Date finished: 5/10/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

| DEPTH (feet) | SAMPLES: PID (ppmv) | SAMPLES: Sample | SAMPLES: Blows/ 6" | SAMPLES: SPT N-Value[1] | LITHOLOGY | MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2]) | LABORATORY TEST DATA: Type of Strength Test | Confining Pressure Lbs/Sq Ft | Shear Strength Lbs/Sq Ft | Fines % | Natural Moisture Content, % | Dry Density Lbs/Cu Ft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 31 | | | | | | - moist at 32 feet bgs | | | | | | |
| 32 | | | | | | | | | | | | |
| 33 | | | | | | | | | | | | |
| 34 | | | | | | -some fine-grained sand lenses between 33 and 35 feet bgs | | | | | | |
| 35 | | | | | | | | | | | | |
| 36 | | | | | | | | | | | | |
| 37 | | | | | ▽ | | | | | | | |
| 38 | | | | | SC | Clayey Sand (SC), Brown (7.5 YR 4/6), fine-grained to medium-grained sand, saturated | | | | | | |
| 39 | | | | | | | | | | | | |
| 40 | | | | | GW | Sandy Gravel (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, sub-angular to sub-rounded gravel, fine-grained to coarse-grained sand, saturated | | | | | | |
| 41 | | | | | | | | | | | | |
| 42 | | | | | | Bottom of Boring = 42 feet | | | | | | |
| 43 | | | | | | | | | | | | |
| 44 | | | | | | | | | | | | |
| 45 | | | | | | | | | | | | |
| 46 | | | | | | | | | | | | |
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| 59 | | | | | | | | | | | | |
| 60 | | | | | | | | | | | | |

Boring terminated at a depth of 42 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-1

PROJECT: 927 Main Street, Pleasanton, California

# Log of Boring SB-7



Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/9/2017 Date finished: 5/9/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

| DEPTH (feet) | SAMPLES: PID (ppmv) | SAMPLES: Sample | SAMPLES: Blows/ 6" | SAMPLES: SPT N-Value[1] | LITHOLOGY | MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2]) |
|---|---|---|---|---|---|---|
| | | | | | | Asphalt (6 inches) / Baserock (4 inches) |
| 1–6 | 0.0 | ☒ | | | GW | Sandy Gravel (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, fine-grained to coarse-grained sand, sub-angular to sub-rounded gravel, dry |
| 7–10 | 0.0 | ☒ | | | CL/ CH | Silty Clay (CL/CH), Brown (7.5 YR 4/6), medium plasticity, stiff, dry |
| 11–12 | 0.0 | ☒ | | | | -lenses of fine-grained to coarse-grained gravel and sand, sub-angular to sub-rounded gravel, dry between 12 feet and 15 feet |
| 13–15 | 0.0 | ☒ | | | | |
| 16–20 | 0.0 | ☒ | | | | -slightly moist at 20 feet bgs |
| 21–25 | 0.0 | ☒ | | | | |
| 26–30 | | | | | | -very moist at 30 feet bgs |

| LABORATORY TEST DATA | | | | | |
|---|---|---|---|---|---|
| Type of Strength Test | Confining Pressure Lbs/Sq Ft | Shear Strength Lbs/Sq Ft | Fines % | Natural Moisture Content, % | Dry Density Lbs/Cu Ft |
| | | | | | |

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38.5 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-2

PROJECT: 927 Main Street, Pleasanton, California

# Log of Boring SB-7



Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/9/2017 | Date finished: 5/9/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA | Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

LABORATORY TEST DATA

| DEPTH (feet) | SAMPLES: PID (ppmv) | SAMPLES: Sample | SAMPLES: Blows/ 6" | SAMPLES: SPT N-Value[1] | LITHOLOGY | MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2]) | Type of Strength Test | Confining Pressure Lbs/Sq Ft | Shear Strength Lbs/Sq Ft | Fines % | Natural Moisture Content, % | Dry Density Lbs/Cu Ft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 31 | | | | | | -color change to green with petroleum hydrocarbon odor at 34.5 feet bgs | | | | | | |
| 32 | | | | | | | | | | | | |
| 33 | | | | | | | | | | | | |
| 34 | | | | | | | | | | | | |
| 35 | | | | | | | | | | | | |
| 36 | | | | | | -color change to brown (7.5 YR 4/6) at 36 feet bgs | | | | | | |
| 37 | | | | | | | | | | | | |
| 38 | | | | | ▽ | -saturated at 38.5 feet bgs | | | | | | |
| 39 | | | | | | -color change to green with petroleum hydrocarbon odor at 39.9 feet bgs | | | | | | |
| 40 | | | | | | Bottom of Boring = 40 feet | | | | | | |
| 41 | | | | | | | | | | | | |
| 42 | | | | | | | | | | | | |
| 43 | | | | | | | | | | | | |
| 44 | | | | | | | | | | | | |
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| 59 | | | | | | | | | | | | |
| 60 | | | | | | | | | | | | |

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38.5 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-2

PROJECT: 927 Main Street, Pleasanton, California

# Log of Boring SB-8



Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/10/2017 Date finished: 5/10/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

| DEPTH (feet) | SAMPLES: PID (ppmv) | SAMPLES: Sample | SAMPLES: Blows/ 6" | SAMPLES: SPT N-Value[1] | LITHOLOGY | MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2]) |
|---|---|---|---|---|---|---|
| | | | | | | Asphalt (6 inches) / Baserock (4 inches) |
| 1–7 | 0.0 | ☒ | | | ML | Silt (ML), Brown (7.5 YR 4/6), low plasticity, stiff, dry |
| 7–8 | 0.0 | ☒ | | | | |
| 8–30 | 0.0 | ☒ | | | CL/CH | Silty Clay (CL/CH), Brown (7.5 YR 4/6), medium plasticity, stiff, dry |
| 14–15 | 0.0 | ☒ | | | | |
| 19–20 | 0.0 | ☒ | | | | |
| 24–25 | 0.0 | ☒ | | | | |
| 27 | | | | | | - color change to Light Brown (7.5 YR 6/4) at 27.5 feet bgs |

LABORATORY TEST DATA

| Type of Strength Test | Confining Pressure Lbs/Sq Ft | Shear Strength Lbs/Sq Ft | Fines % | Natural Moisture Content, % | Dry Density Lbs/Cu Ft |
|---|---|---|---|---|---|
| | | | | | |

Boring terminated at a depth of 42 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38.5 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-3

PROJECT: 927 Main Street, Pleasanton, California

# Log of Boring SB-8



Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/10/2017 | Date finished: 5/10/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA | Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

| DEPTH (feet) | SAMPLES: PID (ppmv) | SAMPLES: Sample | SAMPLES: Blows/ 6" | SAMPLES: SPT N-Value[1] | LITHOLOGY | MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2]) | LABORATORY TEST DATA: Type of Strength Test | Confining Pressure Lbs/Sq Ft | Shear Strength Lbs/Sq Ft | Fines % | Natural Moisture Content, % | Dry Density Lbs/Cu Ft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 31 | | | | | | - moist at 31 feet bgs | | | | | | |
| 32 | | | | | | | | | | | | |
| 33 | | | | | | | | | | | | |
| 34 | | | | | | | | | | | | |
| 35 | | | | | | | | | | | | |
| 36 | | | | | | | | | | | | |
| 37 | | | | | | | | | | | | |
| 38 | | | | | ▽ | | | | | | | |
| 39 | | | | | GW | Sandy Gravel (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, sub-angular to sub-rounded gravel, fine-grained to coarse-grained sand, saturated | | | | | | |
| 40 | | | | | | | | | | | | |
| 41 | | | | | | | | | | | | |
| 42 | | | | | | Bottom of Boring = 42 feet | | | | | | |
| 43 | | | | | | | | | | | | |
| 44 | | | | | | | | | | | | |
| 45 | | | | | | | | | | | | |
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Boring terminated at a depth of 42 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38.5 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-3

PROJECT: 927 Main Street, Pleasanton, California

# Log of Boring SB-9



Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/9/2017 Date finished: 5/9/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

| DEPTH (feet) | SAMPLES: PID (ppmv) | SAMPLES: Sample | SAMPLES: Blows/ 6" | SAMPLES: SPT N-Value[1] | LITHOLOGY | MATERIAL DESCRIPTION | LABORATORY TEST DATA: Type of Strength Test | Confining Pressure Lbs/Sq Ft | Shear Strength Lbs/Sq Ft | Fines % | Natural Moisture Content, % | Dry Density Lbs/Cu Ft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Ground Surface Elevation: NM feet[2] | | | | | | |
| | | | | | | Asphalt (6 inches) / Baserock (4 inches) | | | | | | |
| 1–7 | 0.0 | ☒ | | | ML | Silt (ML), Brown (7.5 YR 4/6), low plasticity, stiff, dry | | | | | | |
| 8–14 | 0.0 | ☒ | | | CH | Silty Clay (CH), Brown (7.5 YR 4/6), high plasticity, stiff, dry | | | | | | |
| 15–19 | 0.0 | ☒ | | | | | | | | | | |
| 20–24 | 0.0 | ☒ | | | | | | | | | | |
| 25–30 | 0.0 | ☒ | | | | - color change to Light Brown (7.5 YR 6/4) at 27.5 feet bgs | | | | | | |

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-4

PROJECT: 927 Main Street, Pleasanton, California

# Log of Boring SB-9



Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/9/2017 | Date finished: 5/9/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA | Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

| DEPTH (feet) | SAMPLES: PID (ppmv) | SAMPLES: Sample | SAMPLES: Blows/ 6" | SAMPLES: SPT N-Value[1] | LITHOLOGY | MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2]) | LABORATORY TEST DATA: Type of Strength Test | Confining Pressure Lbs/Sq Ft | Shear Strength Lbs/Sq Ft | Fines % | Natural Moisture Content, % | Dry Density Lbs/Cu Ft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 31 | | | | | | - moist at 31.5 feet bgs | | | | | | |
| 32 | | | | | | | | | | | | |
| 33 | | | | | | | | | | | | |
| 34 | | | | | SW | Gravelly Sand (SW), Brown (7.5 YR 4/6), fine-grained to coarse-grained sand, fine-grained to coarse-grained gravel, sub-angular to sub-rounded gravel | | | | | | |
| 35 | | | | | | | | | | | | |
| 36 | | | | | | | | | | | | |
| 37 | | | | | | | | | | | | |
| 38 | | | | | | -saturated at 38 feet bgs | | | | | | |
| 39 | | | | | GW | Sandy Gravelly (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, sub-angular to sub-rounded gravel, fine-grained to coarse-grained sand, saturated | | | | | | |
| 40 | | | | | | Bottom of Boring = 40 feet | | | | | | |
| 41 | | | | | | | | | | | | |
| 42 | | | | | | | | | | | | |
| 43 | | | | | | | | | | | | |
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| 59 | | | | | | | | | | | | |
| 60 | | | | | | | | | | | | |

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-4

**Appendix F**

Laboratory Analytical Report and
Chain-of-Custody Documentation

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

**25712 Commercentre Drive**
**Lake Forest, California 92630**
**949.297.5020 Phone**
**949.297.5027 Fax**

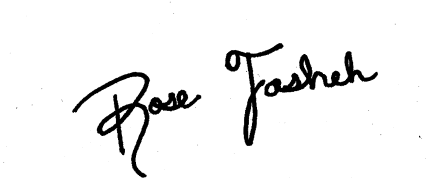
21 June 2017

Lita Freeman
Equity Enterprises
4460 Black Ave. Stel
Pleasanton, CA 94566

RE: Main Street Property

Enclosed are the results of analyses for samples received by the laboratory on 05/12/17 10:05. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Rose Fasheh
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

**25712 Commercentre Drive**
**Lake Forest, California 92630**
**949.297.5020 Phone**
**949.297.5027 Fax**

| | | |
|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## ANALYTICAL REPORT FOR SAMPLES

| Sample ID | Laboratory ID | Matrix | Date Sampled | Date Received |
|---|---|---|---|---|
| SB-6-2.5 | T171198-01 | Soil | 05/10/17 07:40 | 05/12/17 10:05 |
| SB-6-7.5 | T171198-02 | Soil | 05/10/17 07:50 | 05/12/17 10:05 |
| SB-7-2.5 | T171198-03 | Soil | 05/09/17 09:05 | 05/12/17 10:05 |
| SB-7-7.5 | T171198-04 | Soil | 05/09/17 09:10 | 05/12/17 10:05 |
| SB-8-2.5 | T171198-05 | Soil | 05/10/17 09:40 | 05/12/17 10:05 |
| SB-8-7.5 | T171198-06 | Soil | 05/10/17 09:45 | 05/12/17 10:05 |
| SB-9-2.5 | T171198-07 | Soil | 05/09/17 12:20 | 05/12/17 10:05 |
| SB-9-8.5 | T171198-08 | Soil | 05/09/17 12:30 | 05/12/17 10:05 |
| SB-2A-GW | T171198-09 | Water | 05/10/17 13:15 | 05/12/17 10:05 |
| SB-6-GW | T171198-10 | Water | 05/10/17 09:00 | 05/12/17 10:05 |
| SB-7-GW | T171198-11 | Water | 05/10/17 11:00 | 05/12/17 10:05 |
| SB-8-GW | T171198-12 | Water | 05/10/17 10:30 | 05/12/17 10:05 |
| SB-9-GW | T171198-13 | Water | 05/10/17 12:30 | 05/12/17 10:05 |

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Rose Fasheh

Rose Fasheh, Project Manager

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| | | |
|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## DETECTIONS SUMMARY

**Sample ID:** SB-6-2.5 **Laboratory ID:** T171198-01

| Analyte | Result | Reporting Limit | Units | Method | Notes |
|---|---|---|---|---|---|
| C13-C28 (DRO) | **37** | 10 | mg/kg | EPA 8015B | |
| C29-C40 (MORO) | **24** | 10 | mg/kg | EPA 8015B | |

**Sample ID:** SB-6-7.5 **Laboratory ID:** T171198-02

**No Results Detected**

**Sample ID:** SB-7-2.5 **Laboratory ID:** T171198-03

| Analyte | Result | Reporting Limit | Units | Method | Notes |
|---|---|---|---|---|---|
| C29-C40 (MORO) | **11** | 10 | mg/kg | EPA 8015B | |

**Sample ID:** SB-7-7.5 **Laboratory ID:** T171198-04

**No Results Detected**

**Sample ID:** SB-8-2.5 **Laboratory ID:** T171198-05

| Analyte | Result | Reporting Limit | Units | Method | Notes |
|---|---|---|---|---|---|
| C29-C40 (MORO) | **14** | 10 | mg/kg | EPA 8015B | |

**Sample ID:** SB-8-7.5 **Laboratory ID:** T171198-06

| Analyte | Result | Reporting Limit | Units | Method | Notes |
|---|---|---|---|---|---|
| C29-C40 (MORO) | **12** | 10 | mg/kg | EPA 8015B | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

**Sample ID:** SB-9-2.5 **Laboratory ID:** T171198-07

| Analyte | Result | Reporting Limit | Units | Method | Notes |
|---|---|---|---|---|---|
| C29-C40 (MORO) | **22** | 10 | mg/kg | EPA 8015B | |

**Sample ID:** SB-9-8.5 **Laboratory ID:** T171198-08

| Analyte | Result | Reporting Limit | Units | Method | Notes |
|---|---|---|---|---|---|
| C29-C40 (MORO) | **75** | 10 | mg/kg | EPA 8015B | |

**Sample ID:** SB-2A-GW **Laboratory ID:** T171198-09

**No Results Detected**

**Sample ID:** SB-6-GW **Laboratory ID:** T171198-10

**No Results Detected**

**Sample ID:** SB-7-GW **Laboratory ID:** T171198-11

**No Results Detected**

**Sample ID:** SB-8-GW **Laboratory ID:** T171198-12

**No Results Detected**

**Sample ID:** SB-9-GW **Laboratory ID:** T171198-13

**No Results Detected**

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-6-2.5

### T171198-01 (Soil)

**SunStar Laboratories, Inc.**

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 500 | ug/kg | 1 | 7051211 | 05/12/17 | 05/15/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *112 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| **C13-C28 (DRO)** | **37** | 10 | mg/kg | 1 | 7051222 | 05/12/17 | 05/13/17 | EPA 8015B | |
| **C29-C40 (MORO)** | **24** | 10 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *95.2 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 5.0 | ug/kg | 1 | 7051219 | 05/12/17 | 05/12/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 5.0 | " | " | " | " | " | " | |
| Naphthalene | ND | 5.0 | " | " | " | " | " | " | |
| Benzene | ND | 5.0 | " | " | " | " | " | " | |
| Toluene | ND | 5.0 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 5.0 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 10 | " | " | " | " | " | " | |
| o-Xylene | ND | 5.0 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 50 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 20 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *84.6 %* | *81.2-123* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *130 %* | *95.7-135* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *91.0 %* | *85.5-116* | | " | " | " | " | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-6-7.5

### T171198-02 (Soil)

SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 500 | ug/kg | 1 | 7051211 | 05/12/17 | 05/15/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *127 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 10 | mg/kg | 1 | 7051222 | 05/12/17 | 05/13/17 | EPA 8015B | |
| C29-C40 (MORO) | ND | 10 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *103 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 5.0 | ug/kg | 1 | 7051219 | 05/12/17 | 05/12/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 5.0 | " | " | " | " | " | " | |
| Naphthalene | ND | 5.0 | " | " | " | " | " | " | |
| Benzene | ND | 5.0 | " | " | " | " | " | " | |
| Toluene | ND | 5.0 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 5.0 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 10 | " | " | " | " | " | " | |
| o-Xylene | ND | 5.0 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 50 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 20 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *85.0 %* | *81.2-123* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *129 %* | *95.7-135* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *92.5 %* | *85.5-116* | | " | " | " | " | |

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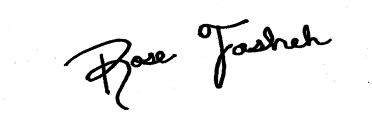

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-7-2.5

**T171198-03 (Soil)**

**SunStar Laboratories, Inc.**

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 500 | ug/kg | 1 | 7051211 | 05/12/17 | 05/15/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *80.6 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 10 | mg/kg | 1 | 7051222 | 05/12/17 | 05/13/17 | EPA 8015B | |
| **C29-C40 (MORO)** | **11** | 10 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *100 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 5.0 | ug/kg | 1 | 7051219 | 05/12/17 | 05/12/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 5.0 | " | " | " | " | " | " | |
| Naphthalene | ND | 5.0 | " | " | " | " | " | " | |
| Benzene | ND | 5.0 | " | " | " | " | " | " | |
| Toluene | ND | 5.0 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 5.0 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 10 | " | " | " | " | " | " | |
| o-Xylene | ND | 5.0 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 50 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 20 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *88.3 %* | *81.2-123* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *121 %* | *95.7-135* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *95.5 %* | *85.5-116* | | " | " | " | " | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-7-7.5

### T171198-04 (Soil)

### SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 500 | ug/kg | 1 | 7051211 | 05/12/17 | 05/12/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *85.7 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 10 | mg/kg | 1 | 7051222 | 05/12/17 | 05/13/17 | EPA 8015B | |
| C29-C40 (MORO) | ND | 10 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *112 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 5.0 | ug/kg | 1 | 7051219 | 05/12/17 | 05/12/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 5.0 | " | " | " | " | " | " | |
| Naphthalene | ND | 5.0 | " | " | " | " | " | " | |
| Benzene | ND | 5.0 | " | " | " | " | " | " | |
| Toluene | ND | 5.0 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 5.0 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 10 | " | " | " | " | " | " | |
| o-Xylene | ND | 5.0 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 50 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 20 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *84.6 %* | *81.2-123* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *127 %* | *95.7-135* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *90.8 %* | *85.5-116* | | " | " | " | " | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-8-2.5

**T171198-05 (Soil)**

**SunStar Laboratories, Inc.**

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 500 | ug/kg | 1 | 7051211 | 05/12/17 | 05/12/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *80.8 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 10 | mg/kg | 1 | 7051222 | 05/12/17 | 05/13/17 | EPA 8015B | |
| **C29-C40 (MORO)** | **14** | 10 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *101 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 5.0 | ug/kg | 1 | 7051219 | 05/12/17 | 05/12/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 5.0 | " | " | " | " | " | " | |
| Naphthalene | ND | 5.0 | " | " | " | " | " | " | |
| Benzene | ND | 5.0 | " | " | " | " | " | " | |
| Toluene | ND | 5.0 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 5.0 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 10 | " | " | " | " | " | " | |
| o-Xylene | ND | 5.0 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 50 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 20 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *85.4 %* | *81.2-123* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *135 %* | *95.7-135* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *91.1 %* | *85.5-116* | | " | " | " | " | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-8-7.5

### T171198-06 (Soil)

**SunStar Laboratories, Inc.**

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 500 | ug/kg | 1 | 7051211 | 05/12/17 | 05/12/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *96.7 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 10 | mg/kg | 1 | 7051222 | 05/12/17 | 05/13/17 | EPA 8015B | |
| **C29-C40 (MORO)** | **12** | 10 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *98.9 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 5.0 | ug/kg | 1 | 7051219 | 05/12/17 | 05/12/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 5.0 | " | " | " | " | " | " | |
| Naphthalene | ND | 5.0 | " | " | " | " | " | " | |
| Benzene | ND | 5.0 | " | " | " | " | " | " | |
| Toluene | ND | 5.0 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 5.0 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 10 | " | " | " | " | " | " | |
| o-Xylene | ND | 5.0 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 50 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 20 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *83.5 %* | *81.2-123* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *127 %* | *95.7-135* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *92.0 %* | *85.5-116* | | " | " | " | " | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-9-2.5

### T171198-07 (Soil)

**SunStar Laboratories, Inc.**

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 500 | ug/kg | 1 | 7051211 | 05/12/17 | 05/15/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *84.1 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 10 | mg/kg | 1 | 7051222 | 05/12/17 | 05/13/17 | EPA 8015B | |
| **C29-C40 (MORO)** | **22** | 10 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *100 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 5.0 | ug/kg | 1 | 7051219 | 05/12/17 | 05/13/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 5.0 | " | " | " | " | " | " | |
| Naphthalene | ND | 5.0 | " | " | " | " | " | " | |
| Benzene | ND | 5.0 | " | " | " | " | " | " | |
| Toluene | ND | 5.0 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 5.0 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 10 | " | " | " | " | " | " | |
| o-Xylene | ND | 5.0 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 50 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 20 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *86.0 %* | *81.2-123* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *124 %* | *95.7-135* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *93.4 %* | *85.5-116* | | " | " | " | " | |

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Rose Fasheh, Project Manager

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| | | |
|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-9-8.5

### T171198-08 (Soil)

**SunStar Laboratories, Inc.**

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 500 | ug/kg | 1 | 7051211 | 05/12/17 | 05/12/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *82.3 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 10 | mg/kg | 1 | 7051222 | 05/12/17 | 05/13/17 | EPA 8015B | |
| **C29-C40 (MORO)** | **75** | 10 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *99.2 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 5.0 | ug/kg | 1 | 7051219 | 05/12/17 | 05/13/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 5.0 | " | " | " | " | " | " | |
| Naphthalene | ND | 5.0 | " | " | " | " | " | " | |
| Benzene | ND | 5.0 | " | " | " | " | " | " | |
| Toluene | ND | 5.0 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 5.0 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 10 | " | " | " | " | " | " | |
| o-Xylene | ND | 5.0 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 50 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 20 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *87.5 %* | *81.2-123* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *134 %* | *95.7-135* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *91.5 %* | *85.5-116* | | " | " | " | " | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-2A-GW

### T171198-09 (Water)

**SunStar Laboratories, Inc.**

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 50 | ug/l | 1 | 7051212 | 05/12/17 | 05/12/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *85.6 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 50 | ug/l | 1 | 7051224 | 05/12/17 | 05/15/17 | EPA 8015B | |
| C29-C40 (MORO) | ND | 100 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *85.1 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 1.2 | ug/l | 1 | 7051214 | 05/12/17 | 05/13/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 0.62 | " | " | " | " | " | " | |
| Naphthalene | ND | 1.2 | " | " | " | " | " | " | |
| Benzene | ND | 0.62 | " | " | " | " | " | " | |
| Toluene | ND | 0.62 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 0.62 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 1.2 | " | " | " | " | " | " | |
| o-Xylene | ND | 0.62 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 12 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 1.2 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *89.4 %* | *83.5-119* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *107 %* | *81-136* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *101 %* | *88.8-117* | | " | " | " | " | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-6-GW

### T171198-10 (Water)

### SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 50 | ug/l | 1 | 7051212 | 05/12/17 | 05/12/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *88.0 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 50 | ug/l | 1 | 7051224 | 05/12/17 | 05/15/17 | EPA 8015B | |
| C29-C40 (MORO) | ND | 100 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *86.2 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 1.2 | ug/l | 1 | 7051214 | 05/12/17 | 05/13/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 0.62 | " | " | " | " | " | " | |
| Naphthalene | ND | 1.2 | " | " | " | " | " | " | |
| Benzene | ND | 0.62 | " | " | " | " | " | " | |
| Toluene | ND | 0.62 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 0.62 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 1.2 | " | " | " | " | " | " | |
| o-Xylene | ND | 0.62 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 12 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 1.2 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *90.1 %* | *83.5-119* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *107 %* | *81-136* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *100 %* | *88.8-117* | | " | " | " | " | |

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Rose Fasheh, Project Manager

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-7-GW

## T171198-11 (Water)

**SunStar Laboratories, Inc.**

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 50 | ug/l | 1 | 7051212 | 05/12/17 | 05/12/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *80.2 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 50 | ug/l | 1 | 7051224 | 05/12/17 | 05/15/17 | EPA 8015B | |
| C29-C40 (MORO) | ND | 100 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *85.6 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 1.2 | ug/l | 1 | 7051214 | 05/12/17 | 05/13/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 0.62 | " | " | " | " | " | " | |
| Naphthalene | ND | 1.2 | " | " | " | " | " | " | |
| Benzene | ND | 0.62 | " | " | " | " | " | " | |
| Toluene | ND | 0.62 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 0.62 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 1.2 | " | " | " | " | " | " | |
| o-Xylene | ND | 0.62 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 12 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 1.2 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *91.6 %* | *83.5-119* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *110 %* | *81-136* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *102 %* | *88.8-117* | | " | " | " | " | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-8-GW

### T171198-12 (Water)

### SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 50 | ug/l | 1 | 7051212 | 05/12/17 | 05/12/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *89.7 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 50 | ug/l | 1 | 7051224 | 05/12/17 | 05/15/17 | EPA 8015B | |
| C29-C40 (MORO) | ND | 100 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *86.2 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 1.2 | ug/l | 1 | 7051214 | 05/12/17 | 05/13/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 0.62 | " | " | " | " | " | " | |
| Naphthalene | ND | 1.2 | " | " | " | " | " | " | |
| Benzene | ND | 0.62 | " | " | " | " | " | " | |
| Toluene | ND | 0.62 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 0.62 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 1.2 | " | " | " | " | " | " | |
| o-Xylene | ND | 0.62 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 12 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 1.2 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *93.8 %* | *83.5-119* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *108 %* | *81-136* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *102 %* | *88.8-117* | | " | " | " | " | |

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|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## SB-9-GW

### T171198-13 (Water)

**SunStar Laboratories, Inc.**

| Analyte | Result | Reporting Limit | Units | Dilution | Batch | Prepared | Analyzed | Method | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Purgeable Petroleum Hydrocarbons by EPA 8015B** | | | | | | | | | |
| C6-C12 (GRO) | ND | 50 | ug/l | 1 | 7051212 | 05/12/17 | 05/12/17 | EPA 8015B | |
| *Surrogate: 4-Bromofluorobenzene* | | *87.7 %* | *65-135* | | " | " | " | " | |
| **Extractable Petroleum Hydrocarbons by 8015B** | | | | | | | | | |
| C13-C28 (DRO) | ND | 50 | ug/l | 1 | 7051224 | 05/12/17 | 05/15/17 | EPA 8015B | |
| C29-C40 (MORO) | ND | 100 | " | " | " | " | " | " | |
| *Surrogate: p-Terphenyl* | | *89.3 %* | *65-135* | | " | " | " | " | |
| **Volatile Organic Compounds by EPA Method 8260B** | | | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 1.2 | ug/l | 1 | 7051214 | 05/12/17 | 05/13/17 | EPA 8260B | |
| 1,2-Dichloroethane | ND | 0.62 | " | " | " | " | " | " | |
| Naphthalene | ND | 1.2 | " | " | " | " | " | " | |
| Benzene | ND | 0.62 | " | " | " | " | " | " | |
| Toluene | ND | 0.62 | " | " | " | " | " | " | |
| Ethylbenzene | ND | 0.62 | " | " | " | " | " | " | |
| m,p-Xylene | ND | 1.2 | " | " | " | " | " | " | |
| o-Xylene | ND | 0.62 | " | " | " | " | " | " | |
| Tert-butyl alcohol | ND | 12 | " | " | " | " | " | " | |
| Methyl tert-butyl ether | ND | 1.2 | " | " | " | " | " | " | |
| *Surrogate: 4-Bromofluorobenzene* | | *88.9 %* | *83.5-119* | | " | " | " | " | |
| *Surrogate: Dibromofluoromethane* | | *110 %* | *81-136* | | " | " | " | " | |
| *Surrogate: Toluene-d8* | | *103 %* | *88.8-117* | | " | " | " | " | |

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| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## Purgeable Petroleum Hydrocarbons by EPA 8015B - Quality Control

## SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Spike Level | Source Result | %REC | %REC Limits | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Batch 7051211 - EPA 5030 GC** | | | | | | | | | | |
| **Blank (7051211-BLK1)** | | | | Prepared: 05/12/17 Analyzed: 05/16/17 | | | | | | |
| C6-C12 (GRO) | ND | 500 | ug/kg | | | | | | | |
| *Surrogate: 4-Bromofluorobenzene* | *83.0* | | *"* | *100* | | *83.0* | *65-135* | | | |
| **LCS (7051211-BS1)** | | | | Prepared & Analyzed: 05/12/17 | | | | | | |
| C6-C12 (GRO) | 10700 | 500 | ug/kg | 11000 | | 96.9 | 75-125 | | | |
| *Surrogate: 4-Bromofluorobenzene* | *96.6* | | *"* | *100* | | *96.6* | *65-135* | | | |
| **LCS Dup (7051211-BSD1)** | | | | Prepared: 05/12/17 Analyzed: 05/15/17 | | | | | | |
| C6-C12 (GRO) | 10800 | 500 | ug/kg | 11000 | | 98.5 | 75-125 | 1.53 | 20 | |
| *Surrogate: 4-Bromofluorobenzene* | *86.8* | | *"* | *100* | | *86.8* | *65-135* | | | |
| **Batch 7051212 - EPA 5030 GC** | | | | | | | | | | |
| **Blank (7051212-BLK1)** | | | | Prepared: 05/12/17 Analyzed: 05/15/17 | | | | | | |
| C6-C12 (GRO) | ND | 50 | ug/l | | | | | | | |
| *Surrogate: 4-Bromofluorobenzene* | *83.5* | | *"* | *100* | | *83.5* | *65-135* | | | |
| **LCS (7051212-BS1)** | | | | Prepared & Analyzed: 05/12/17 | | | | | | |
| C6-C12 (GRO) | 5460 | 50 | ug/l | 5500 | | 99.3 | 75-125 | | | |
| *Surrogate: 4-Bromofluorobenzene* | *81.5* | | *"* | *100* | | *81.5* | *65-135* | | | |
| **LCS Dup (7051212-BSD1)** | | | | Prepared & Analyzed: 05/12/17 | | | | | | |
| C6-C12 (GRO) | 5380 | 50 | ug/l | 5500 | | 97.8 | 75-125 | 1.42 | 20 | |
| *Surrogate: 4-Bromofluorobenzene* | *89.6* | | *"* | *100* | | *89.6* | *65-135* | | | |

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| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## Extractable Petroleum Hydrocarbons by 8015B - Quality Control

## SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Spike Level | Source Result | %REC | %REC Limits | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Batch 7051222 - EPA 3550B GC** | | | | | | | | | | |
| **Blank (7051222-BLK1)** | | | | Prepared: 05/12/17 Analyzed: 05/13/17 | | | | | | |
| C13-C28 (DRO) | ND | 10 | mg/kg | | | | | | | |
| C29-C40 (MORO) | ND | 10 | " | | | | | | | |
| *Surrogate: p-Terphenyl* | *89.7* | | *"* | *99.0* | | *90.6* | *65-135* | | | |
| **LCS (7051222-BS1)** | | | | Prepared: 05/12/17 Analyzed: 05/13/17 | | | | | | |
| C13-C28 (DRO) | 530 | 10 | mg/kg | 505 | | 105 | 75-125 | | | |
| *Surrogate: p-Terphenyl* | *92.4* | | *"* | *101* | | *91.4* | *65-135* | | | |
| **LCS Dup (7051222-BSD1)** | | | | Prepared: 05/12/17 Analyzed: 05/13/17 | | | | | | |
| C13-C28 (DRO) | 560 | 10 | mg/kg | 500 | | 111 | 75-125 | 4.46 | 20 | |
| *Surrogate: p-Terphenyl* | *100* | | *"* | *100* | | *100* | *65-135* | | | |
| **Batch 7051224 - EPA 3510C GC** | | | | | | | | | | |
| **Blank (7051224-BLK1)** | | | | Prepared: 05/12/17 Analyzed: 05/15/17 | | | | | | |
| C13-C28 (DRO) | ND | 50 | ug/l | | | | | | | |
| C29-C40 (MORO) | ND | 500 | " | | | | | | | |
| *Surrogate: p-Terphenyl* | *3390* | | *"* | *4000* | | *84.8* | *65-135* | | | |
| **LCS (7051224-BS1)** | | | | Prepared: 05/12/17 Analyzed: 05/15/17 | | | | | | |
| C13-C28 (DRO) | 20800 | 50 | ug/l | 20000 | | 104 | 75-125 | | | |
| *Surrogate: p-Terphenyl* | *3330* | | *"* | *4000* | | *83.2* | *65-135* | | | |
| **LCS Dup (7051224-BSD1)** | | | | Prepared: 05/12/17 Analyzed: 05/15/17 | | | | | | |
| C13-C28 (DRO) | 19400 | 50 | ug/l | 20000 | | 97.2 | 75-125 | 6.81 | 20 | |
| *Surrogate: p-Terphenyl* | *3420* | | *"* | *4000* | | *85.5* | *65-135* | | | |

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Rose Fasheh, Project Manager

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949.297.5027 Fax

| | | |
|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## Volatile Organic Compounds by EPA Method 8260B - Quality Control

## SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Spike Level | Source Result | %REC | %REC Limits | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Batch 7051214 - EPA 5030 GCMS** | | | | | | | | | | |
| **Blank (7051214-BLK1)** | | | | Prepared: 05/12/17 Analyzed: 05/13/17 | | | | | | |
| Bromobenzene | ND | 1.2 | ug/l | | | | | | | |
| Bromochloromethane | ND | 1.2 | " | | | | | | | |
| Bromodichloromethane | ND | 1.2 | " | | | | | | | |
| Bromoform | ND | 1.2 | " | | | | | | | |
| Bromomethane | ND | 1.2 | " | | | | | | | |
| n-Butylbenzene | ND | 1.2 | " | | | | | | | |
| sec-Butylbenzene | ND | 1.2 | " | | | | | | | |
| tert-Butylbenzene | ND | 1.2 | " | | | | | | | |
| Carbon tetrachloride | ND | 0.62 | " | | | | | | | |
| Chlorobenzene | ND | 1.2 | " | | | | | | | |
| Chloroethane | ND | 1.2 | " | | | | | | | |
| Chloroform | ND | 1.2 | " | | | | | | | |
| Chloromethane | ND | 1.2 | " | | | | | | | |
| 2-Chlorotoluene | ND | 1.2 | " | | | | | | | |
| 4-Chlorotoluene | ND | 1.2 | " | | | | | | | |
| Dibromochloromethane | ND | 1.2 | " | | | | | | | |
| 1,2-Dibromo-3-chloropropane | ND | 6.2 | " | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 1.2 | " | | | | | | | |
| Dibromomethane | ND | 1.2 | " | | | | | | | |
| 1,2-Dichlorobenzene | ND | 1.2 | " | | | | | | | |
| 1,3-Dichlorobenzene | ND | 1.2 | " | | | | | | | |
| 1,4-Dichlorobenzene | ND | 1.2 | " | | | | | | | |
| Dichlorodifluoromethane | ND | 0.62 | " | | | | | | | |
| 1,1-Dichloroethane | ND | 1.2 | " | | | | | | | |
| 1,2-Dichloroethane | ND | 0.62 | " | | | | | | | |
| 1,1-Dichloroethene | ND | 1.2 | " | | | | | | | |
| cis-1,2-Dichloroethene | ND | 1.2 | " | | | | | | | |
| trans-1,2-Dichloroethene | ND | 1.2 | " | | | | | | | |
| 1,2-Dichloropropane | ND | 1.2 | " | | | | | | | |
| 1,3-Dichloropropane | ND | 1.2 | " | | | | | | | |
| 2,2-Dichloropropane | ND | 1.2 | " | | | | | | | |
| 1,1-Dichloropropene | ND | 1.2 | " | | | | | | | |
| cis-1,3-Dichloropropene | ND | 0.62 | " | | | | | | | |
| trans-1,3-Dichloropropene | ND | 0.62 | " | | | | | | | |
| Hexachlorobutadiene | ND | 1.2 | " | | | | | | | |
| Isopropylbenzene | ND | 1.2 | " | | | | | | | |

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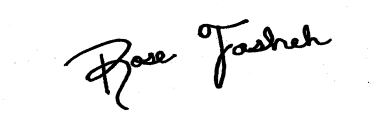

Rose Fasheh, Project Manager

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**Lake Forest, California 92630**
**949.297.5020 Phone**
**949.297.5027 Fax**

| | | |
|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## Volatile Organic Compounds by EPA Method 8260B - Quality Control

## SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Spike Level | Source Result | %REC | %REC Limits | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Batch 7051214 - EPA 5030 GCMS** | | | | | | | | | | |
| **Blank (7051214-BLK1)** | | | | Prepared: 05/12/17 Analyzed: 05/13/17 | | | | | | |
| p-Isopropyltoluene | ND | 1.2 | ug/l | | | | | | | |
| Methylene chloride | ND | 1.2 | " | | | | | | | |
| Naphthalene | ND | 1.2 | " | | | | | | | |
| n-Propylbenzene | ND | 1.2 | " | | | | | | | |
| Styrene | ND | 1.2 | " | | | | | | | |
| 1,1,2,2-Tetrachloroethane | ND | 1.2 | " | | | | | | | |
| 1,1,1,2-Tetrachloroethane | ND | 1.2 | " | | | | | | | |
| Tetrachloroethene | ND | 1.2 | " | | | | | | | |
| 1,2,3-Trichlorobenzene | ND | 1.2 | " | | | | | | | |
| 1,2,4-Trichlorobenzene | ND | 1.2 | " | | | | | | | |
| 1,1,2-Trichloroethane | ND | 1.2 | " | | | | | | | |
| 1,1,1-Trichloroethane | ND | 1.2 | " | | | | | | | |
| Trichloroethene | ND | 1.2 | " | | | | | | | |
| Trichlorofluoromethane | ND | 1.2 | " | | | | | | | |
| 1,2,3-Trichloropropane | ND | 1.2 | " | | | | | | | |
| 1,3,5-Trimethylbenzene | ND | 1.2 | " | | | | | | | |
| 1,2,4-Trimethylbenzene | ND | 1.2 | " | | | | | | | |
| Vinyl chloride | ND | 1.2 | " | | | | | | | |
| Benzene | ND | 0.62 | " | | | | | | | |
| Toluene | ND | 0.62 | " | | | | | | | |
| Ethylbenzene | ND | 0.62 | " | | | | | | | |
| m,p-Xylene | ND | 1.2 | " | | | | | | | |
| o-Xylene | ND | 0.62 | " | | | | | | | |
| Tert-amyl methyl ether | ND | 2.5 | " | | | | | | | |
| Tert-butyl alcohol | ND | 12 | " | | | | | | | |
| Di-isopropyl ether | ND | 2.5 | " | | | | | | | |
| Ethyl tert-butyl ether | ND | 2.5 | " | | | | | | | |
| Methyl tert-butyl ether | ND | 1.2 | " | | | | | | | |
| *Surrogate: 4-Bromofluorobenzene* | *9.01* | | *"* | *10.0* | | *90.1* | *83.5-119* | | | |
| *Surrogate: Dibromofluoromethane* | *11.0* | | *"* | *10.0* | | *110* | *81-136* | | | |
| *Surrogate: Toluene-d8* | *10.3* | | *"* | *10.0* | | *103* | *88.8-117* | | | |

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| | | |
|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## Volatile Organic Compounds by EPA Method 8260B - Quality Control

## SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Spike Level | Source Result | %REC | %REC Limits | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Batch 7051214 - EPA 5030 GCMS** | | | | | | | | | | |
| **LCS (7051214-BS1)** | | | | Prepared: 05/12/17 Analyzed: 05/13/17 | | | | | | |
| Benzene | 27.3 | 0.62 | ug/l | 25.0 | | 109 | 75-125 | | | |
| Toluene | 26.6 | 0.62 | " | 25.0 | | 106 | 75-125 | | | |
| *Surrogate: 4-Bromofluorobenzene* | *10.1* | | *"* | *10.0* | | *101* | *83.5-119* | | | |
| *Surrogate: Dibromofluoromethane* | *9.54* | | *"* | *10.0* | | *95.4* | *81-136* | | | |
| *Surrogate: Toluene-d8* | *10.2* | | *"* | *10.0* | | *102* | *88.8-117* | | | |
| **LCS Dup (7051214-BSD1)** | | | | Prepared: 05/12/17 Analyzed: 05/13/17 | | | | | | |
| Benzene | 27.1 | 0.62 | ug/l | 25.0 | | 108 | 75-125 | 0.736 | 20 | |
| Toluene | 24.2 | 0.62 | " | 25.0 | | 96.7 | 75-125 | 9.46 | 20 | |
| *Surrogate: 4-Bromofluorobenzene* | *10.6* | | *"* | *10.0* | | *106* | *83.5-119* | | | |
| *Surrogate: Dibromofluoromethane* | *9.89* | | *"* | *10.0* | | *98.9* | *81-136* | | | |
| *Surrogate: Toluene-d8* | *9.89* | | *"* | *10.0* | | *98.9* | *88.8-117* | | | |
| **Batch 7051219 - EPA 5030 GCMS** | | | | | | | | | | |
| **Blank (7051219-BLK1)** | | | | Prepared & Analyzed: 05/12/17 | | | | | | |
| Bromobenzene | ND | 5.0 | ug/kg | | | | | | | |
| Bromochloromethane | ND | 5.0 | " | | | | | | | |
| Bromodichloromethane | ND | 5.0 | " | | | | | | | |
| Bromoform | ND | 5.0 | " | | | | | | | |
| Bromomethane | ND | 5.0 | " | | | | | | | |
| n-Butylbenzene | ND | 5.0 | " | | | | | | | |
| sec-Butylbenzene | ND | 5.0 | " | | | | | | | |
| tert-Butylbenzene | ND | 5.0 | " | | | | | | | |
| Carbon tetrachloride | ND | 5.0 | " | | | | | | | |
| Chlorobenzene | ND | 5.0 | " | | | | | | | |
| Chloroethane | ND | 5.0 | " | | | | | | | |
| Chloroform | ND | 5.0 | " | | | | | | | |
| Chloromethane | ND | 5.0 | " | | | | | | | |
| 2-Chlorotoluene | ND | 5.0 | " | | | | | | | |
| 4-Chlorotoluene | ND | 5.0 | " | | | | | | | |
| Dibromochloromethane | ND | 5.0 | " | | | | | | | |
| 1,2-Dibromo-3-chloropropane | ND | 10 | " | | | | | | | |
| 1,2-Dibromoethane (EDB) | ND | 5.0 | " | | | | | | | |
| Dibromomethane | ND | 5.0 | " | | | | | | | |
| 1,2-Dichlorobenzene | ND | 5.0 | " | | | | | | | |

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| | | |
|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## Volatile Organic Compounds by EPA Method 8260B - Quality Control

## SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Spike Level | Source Result | %REC | %REC Limits | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Batch 7051219 - EPA 5030 GCMS** | | | | | | | | | | |
| **Blank (7051219-BLK1)** | | | | Prepared & Analyzed: 05/12/17 | | | | | | |
| 1,3-Dichlorobenzene | ND | 5.0 | ug/kg | | | | | | | |
| 1,4-Dichlorobenzene | ND | 5.0 | " | | | | | | | |
| Dichlorodifluoromethane | ND | 5.0 | " | | | | | | | |
| 1,1-Dichloroethane | ND | 5.0 | " | | | | | | | |
| 1,2-Dichloroethane | ND | 5.0 | " | | | | | | | |
| 1,1-Dichloroethene | ND | 5.0 | " | | | | | | | |
| cis-1,2-Dichloroethene | ND | 5.0 | " | | | | | | | |
| trans-1,2-Dichloroethene | ND | 5.0 | " | | | | | | | |
| 1,2-Dichloropropane | ND | 5.0 | " | | | | | | | |
| 1,3-Dichloropropane | ND | 5.0 | " | | | | | | | |
| 2,2-Dichloropropane | ND | 5.0 | " | | | | | | | |
| 1,1-Dichloropropene | ND | 5.0 | " | | | | | | | |
| cis-1,3-Dichloropropene | ND | 5.0 | " | | | | | | | |
| trans-1,3-Dichloropropene | ND | 5.0 | " | | | | | | | |
| Hexachlorobutadiene | ND | 5.0 | " | | | | | | | |
| Isopropylbenzene | ND | 5.0 | " | | | | | | | |
| p-Isopropyltoluene | ND | 5.0 | " | | | | | | | |
| Methylene chloride | ND | 5.0 | " | | | | | | | |
| Naphthalene | ND | 5.0 | " | | | | | | | |
| n-Propylbenzene | ND | 5.0 | " | | | | | | | |
| Styrene | ND | 5.0 | " | | | | | | | |
| 1,1,2,2-Tetrachloroethane | ND | 5.0 | " | | | | | | | |
| 1,1,1,2-Tetrachloroethane | ND | 5.0 | " | | | | | | | |
| Tetrachloroethene | ND | 5.0 | " | | | | | | | |
| 1,2,3-Trichlorobenzene | ND | 5.0 | " | | | | | | | |
| 1,2,4-Trichlorobenzene | ND | 5.0 | " | | | | | | | |
| 1,1,2-Trichloroethane | ND | 5.0 | " | | | | | | | |
| 1,1,1-Trichloroethane | ND | 5.0 | " | | | | | | | |
| Trichloroethene | ND | 5.0 | " | | | | | | | |
| Trichlorofluoromethane | ND | 5.0 | " | | | | | | | |
| 1,2,3-Trichloropropane | ND | 5.0 | " | | | | | | | |
| 1,3,5-Trimethylbenzene | ND | 5.0 | " | | | | | | | |
| 1,2,4-Trimethylbenzene | ND | 5.0 | " | | | | | | | |
| Vinyl chloride | ND | 5.0 | " | | | | | | | |
| Benzene | ND | 5.0 | " | | | | | | | |
| Toluene | ND | 5.0 | " | | | | | | | |

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| | | |
|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## Volatile Organic Compounds by EPA Method 8260B - Quality Control

## SunStar Laboratories, Inc.

| Analyte | Result | Reporting Limit | Units | Spike Level | Source Result | %REC | %REC Limits | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Batch 7051219 - EPA 5030 GCMS** | | | | | | | | | | |
| **Blank (7051219-BLK1)** | | | | Prepared & Analyzed: 05/12/17 | | | | | | |
| Ethylbenzene | ND | 5.0 | ug/kg | | | | | | | |
| m,p-Xylene | ND | 10 | " | | | | | | | |
| o-Xylene | ND | 5.0 | " | | | | | | | |
| Tert-amyl methyl ether | ND | 20 | " | | | | | | | |
| Tert-butyl alcohol | ND | 50 | " | | | | | | | |
| Di-isopropyl ether | ND | 20 | " | | | | | | | |
| Ethyl tert-butyl ether | ND | 20 | " | | | | | | | |
| Methyl tert-butyl ether | ND | 20 | " | | | | | | | |
| *Surrogate: 4-Bromofluorobenzene* | *38.0* | | " | *40.0* | | *95.1* | *81.2-123* | | | |
| *Surrogate: Dibromofluoromethane* | *44.7* | | " | *40.0* | | *112* | *95.7-135* | | | |
| *Surrogate: Toluene-d8* | *37.0* | | " | *40.0* | | *92.5* | *85.5-116* | | | |
| **LCS (7051219-BS1)** | | | | Prepared: 05/12/17 Analyzed: 05/13/17 | | | | | | |
| Chlorobenzene | 124 | 5.0 | ug/kg | 99.4 | | 125 | 75-125 | | | |
| 1,1-Dichloroethene | 94.1 | 5.0 | " | 99.4 | | 94.6 | 75-125 | | | |
| Trichloroethene | 86.5 | 5.0 | " | 99.4 | | 87.0 | 75-125 | | | |
| Benzene | 82.1 | 5.0 | " | 99.4 | | 82.6 | 75-125 | | | |
| Toluene | 84.8 | 5.0 | " | 99.4 | | 85.4 | 75-125 | | | |
| *Surrogate: 4-Bromofluorobenzene* | *46.1* | | " | *39.8* | | *116* | *81.2-123* | | | |
| *Surrogate: Dibromofluoromethane* | *49.4* | | " | *39.8* | | *124* | *95.7-135* | | | |
| *Surrogate: Toluene-d8* | *33.7* | | " | *39.8* | | *84.9* | *85.5-116* | | | *S-GC* |
| **LCS Dup (7051219-BSD1)** | | | | Prepared: 05/12/17 Analyzed: 05/13/17 | | | | | | |
| Chlorobenzene | 122 | 5.0 | ug/kg | 98.8 | | 123 | 75-125 | 1.84 | 20 | |
| 1,1-Dichloroethene | 92.1 | 5.0 | " | 98.8 | | 93.2 | 75-125 | 2.14 | 20 | |
| Trichloroethene | 83.6 | 5.0 | " | 98.8 | | 84.6 | 75-125 | 3.45 | 20 | |
| Benzene | 78.9 | 5.0 | " | 98.8 | | 79.8 | 75-125 | 3.92 | 20 | |
| Toluene | 79.7 | 5.0 | " | 98.8 | | 80.6 | 75-125 | 6.26 | 20 | |
| *Surrogate: 4-Bromofluorobenzene* | *45.6* | | " | *39.5* | | *115* | *81.2-123* | | | |
| *Surrogate: Dibromofluoromethane* | *47.3* | | " | *39.5* | | *120* | *95.7-135* | | | |
| *Surrogate: Toluene-d8* | *32.7* | | " | *39.5* | | *82.8* | *85.5-116* | | | *S-GC* |

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| | | |
|---|---|---|
| Equity Enterprises | Project: Main Street Property | |
| 4460 Black Ave. Stel | Project Number: [none] | **Reported:** |
| Pleasanton CA, 94566 | Project Manager: Lita Freeman | 06/21/17 08:04 |

## Notes and Definitions

| | |
|---|---|
| S-GC | Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s). |
| DET | Analyte DETECTED |
| ND | Analyte NOT DETECTED at or above the reporting limit |
| NR | Not Reported |
| dry | Sample results reported on a dry weight basis |
| RPD | Relative Percent Difference |

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Rose Fasheh, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

# Chain of Custody Record

Client: Equity Enterprises
Address: 4460 Black Ave, Ste L, Pleasanton, CA 94566
Phone: 925-484-3636 Fax: Lita 916-677-9897
Project Manager: Lita 916-677-9897

Date: 5/9/17 Page: 1 Of 1
Project Name: Main Street Property
Collector: Lita Freeman Client Project #:
Batch #: T171198 EDF #:

| Sample ID | Date Sampled | Time | Sample Type | Container Type | 8260 Sequote | 8260 + OXY | 8260 BTEX, OXY only | 8270 | 8021 BTEX | 8015M (gasoline) Purgeable | 8015M (diesel) + Motor oil | 8015M Ext./Carbon Chain | 6010/7000 Title 22 Metals | 6020 ICP-MS Metals | | | | Laboratory ID # | Comments/Preservative | Total # of containers |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SB-6-2.5 | 5/10/17 | 0740 | Soil | tube | X | | | | | X | X | | | | | | | 01 | | 1 |
| SB-6-7.5 | 5/10/17 | 0750 | Soil | tube | X | | | | | X | X | | | | | | | 02 | | 1 |
| SB-7-2.5 | 5/9/17 | 0905 | Soil | tube | X | | | | | X | X | | | | | | | 03 | | 1 |
| SB-7-7.5 | 5/9/17 | 0910 | Soil | tube | X | | | | | X | X | | | | | | | 04 | | 1 |
| SB-8-2.5 | 5/10/17 | 0940 | Soil | tube | X | | | | | X | X | | | | | | | 05 | | 1 |
| SB-8-7.5 | 5/10/17 | 0945 | Soil | tube | X | | | | | X | X | | | | | | | 06 | | 1 |
| SB-9-2.5 | 5/9/17 | 1220 | Soil | tube | X | | | | | X | X | | | | | | | 07 | | 1 |
| SB-9-8.5 | 5/9/17 | 1230 | Soil | tube | X | | | | | X | X | | | | | | | 08 | | 1 |
| SB-2A-GW | 5/10/17 | 1315 | Groundwater | VOAs | X | | | | | X | X | | | | | | | 09 | | 6 12 |
| SB-6-GW | 5/10/17 | 0900 | Groundwater | VOAs | X | | | | | X | X | | | | | | | 10 | | 13 13 |
| SB-7-GW | 5/10/17 | 1100 | Groundwater | VOAs | X | | | | | X | X | | | | | | | 11 | | 6 6 |
| SB-8-GW | 5/10/17 | 1030 | Groundwater | VOAs | X | | | | | X | X | | | | | | | 12 | | 6 6 |
| SB-9-GW | 5/10/17 | 1230 | Groundwater | VOAs | X | | | | | X | X | | | | | | | 13 | | 11 |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |

| Relinquished by: (signature) | Date / Time | Received by: (signature) | Date / Time |
|---|---|---|---|
| Lita Freeman | 5/11/17 1535 | | 5/11/17 1535 |
| GSO | 5/12/17 10:05 | | 5/12/17 10:05 |
| | | | |

Total # of containers: 50
Chain of Custody seals Y/N/NA:
Seals intact? Y/N/NA:
Received good condition/cold: 3.4

Turn around time: Std

Notes
Report to litafreeman@gmail.com
-VOCs report only BTEX, naph MtBE, TBA, 1-2 DCA, EDB

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 141072

SunStar Laboratories — Celebrating 20 Years!

# SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: 1171198

Client Name: EQUITY ENTERPRISES Project: MAIN STREET PROPERTY

Delivered by: ☐ Client ☐ SunStar Courier ☒ GSO ☐ FedEx ☐ Other

If Courier, Received by: _____ Date/Time Courier Received: _____

Lab Received by: BRIAN Date/Time Lab Received: 5/12/17 10:05

Total number of coolers received: 1

| | | | |
|---|---|---|---|
| Temperature: Cooler #1 | 3.6 °C +/- the CF (- 0.2°C) | = 3.4 | °C corrected temperature |
| Temperature: Cooler #2 | °C +/- the CF (- 0.2°C) | = | °C corrected temperature |
| Temperature: Cooler #3 | °C +/- the CF (- 0.2°C) | = | °C corrected temperature |
| **Temperature criteria = ≤ 6°C (no frozen containers)** | Within criteria? | ☒ **Yes** | ☐ **No** |
| **If NO:** | | | |
| Samples received on ice? | ☐ Yes | ☐ **No → Complete Non-Conformance Sheet** | |
| If on ice, samples received same day collected? | ☐ Yes → Acceptable | ☐ **No → Complete Non-Conformance Sheet** | |

| | | | |
|---|---|---|---|
| Custody seals intact on cooler/sample | ☒ Yes | ☐ No* | ☐ N/A |
| Sample containers intact | ☒ Yes | ☐ No* | |
| Sample labels match Chain of Custody IDs | ☒ Yes | ☐ No* | |
| Total number of containers received match COC | ☒ Yes | ☐ No* | |
| Proper containers received for analyses requested on COC | ☒ Yes | ☐ No* | |
| Proper preservative indicated on COC/containers for analyses requested | ☒ Yes | ☐ No* | ☐ N/A |
| Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times | ☒ **Yes** | ☐ **No*** | |

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: BC 5/12/17

**Comments:**



(949) 297-5020 ■ www.sunstarlabs.com ■ 25712 Commercentre Drive ■ Lake Forest, CA 92630

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

**WORK ORDER**

**T171198**

| | | | |
|---|---|---|---|
| **Client:** | **Equity Enterprises** | **Project Manager:** | **Rose Fasheh** |
| **Project:** | **Main Street Property** | **Project Number:** | **[none]** |

**Report To:**

Equity Enterprises
Lita Freeman
4460 Black Ave. Stel
Pleasanton, CA 94566

| | | | |
|---|---|---|---|
| Date Due: | 05/17/17 17:00 (3 day TAT) | | |
| Received By: | Brian Charon | Date Received: | 05/12/17 10:05 |
| Logged In By: | Brian Charon | Date Logged In: | 05/12/17 10:35 |

Samples Received at: **3.4°C**

| | | | |
|---|---|---|---|
| Custody Seals | Yes | Received On Ice | Yes |
| Containers Intact | Yes | | |
| COC/Labels Agree | Yes | | |
| Preservation Confirı | Yes | | |

| Analysis | Due | TAT | Expires | Comments |
|---|---|---|---|---|
| **T171198-01 SB-6-2.5 [Soil] Sampled 05/10/17 07:40 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/24/17 07:40 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/24/17 07:40 | |
| 8260 | 05/17/17 15:00 | 3 | 05/24/17 07:40 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-02 SB-6-7.5 [Soil] Sampled 05/10/17 07:50 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/24/17 07:50 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/24/17 07:50 | |
| 8260 | 05/17/17 15:00 | 3 | 05/24/17 07:50 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-03 SB-7-2.5 [Soil] Sampled 05/09/17 09:05 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/23/17 09:05 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/23/17 09:05 | |
| 8260 | 05/17/17 15:00 | 3 | 05/23/17 09:05 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-04 SB-7-7.5 [Soil] Sampled 05/09/17 09:10 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/23/17 09:10 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/23/17 09:10 | |
| 8260 | 05/17/17 15:00 | 3 | 05/23/17 09:10 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

**WORK ORDER**

**T171198**

**Client:** Equity Enterprises
**Project:** Main Street Property
**Project Manager:** Rose Fasheh
**Project Number:** [none]

| Analysis | Due | TAT | Expires | Comments |
|---|---|---|---|---|
| **T171198-05 SB-8-2.5 [Soil] Sampled 05/10/17 09:40 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/24/17 09:40 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/24/17 09:40 | |
| 8260 | 05/17/17 15:00 | 3 | 05/24/17 09:40 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-06 SB-8-7.5 [Soil] Sampled 05/10/17 09:45 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/24/17 09:45 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/24/17 09:45 | |
| 8260 | 05/17/17 15:00 | 3 | 05/24/17 09:45 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-07 SB-9-2.5 [Soil] Sampled 05/09/17 12:20 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/23/17 12:20 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/23/17 12:20 | |
| 8260 | 05/17/17 15:00 | 3 | 05/23/17 12:20 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-08 SB-9-8.5 [Soil] Sampled 05/09/17 12:30 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/23/17 12:30 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/23/17 12:30 | |
| 8260 | 05/17/17 15:00 | 3 | 05/23/17 12:30 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-09 SB-2A-GW [Water] Sampled 05/10/17 13:15 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/17/17 13:15 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/24/17 13:15 | |
| 8260 | 05/17/17 15:00 | 3 | 05/24/17 13:15 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-10 SB-6-GW [Water] Sampled 05/10/17 09:00 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/17/17 09:00 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/24/17 09:00 | |
| 8260 | 05/17/17 15:00 | 3 | 05/24/17 09:00 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-11 SB-7-GW [Water] Sampled 05/10/17 11:00 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/17/17 11:00 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/24/17 11:00 | |
| 8260 | 05/17/17 15:00 | 3 | 05/24/17 11:00 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

**WORK ORDER**

**T171198**

**Client:** Equity Enterprises
**Project:** Main Street Property
**Project Manager:** Rose Fasheh
**Project Number:** [none]

| Analysis | Due | TAT | Expires | Comments |
|---|---|---|---|---|
| **T171198-12 SB-8-GW [Water] Sampled 05/10/17 10:30 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/17/17 10:30 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/24/17 10:30 | |
| 8260 | 05/17/17 15:00 | 3 | 05/24/17 10:30 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |
| **T171198-13 SB-9-GW [Water] Sampled 05/10/17 12:30 (GMT-08:00) Pacific Time (US &** | | | | |
| 8015 CC (D/MO) | 05/17/17 15:00 | 3 | 05/17/17 12:30 | |
| 8015 m Gas Purge | 05/17/17 15:00 | 3 | 05/24/17 12:30 | |
| 8260 | 05/17/17 15:00 | 3 | 05/24/17 12:30 | BTEX,Naphthalene, MTBE,TBA, 1-2 DCA, EDB Only |

Reviewed By

Date

eurofins | Air Toxics

5/31/2017

Ms. Jennifer Lagerbom
McCampbell Analytical Inc.
1534 Willow Pass Road

Pittsburg CA 94565

Project Name: Main Street
Project #:
Workorder #: 1705524R1

Dear Ms. Jennifer Lagerbom

The following report includes the data for the above referenced project for sample(s) received on 5/26/2017 at Air Toxics Ltd.

The data and associated QC analyzed by TO-15 are compliant with the project requirements or laboratory criteria with the exception of the deviations noted in the attached case narrative.

Thank you for choosing Eurofins Air Toxics Inc. for your air analysis needs. Eurofins Air Toxics Inc. is committed to providing accurate data of the highest quality. Please feel free to contact the Project Manager: Rachel Selenis at 916-985-1000 if you have any questions regarding the data in this report.

Regards,

Rachel Selenis

Project Manager

eurofins | Air Toxics

# WORK ORDER #: 1705524R1

Work Order Summary

| | | | |
|---|---|---|---|
| **CLIENT:** | Ms. Jennifer Lagerbom<br>McCampbell Analytical Inc.<br>1534 Willow Pass Road<br>Pittsburg, CA 94565 | **BILL TO:** | Ms. Jennifer Lagerbom<br>McCampbell Analytical Inc.<br>1534 Willow Pass Road<br>Pittsburg, CA 94565 |
| **PHONE:** | 925-252-9262 | **P.O. #** | |
| **FAX:** | 925-252-9269 | **PROJECT #** | Main Street |
| **DATE RECEIVED:** | 05/26/2017 | **CONTACT:** | Rachel Selenis |
| **DATE COMPLETED:** | 05/30/2017 | | |
| **DATE REISSUED:** | 05/31/2017 | | |

| FRACTION # | NAME | TEST | RECEIPT VAC./PRES. | FINAL PRESSURE |
|---|---|---|---|---|
| 01A | SB-5A-1L+1,000cc Tube | TO-15 | 4.8 psi | 4.8 psi |
| 02A | Lab Blank | TO-15 | NA | NA |
| 03A | CCV | TO-15 | NA | NA |
| 04A | LCS | TO-15 | NA | NA |
| 04AA | LCSD | TO-15 | NA | NA |

CERTIFIED BY:  DATE: 05/31/17

Technical Director

Certification numbers: AZ Licensure AZ0775, NJ NELAP - CA016, NY NELAP - 11291,
TX NELAP - T104704434-16-11, UT NELAP CA0093332016-7, VA NELAP - 8113, WA NELAP - C935
Name of Accreditation Body: NELAP/ORELAP (Oregon Environmental Laboratory Accreditation Program)
Accreditation number: CA300005, Effective date: 10/18/2016, Expiration date: 10/17/2017.
Eurofins Air Toxics Inc.. certifies that the test results contained in this report meet all requirements of the NELAC standards

This report shall not be reproduced, except in full, without the written approval of Eurofins Air Toxics, Inc.

**LABORATORY NARRATIVE**
**EPA Method TO-15**
**McCampbell Analytical Inc.**
**Workorder# 1705524R1**

One Client Canister sample was received on May 26, 2017. The laboratory performed analysis via EPA Method TO-15 using GC/MS in the full scan mode.

This workorder was independently validated prior to submittal using 'USEPA National Functional Guidelines' as generally applied to the analysis of volatile organic compounds in air. A rules-based, logic driven, independent validation engine was employed to assess completeness, evaluate pass/fail of relevant project quality control requirements and verification of all quantified amounts.

## Receiving Notes

There were no receiving discrepancies.

## Analytical Notes

As per client project requirements, the laboratory has reported estimated values for target compound hits that are below the Reporting Limit but greater than the Method Detection Limit. Concentrations that are below the level at which the canister was certified (0.2 ppbv for compounds reported at 0.5 ppbv and 0.8 ppbv for compounds reported at 2.0 ppbv) may be false positives.

The reported CCV for each daily batch may be derived from more than one analytical file due to the client's request for non-standard compounds. Non-standard compounds may have different acceptance criteria than the standard TO-14A/TO-15 compound list as per contract or verbal agreement.

All Quality Control Limit exceedances and affected sample results are noted by flags. Each flag is defined at the bottom of this Case Narrative and on each Sample Result Summary page.

The work order was reissued on 05/31/17 to quantify results using the pressurization factor provided by the client as the sample canister was pressurized prior to receipt at the laboratory.

Additionally, results were reported in a different format per client's request.

## Definition of Data Qualifying Flags

Eight qualifiers may have been used on the data analysis sheets and indicates as follows:

B - Compound present in laboratory blank greater than reporting limit (background subtraction not performed).

J - Estimated value.

E - Exceeds instrument calibration range.

S - Saturated peak.

Q - Exceeds quality control limits.

U - Compound analyzed for but not detected above the reporting limit, LOD, or MDL value. See data page for project specific U-flag definition.

UJ- Non-detected compound associated with low bias in the CCV

N - The identification is based on presumptive evidence.

File extensions may have been used on the data analysis sheets and indicates as follows:

a-File was requantified

b-File was quantified by a second column and detector

r1-File was requantified for the purpose of reissue

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

| | | | |
|---|---|---|---|
| **Client ID:** | SB-5A-1L+1,000cc Tube | | |
| **Lab ID:** | 1705524R1-01A | **Date/Time Analyzed:** | 5/27/17 03:00 PM |
| **Date/Time Collecte** | 5/17/17 12:51 PM | **Dilution Factor:** | 1.99 |
| **Media:** | Client Canister | **Instrument/Filename:** | msdp.i / p052707r1 |

| Compound | CAS# | MDL (ug/m3) | LOD (ug/m3) | Rpt. Limit (ug/m3) | Amount (ug/m3) |
|---|---|---|---|---|---|
| 1,1-Difluoroethane | 75-37-6 | NA | D | 11 | Not Detected |

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

eurofins | Air Toxics

| | | | |
|---|---|---|---|
| **Client ID:** | SB-5A-1L+1,000cc Tube | | |
| **Lab ID:** | 1705524R1-01A | **Date/Time Analyzed:** | 5/27/17 03:00 PM |
| **Date/Time Collecte** | 5/17/17 12:51 PM | **Dilution Factor:** | 1.99 |
| **Media:** | Client Canister | **Instrument/Filename:** | msdp.i / p052707r1 |

| Compound | CAS# | MDL (ug/m3) | LOD (ug/m3) | Rpt. Limit (ug/m3) | Amount (ug/m3) |
|---|---|---|---|---|---|
| Acetone | 67-64-1 | 2.1 | 2.4 | 24 | 8.0 J |
| alpha-Chlorotoluene | 100-44-7 | 1.0 | 2.1 | 5.2 | Not Detected |
| Benzene | 71-43-2 | 0.29 | 1.3 | 3.2 | 2.8 J |
| Bromodichloromethane | 75-27-4 | 1.1 | 2.7 | 6.7 | Not Detected |
| Bromoform | 75-25-2 | 1.3 | 4.1 | 10 | Not Detected |
| Bromomethane | 74-83-9 | 3.2 | 3.9 | 39 | Not Detected |
| Carbon Disulfide | 75-15-0 | 0.73 | 3.1 | 12 | 3.3 J |
| Carbon Tetrachloride | 56-23-5 | 3.7 | 3.7 | 6.3 | Not Detected |
| Chlorobenzene | 108-90-7 | 0.59 | 1.8 | 4.6 | Not Detected |
| Chloroethane | 75-00-3 | 1.5 | 2.6 | 10 | Not Detected |
| Chloroform | 67-66-3 | 0.84 | 1.9 | 4.8 | Not Detected |
| Chloromethane | 74-87-3 | 3.3 | 3.3 | 20 | Not Detected |
| cis-1,2-Dichloroethene | 156-59-2 | 1.2 | 1.6 | 3.9 | Not Detected |
| cis-1,3-Dichloropropene | 10061-01-5 | 0.89 | 1.8 | 4.5 | Not Detected |
| Cumene | 98-82-8 | 0.57 | 2.0 | 4.9 | Not Detected |
| Cyclohexane | 110-82-7 | 0.60 | 1.4 | 3.4 | Not Detected |
| Dibromochloromethane | 124-48-1 | 1.1 | 3.4 | 8.5 | Not Detected |
| Ethanol | 64-17-5 | 1.0 | 1.9 | 7.5 | 3.3 J |
| Ethyl Benzene | 100-41-4 | 0.52 | 1.7 | 4.3 | 0.92 J |
| Freon 11 | 75-69-4 | 1.0 | 2.2 | 5.6 | 1.3 J |
| Freon 113 | 76-13-1 | 1.6 | 3.0 | 7.6 | Not Detected |
| Freon 114 | 76-14-2 | 0.96 | 2.8 | 7.0 | Not Detected |
| Freon 12 | 75-71-8 | 1.0 | 2.0 | 4.9 | 17 |
| Heptane | 142-82-5 | 0.78 | 1.6 | 4.1 | Not Detected |

Naphthalene
91-20-3
0.20
0.52
10
0.61 J

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

| | | | |
|---|---|---|---|
| **Client ID:** | SB-5A-1L+1,000cc Tube | | |
| **Lab ID:** | 1705524R1-01A | **Date/Time Analyzed:** | 5/27/17 03:00 PM |
| **Date/Time Collecte** | 5/17/17 12:51 PM | **Dilution Factor:** | 1.99 |
| **Media:** | Client Canister | **Instrument/Filename:** | msdp.i / p052707r1 |

| Compound | CAS# | MDL (ug/m3) | LOD (ug/m3) | Rpt. Limit (ug/m3) | Amount (ug/m3) |
|---|---|---|---|---|---|
| Hexachlorobutadiene | 87-68-3 | 3.6 | 11 | 42 | Not Detected |
| Hexane | 110-54-3 | 0.24 | 1.4 | 3.5 | Not Detected |
| m,p-Xylene | 108-38-3 | 0.65 | 1.7 | 4.3 | 3.3 J |
| Methyl tert-butyl ether | 1634-04-4 | 0.94 | 1.4 | 14 | Not Detected |
| Methylene Chloride | 75-09-2 | 1.5 | 3.4 | 34 | Not Detected |
| Naphthalene | 91-20-3 | 0.20 | 0.52 | 10 | 0.61 J |
| o-Xylene | 95-47-6 | 0.52 | 1.7 | 4.3 | 1.3 J |
| Propylbenzene | 103-65-1 | 0.55 | 2.0 | 4.9 | Not Detected |
| Styrene | 100-42-5 | 0.95 | 1.7 | 4.2 | Not Detected |
| Tetrachloroethene | 127-18-4 | 0.93 | 2.7 | 6.7 | Not Detected |
| Tetrahydrofuran | 109-99-9 | 0.61 | 1.2 | 2.9 | Not Detected |
| Toluene | 108-88-3 | 0.46 | 1.5 | 3.7 | 4.4 |
| trans-1,2-Dichloroethene | 156-60-5 | 1.4 | 1.6 | 3.9 | Not Detected |
| trans-1,3-Dichloropropene | 10061-02-6 | 0.48 | 1.8 | 4.5 | Not Detected |
| Trichloroethene | 79-01-6 | 1.2 | 2.1 | 5.3 | Not Detected |
| Vinyl Chloride | 75-01-4 | 0.23 | 1.0 | 2.5 | Not Detected |

J = Estimated value.
D: Analyte not within the DoD scope of accreditation.

| Surrogates | CAS# | Limits | %Recovery |
|---|---|---|---|
| 1,2-Dichloroethane-d4 | 17060-07-0 | 70-130 | 90 |
| 4-Bromofluorobenzene | 460-00-4 | 70-130 | 104 |
| Toluene-d8 | 2037-26-5 | 70-130 | 100 |

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

| | | | |
|---|---|---|---|
| **Client ID:** | Lab Blank | | |
| **Lab ID:** | 1705524R1-02A | **Date/Time Analyzed:** | 5/27/17 12:04 PM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052706d |

| Compound | CAS# | MDL (ug/m3) | LOD (ug/m3) | Rpt. Limit (ug/m3) | Amount (ug/m3) |
|---|---|---|---|---|---|
| 1,1,1-Trichloroethane | 71-55-6 | 0.47 | 1.1 | 2.7 | Not Detected |
| 1,1,2,2-Tetrachloroethane | 79-34-5 | 0.46 | 1.4 | 3.4 | Not Detected |
| 1,1,2-Trichloroethane | 79-00-5 | 0.54 | 1.1 | 2.7 | Not Detected |
| 1,1-Dichloroethane | 75-34-3 | 0.15 | 0.81 | 2.0 | Not Detected |
| 1,1-Dichloroethene | 75-35-4 | 0.43 | 0.79 | 2.0 | Not Detected |
| 1,1-Difluoroethane | 75-37-6 | NA | D | 5.4 | Not Detected |
| 1,2,4-Trichlorobenzene | 120-82-1 | 1.4 | 3.7 | 15 | Not Detected |
| 1,2,4-Trimethylbenzene | 95-63-6 | 0.75 | 0.98 | 2.4 | Not Detected |
| 1,2-Dibromoethane (EDB) | 106-93-4 | 0.35 | 1.5 | 3.8 | Not Detected |
| 1,2-Dichlorobenzene | 95-50-1 | 0.40 | 1.2 | 3.0 | 0.41 J |
| 1,2-Dichloroethane | 107-06-2 | 0.41 | 0.81 | 2.0 | Not Detected |
| 1,2-Dichloropropane | 78-87-5 | 0.41 | 0.92 | 2.3 | Not Detected |
| 1,3,5-Trimethylbenzene | 108-67-8 | 0.52 | 0.98 | 2.4 | Not Detected |
| 1,3-Butadiene | 106-99-0 | 0.23 | 0.44 | 1.1 | Not Detected |
| 1,3-Dichlorobenzene | 541-73-1 | 0.19 | 1.2 | 3.0 | 0.25 J |
| 1,4-Dichlorobenzene | 106-46-7 | 0.34 | 1.2 | 3.0 | Not Detected |
| 1,4-Dioxane | 123-91-1 | 1.1 | 1.8 | 7.2 | Not Detected |
| 2,2,4-Trimethylpentane | 540-84-1 | 0.21 | 0.93 | 2.3 | Not Detected |
| 2-Butanone (Methyl Ethyl Ketone) | 78-93-3 | 0.83 | 1.5 | 5.9 | Not Detected |
| 2-Hexanone | 591-78-6 | 0.36 | 2.0 | 8.2 | Not Detected |
| 2-Propanol | 67-63-0 | 0.36 | 1.2 | 4.9 | Not Detected |
| 3-Chloropropene | 107-05-1 | 1.0 | 1.6 | 6.3 | Not Detected |
| 4-Ethyltoluene | 622-96-8 | 0.57 | 0.98 | 2.4 | Not Detected |
| 4-Methyl-2-pentanone | 108-10-1 | 0.55 | 0.82 | 2.0 | Not Detected |

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

| | | | |
|---|---|---|---|
| **Client ID:** | Lab Blank | | |
| **Lab ID:** | 1705524R1-02A | **Date/Time Analyzed:** | 5/27/17 12:04 PM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052706d |

| Compound | CAS# | MDL (ug/m3) | LOD (ug/m3) | Rpt. Limit (ug/m3) | Amount (ug/m3) |
|---|---|---|---|---|---|
| Acetone | 67-64-1 | 1.0 | 1.2 | 12 | 2.6 J |
| alpha-Chlorotoluene | 100-44-7 | 0.53 | 1.0 | 2.6 | Not Detected |
| Benzene | 71-43-2 | 0.15 | 0.64 | 1.6 | Not Detected |
| Bromodichloromethane | 75-27-4 | 0.57 | 1.3 | 3.4 | Not Detected |
| Bromoform | 75-25-2 | 0.64 | 2.1 | 5.2 | Not Detected |
| Bromomethane | 74-83-9 | 1.6 | 1.9 | 19 | Not Detected |
| Carbon Disulfide | 75-15-0 | 0.36 | 1.6 | 6.2 | 0.46 J |
| Carbon Tetrachloride | 56-23-5 | 1.8 | 1.8 | 3.1 | Not Detected |
| Chlorobenzene | 108-90-7 | 0.30 | 0.92 | 2.3 | Not Detected |
| Chloroethane | 75-00-3 | 0.75 | 1.3 | 5.3 | Not Detected |
| Chloroform | 67-66-3 | 0.42 | 0.98 | 2.4 | Not Detected |
| Chloromethane | 74-87-3 | 1.7 | 1.7 | 10 | Not Detected |
| cis-1,2-Dichloroethene | 156-59-2 | 0.61 | 0.79 | 2.0 | Not Detected |
| cis-1,3-Dichloropropene | 10061-01-5 | 0.45 | 0.91 | 2.3 | Not Detected |
| Cumene | 98-82-8 | 0.28 | 0.98 | 2.4 | Not Detected |
| Cyclohexane | 110-82-7 | 0.30 | 0.69 | 1.7 | Not Detected |
| Dibromochloromethane | 124-48-1 | 0.54 | 1.7 | 4.2 | Not Detected |
| Ethanol | 64-17-5 | 0.52 | 0.94 | 3.8 | Not Detected |
| Ethyl Benzene | 100-41-4 | 0.26 | 0.87 | 2.2 | Not Detected |
| Freon 11 | 75-69-4 | 0.52 | 1.1 | 2.8 | Not Detected |
| Freon 113 | 76-13-1 | 0.82 | 1.5 | 3.8 | Not Detected |
| Freon 114 | 76-14-2 | 0.48 | 1.4 | 3.5 | Not Detected |
| Freon 12 | 75-71-8 | 0.50 | 0.99 | 2.5 | Not Detected |
| Heptane | 142-82-5 | 0.39 | 0.82 | 2.0 | Not Detected |

| | | | |
|---|---|---|---|
| **Client ID:** | Lab Blank | | |
| **Lab ID:** | 1705524R1-02A | **Date/Time Analyzed:** | 5/27/17 12:04 PM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052706d |

| Compound | CAS# | MDL (ug/m3) | LOD (ug/m3) | Rpt. Limit (ug/m3) | Amount (ug/m3) |
|---|---|---|---|---|---|
| Hexachlorobutadiene | 87-68-3 | 1.8 | 5.3 | 21 | Not Detected |
| Hexane | 110-54-3 | 0.12 | 0.70 | 1.8 | Not Detected |
| m,p-Xylene | 108-38-3 | 0.33 | 0.87 | 2.2 | Not Detected |
| Methyl tert-butyl ether | 1634-04-4 | 0.47 | 0.72 | 7.2 | Not Detected |
| Methylene Chloride | 75-09-2 | 0.74 | 1.7 | 17 | Not Detected |
| Naphthalene | 91-20-3 | 0.10 | 0.26 | 5.2 | Not Detected |
| o-Xylene | 95-47-6 | 0.26 | 0.87 | 2.2 | Not Detected |
| Propylbenzene | 103-65-1 | 0.28 | 0.98 | 2.4 | Not Detected |
| Styrene | 100-42-5 | 0.48 | 0.85 | 2.1 | Not Detected |
| Tetrachloroethene | 127-18-4 | 0.47 | 1.4 | 3.4 | Not Detected |
| Tetrahydrofuran | 109-99-9 | 0.31 | 0.59 | 1.5 | Not Detected |
| Toluene | 108-88-3 | 0.23 | 0.75 | 1.9 | Not Detected |
| trans-1,2-Dichloroethene | 156-60-5 | 0.73 | 0.79 | 2.0 | Not Detected |
| trans-1,3-Dichloropropene | 10061-02-6 | 0.24 | 0.91 | 2.3 | Not Detected |
| Trichloroethene | 79-01-6 | 0.61 | 1.1 | 2.7 | Not Detected |
| Vinyl Chloride | 75-01-4 | 0.11 | 0.51 | 1.3 | Not Detected |

J = Estimated value.
D: Analyte not within the DoD scope of accreditation.

| Surrogates | CAS# | Limits | %Recovery |
|---|---|---|---|
| 1,2-Dichloroethane-d4 | 17060-07-0 | 70-130 | 90 |
| 4-Bromofluorobenzene | 460-00-4 | 70-130 | 106 |
| Toluene-d8 | 2037-26-5 | 70-130 | 100 |

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

| | | | |
|---|---|---|---|
| **Client ID:** | CCV | | |
| **Lab ID:** | 1705524R1-03A | **Date/Time Analyzed:** | 5/27/17 10:23 AM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052702 |

| Compound | CAS# | %Recovery |
|---|---|---|
| 1,1,1-Trichloroethane | 71-55-6 | 90 |
| 1,1,2,2-Tetrachloroethane | 79-34-5 | 96 |
| 1,1,2-Trichloroethane | 79-00-5 | 100 |
| 1,1-Dichloroethane | 75-34-3 | 91 |
| 1,1-Dichloroethene | 75-35-4 | 82 |
| 1,1-Difluoroethane | 75-37-6 | 97 |
| 1,2,4-Trichlorobenzene | 120-82-1 | 117 |
| 1,2,4-Trimethylbenzene | 95-63-6 | 95 |
| 1,2-Dibromoethane (EDB) | 106-93-4 | 104 |
| 1,2-Dichlorobenzene | 95-50-1 | 106 |
| 1,2-Dichloroethane | 107-06-2 | 106 |
| 1,2-Dichloropropane | 78-87-5 | 99 |
| 1,3,5-Trimethylbenzene | 108-67-8 | 98 |
| 1,3-Butadiene | 106-99-0 | 92 |
| 1,3-Dichlorobenzene | 541-73-1 | 106 |
| 1,4-Dichlorobenzene | 106-46-7 | 106 |
| 1,4-Dioxane | 123-91-1 | 97 |
| 2,2,4-Trimethylpentane | 540-84-1 | 82 |
| 2-Butanone (Methyl Ethyl Ketone) | 78-93-3 | 83 |
| 2-Hexanone | 591-78-6 | 83 |
| 2-Propanol | 67-63-0 | 80 |
| 3-Chloropropene | 107-05-1 | 82 |
| 4-Ethyltoluene | 622-96-8 | 99 |
| 4-Methyl-2-pentanone | 108-10-1 | 89 |

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

| | | | |
|---|---|---|---|
| **Client ID:** | CCV | | |
| **Lab ID:** | 1705524R1-03A | **Date/Time Analyzed:** | 5/27/17 10:23 AM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052702 |

| Compound | CAS# | %Recovery |
|---|---|---|
| Acetone | 67-64-1 | 83 |
| alpha-Chlorotoluene | 100-44-7 | 90 |
| Benzene | 71-43-2 | 96 |
| Bromodichloromethane | 75-27-4 | 102 |
| Bromoform | 75-25-2 | 118 |
| Bromomethane | 74-83-9 | 81 |
| Carbon Disulfide | 75-15-0 | 84 |
| Carbon Tetrachloride | 56-23-5 | 98 |
| Chlorobenzene | 108-90-7 | 97 |
| Chloroethane | 75-00-3 | 86 |
| Chloroform | 67-66-3 | 94 |
| Chloromethane | 74-87-3 | 98 |
| cis-1,2-Dichloroethene | 156-59-2 | 93 |
| cis-1,3-Dichloropropene | 10061-01-5 | 95 |
| Cumene | 98-82-8 | 92 |
| Cyclohexane | 110-82-7 | 76 |
| Dibromochloromethane | 124-48-1 | 105 |
| Ethanol | 64-17-5 | 78 |
| Ethyl Benzene | 100-41-4 | 90 |
| Freon 11 | 75-69-4 | 98 |
| Freon 113 | 76-13-1 | 104 |
| Freon 114 | 76-14-2 | 106 |
| Freon 12 | 75-71-8 | 97 |
| Heptane | 142-82-5 | 89 |

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

| | | | |
|---|---|---|---|
| **Client ID:** | CCV | | |
| **Lab ID:** | 1705524R1-03A | **Date/Time Analyzed:** | 5/27/17 10:23 AM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052702 |

| Compound | CAS# | %Recovery |
|---|---|---|
| Hexachlorobutadiene | 87-68-3 | 126 |
| Hexane | 110-54-3 | 82 |
| m,p-Xylene | 108-38-3 | 89 |
| Methyl tert-butyl ether | 1634-04-4 | 75 |
| Methylene Chloride | 75-09-2 | 91 |
| Naphthalene | 91-20-3 | 77 |
| o-Xylene | 95-47-6 | 88 |
| Propylbenzene | 103-65-1 | 89 |
| Styrene | 100-42-5 | 89 |
| Tetrachloroethene | 127-18-4 | 113 |
| Tetrahydrofuran | 109-99-9 | 79 |
| Toluene | 108-88-3 | 95 |
| trans-1,2-Dichloroethene | 156-60-5 | 88 |
| trans-1,3-Dichloropropene | 10061-02-6 | 89 |
| Trichloroethene | 79-01-6 | 100 |
| Vinyl Chloride | 75-01-4 | 106 |

D: Analyte not within the DoD scope of accreditation.

| Surrogates | CAS# | Limits | %Recovery |
|---|---|---|---|
| 1,2-Dichloroethane-d4 | 17060-07-0 | 70-130 | 92 |
| 4-Bromofluorobenzene | 460-00-4 | 70-130 | 111 |
| Toluene-d8 | 2037-26-5 | 70-130 | 102 |

| | | | |
|---|---|---|---|
| **Client ID:** | LCS | | |
| **Lab ID:** | 1705524R1-04A | **Date/Time Analyzed:** | 5/27/17 10:48 AM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052703 |

| Compound | CAS# | %Recovery |
|---|---|---|
| 1,1,1-Trichloroethane | 71-55-6 | 95 |
| 1,1,2,2-Tetrachloroethane | 79-34-5 | 101 |
| 1,1,2-Trichloroethane | 79-00-5 | 102 |
| 1,1-Dichloroethane | 75-34-3 | 87 |
| 1,1-Dichloroethene | 75-35-4 | 82 |
| 1,1-Difluoroethane | 75-37-6 | Not Spiked |
| 1,2,4-Trichlorobenzene | 120-82-1 | 114 |
| 1,2,4-Trimethylbenzene | 95-63-6 | 102 |
| 1,2-Dibromoethane (EDB) | 106-93-4 | 104 |
| 1,2-Dichlorobenzene | 95-50-1 | 111 |
| 1,2-Dichloroethane | 107-06-2 | 100 |
| 1,2-Dichloropropane | 78-87-5 | 99 |
| 1,3,5-Trimethylbenzene | 108-67-8 | 104 |
| 1,3-Butadiene | 106-99-0 | 90 |
| 1,3-Dichlorobenzene | 541-73-1 | 112 |
| 1,4-Dichlorobenzene | 106-46-7 | 114 |
| 1,4-Dioxane | 123-91-1 | 99 |
| 2,2,4-Trimethylpentane | 540-84-1 | 86 |
| 2-Butanone (Methyl Ethyl Ketone) | 78-93-3 | 84 |
| 2-Hexanone | 591-78-6 | 88 |
| 2-Propanol | 67-63-0 | 79 |
| 3-Chloropropene | 107-05-1 | 84 |
| 4-Ethyltoluene | 622-96-8 | 108 |
| 4-Methyl-2-pentanone | 108-10-1 | 94 |

* % Recovery is calculated using unrounded analytical results.

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

| | | | |
|---|---|---|---|
| **Client ID:** | LCS | | |
| **Lab ID:** | 1705524R1-04A | **Date/Time Analyzed:** | 5/27/17 10:48 AM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052703 |

| Compound | CAS# | %Recovery |
|---|---|---|
| Acetone | 67-64-1 | 85 |
| alpha-Chlorotoluene | 100-44-7 | 98 |
| Benzene | 71-43-2 | 95 |
| Bromodichloromethane | 75-27-4 | 101 |
| Bromoform | 75-25-2 | 125 |
| Bromomethane | 74-83-9 | 85 |
| Carbon Disulfide | 75-15-0 | 84 |
| Carbon Tetrachloride | 56-23-5 | 102 |
| Chlorobenzene | 108-90-7 | 100 |
| Chloroethane | 75-00-3 | 87 |
| Chloroform | 67-66-3 | 92 |
| Chloromethane | 74-87-3 | 96 |
| cis-1,2-Dichloroethene | 156-59-2 | 85 |
| cis-1,3-Dichloropropene | 10061-01-5 | 100 |
| Cumene | 98-82-8 | 97 |
| Cyclohexane | 110-82-7 | 79 |
| Dibromochloromethane | 124-48-1 | 108 |
| Ethanol | 64-17-5 | 68 Q |
| Ethyl Benzene | 100-41-4 | 96 |
| Freon 11 | 75-69-4 | 96 |
| Freon 113 | 76-13-1 | 105 |
| Freon 114 | 76-14-2 | 104 |
| Freon 12 | 75-71-8 | 96 |
| Heptane | 142-82-5 | 92 |

* % Recovery is calculated using unrounded analytical results.

| | | | |
|---|---|---|---|
| **Client ID:** | LCS | | |
| **Lab ID:** | 1705524R1-04A | **Date/Time Analyzed:** | 5/27/17 10:48 AM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052703 |

| Compound | CAS# | %Recovery |
|---|---|---|
| Hexachlorobutadiene | 87-68-3 | 122 |
| Hexane | 110-54-3 | 84 |
| m,p-Xylene | 108-38-3 | 94 |
| Methyl tert-butyl ether | 1634-04-4 | 76 |
| Methylene Chloride | 75-09-2 | 87 |
| Naphthalene | 91-20-3 | 74 |
| o-Xylene | 95-47-6 | 94 |
| Propylbenzene | 103-65-1 | 96 |
| Styrene | 100-42-5 | 95 |
| Tetrachloroethene | 127-18-4 | 114 |
| Tetrahydrofuran | 109-99-9 | 80 |
| Toluene | 108-88-3 | 94 |
| trans-1,2-Dichloroethene | 156-60-5 | 97 |
| trans-1,3-Dichloropropene | 10061-02-6 | 91 |
| Trichloroethene | 79-01-6 | 99 |
| Vinyl Chloride | 75-01-4 | 96 |

Q = Exceeds Quality Control limits.
D: Analyte not within the DoD scope of accreditation.

| Surrogates | CAS# | Limits | %Recovery |
|---|---|---|---|
| 1,2-Dichloroethane-d4 | 17060-07-0 | 70-130 | 92 |
| 4-Bromofluorobenzene | 460-00-4 | 70-130 | 110 |
| Toluene-d8 | 2037-26-5 | 70-130 | 99 |

* % Recovery is calculated using unrounded analytical results.

| | | | |
|---|---|---|---|
| **Client ID:** | LCSD | | |
| **Lab ID:** | 1705524R1-04AA | **Date/Time Analyzed:** | 5/27/17 11:13 AM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052704 |

| Compound | CAS# | %Recovery |
|---|---|---|
| 1,1,1-Trichloroethane | 71-55-6 | 94 |
| 1,1,2,2-Tetrachloroethane | 79-34-5 | 99 |
| 1,1,2-Trichloroethane | 79-00-5 | 101 |
| 1,1-Dichloroethane | 75-34-3 | 89 |
| 1,1-Dichloroethene | 75-35-4 | 81 |
| 1,1-Difluoroethane | 75-37-6 | Not Spiked |
| 1,2,4-Trichlorobenzene | 120-82-1 | 126 |
| 1,2,4-Trimethylbenzene | 95-63-6 | 100 |
| 1,2-Dibromoethane (EDB) | 106-93-4 | 103 |
| 1,2-Dichlorobenzene | 95-50-1 | 110 |
| 1,2-Dichloroethane | 107-06-2 | 100 |
| 1,2-Dichloropropane | 78-87-5 | 98 |
| 1,3,5-Trimethylbenzene | 108-67-8 | 102 |
| 1,3-Butadiene | 106-99-0 | 90 |
| 1,3-Dichlorobenzene | 541-73-1 | 110 |
| 1,4-Dichlorobenzene | 106-46-7 | 111 |
| 1,4-Dioxane | 123-91-1 | 98 |
| 2,2,4-Trimethylpentane | 540-84-1 | 87 |
| 2-Butanone (Methyl Ethyl Ketone) | 78-93-3 | 84 |
| 2-Hexanone | 591-78-6 | 86 |
| 2-Propanol | 67-63-0 | 79 |
| 3-Chloropropene | 107-05-1 | 86 |
| 4-Ethyltoluene | 622-96-8 | 106 |
| 4-Methyl-2-pentanone | 108-10-1 | 94 |

* % Recovery is calculated using unrounded analytical results.

EPA METHOD TO-15 GC/MS FULL SCAN
Main Street

| | | | |
|---|---|---|---|
| **Client ID:** | LCSD | | |
| **Lab ID:** | 1705524R1-04AA | **Date/Time Analyzed:** | 5/27/17 11:13 AM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052704 |

| Compound | CAS# | %Recovery |
|---|---|---|
| Acetone | 67-64-1 | 84 |
| alpha-Chlorotoluene | 100-44-7 | 96 |
| Benzene | 71-43-2 | 94 |
| Bromodichloromethane | 75-27-4 | 100 |
| Bromoform | 75-25-2 | 124 |
| Bromomethane | 74-83-9 | 89 |
| Carbon Disulfide | 75-15-0 | 85 |
| Carbon Tetrachloride | 56-23-5 | 103 |
| Chlorobenzene | 108-90-7 | 98 |
| Chloroethane | 75-00-3 | 88 |
| Chloroform | 67-66-3 | 93 |
| Chloromethane | 74-87-3 | 97 |
| cis-1,2-Dichloroethene | 156-59-2 | 86 |
| cis-1,3-Dichloropropene | 10061-01-5 | 99 |
| Cumene | 98-82-8 | 95 |
| Cyclohexane | 110-82-7 | 79 |
| Dibromochloromethane | 124-48-1 | 107 |
| Ethanol | 64-17-5 | 68 Q |
| Ethyl Benzene | 100-41-4 | 95 |
| Freon 11 | 75-69-4 | 97 |
| Freon 113 | 76-13-1 | 104 |
| Freon 114 | 76-14-2 | 104 |
| Freon 12 | 75-71-8 | 96 |
| Heptane | 142-82-5 | 92 |

* % Recovery is calculated using unrounded analytical results.

| | | | |
|---|---|---|---|
| **Client ID:** | LCSD | | |
| **Lab ID:** | 1705524R1-04AA | **Date/Time Analyzed:** | 5/27/17 11:13 AM |
| **Date/Time Collecte** | NA - Not Applicable | **Dilution Factor:** | 1.00 |
| **Media:** | NA - Not Applicable | **Instrument/Filename:** | msdp.i / p052704 |

| Compound | CAS# | %Recovery |
|---|---|---|
| Hexachlorobutadiene | 87-68-3 | 133 Q |
| Hexane | 110-54-3 | 84 |
| m,p-Xylene | 108-38-3 | 93 |
| Methyl tert-butyl ether | 1634-04-4 | 77 |
| Methylene Chloride | 75-09-2 | 87 |
| Naphthalene | 91-20-3 | 83 |
| o-Xylene | 95-47-6 | 92 |
| Propylbenzene | 103-65-1 | 93 |
| Styrene | 100-42-5 | 93 |
| Tetrachloroethene | 127-18-4 | 110 |
| Tetrahydrofuran | 109-99-9 | 81 |
| Toluene | 108-88-3 | 93 |
| trans-1,2-Dichloroethene | 156-60-5 | 99 |
| trans-1,3-Dichloropropene | 10061-02-6 | 90 |
| Trichloroethene | 79-01-6 | 99 |
| Vinyl Chloride | 75-01-4 | 104 |

Q = Exceeds Quality Control limits.
D: Analyte not within the DoD scope of accreditation.

| Surrogates | CAS# | Limits | %Recovery |
|---|---|---|---|
| 1,2-Dichloroethane-d4 | 17060-07-0 | 70-130 | 93 |
| 4-Bromofluorobenzene | 460-00-4 | 70-130 | 109 |
| Toluene-d8 | 2037-26-5 | 70-130 | 98 |

* % Recovery is calculated using unrounded analytical results.

McCampbell Analytical, Inc.
"When Quality Counts"

# Analytical Report

**WorkOrder:** 1705812 **Amended:** 06/02/2017

**Report Created for:** Environmental Risk Assessors

1420 East Roseville Parkway, Suite 140-262
Roseville, CA 95661

**Project Contact:** Lita Freeman
**Project P.O.:**
**Project Name:** Main Street

**Project Received:** 05/17/2017

Analytical Report reviewed & approved for release on 05/31/2017 by:

Angela Rydelius,
Laboratory Manager

***The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current NELAP standards, where applicable, unless otherwise stated in the case narrative.***

McCampbell Analytical, Inc.
*"When Quality Counts"*

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

# Glossary of Terms & Qualifier Definitions

**Client:** Environmental Risk Assessors
**Project:** Main Street
**WorkOrder:** 1705812

## Glossary Abbreviation

| | |
|---|---|
| %D | Serial Dilution Percent Difference |
| 95% Interval | 95% Confident Interval |
| DF | Dilution Factor |
| DI WET | (DISTLC) Waste Extraction Test using DI water |
| DISS | Dissolved (direct analysis of 0.45 µm filtered and acidified water sample) |
| DLT | Dilution Test (Serial Dilution) |
| DUP | Duplicate |
| EDL | Estimated Detection Limit |
| ERS | External reference sample. Second source calibration verification. |
| ITEF | International Toxicity Equivalence Factor |
| LCS | Laboratory Control Sample |
| MB | Method Blank |
| MB % Rec | % Recovery of Surrogate in Method Blank, if applicable |
| MDL | Method Detection Limit |
| ML | Minimum Level of Quantitation |
| MS | Matrix Spike |
| MSD | Matrix Spike Duplicate |
| N/A | Not Applicable |
| ND | Not detected at or above the indicated MDL or RL |
| NR | Data Not Reported due to matrix interference or insufficient sample amount. |
| PDS | Post Digestion Spike |
| PDSD | Post Digestion Spike Duplicate |
| PF | Prep Factor |
| RD | Relative Difference |
| RL | Reporting Limit (The RL is the lowest calibration standard in a multipoint calibration.) |
| RPD | Relative Percent Deviation |
| RRT | Relative Retention Time |
| SPK Val | Spike Value |
| SPKRef Val | Spike Reference Value |
| SPLP | Synthetic Precipitation Leachate Procedure |
| ST | Sorbent Tube |
| TCLP | Toxicity Characteristic Leachate Procedure |
| TEQ | Toxicity Equivalents |
| WET (STLC) | Waste Extraction Test (Soluble Threshold Limit Concentration) |

McCampbell Analytical, Inc.
*"When Quality Counts"*

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

# Analytical Report

| | | | |
|---|---|---|---|
| **Client:** | Environmental Risk Assessors | **WorkOrder:** | 1705812 |
| **Date Received:** | 5/17/17 17:05 | **Extraction Method:** | TO17 |
| **Date Prepared:** | 5/22/17 | **Analytical Method:** | TO17 |
| **Project:** | Main Street | **Unit:** | µg/m³ |

## Volatile Organic Compounds in µg/m³

| Client ID | Lab ID | Matrix | Date Collected | Instrument | Batch ID |
|---|---|---|---|---|---|
| SB-5A | 1705812-001B | SoilGas | 05/17/2017 12:51 | GC37 | 139300 |

| Analytes | Result | RL | DF | Date Analyzed |
|---|---|---|---|---|
| 1,1,1-Trichloroethane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,1-Dichloroethane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,1-Dichloroethene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,1-Dichloropropene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 2,2-Dichloropropane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 2-Butanone (MEK) | ND | 8.0 | 1 | 05/22/2017 12:42 |
| 2-Hexanone | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 4-Methyl-2-pentanone (MIBK) | ND | 10 | 1 | 05/22/2017 12:42 |
| Acetone | ND | 1000 | 1 | 05/22/2017 12:42 |
| Bromochloromethane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Carbon Disulfide | ND | 10 | 1 | 05/22/2017 12:42 |
| Carbon Tetrachloride | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Chloroform | ND | 2.0 | 1 | 05/22/2017 12:42 |
| cis-1,2-Dichloroethene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Dibromomethane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Dichlorodifluoromethane | **29** | 2.0 | 1 | 05/22/2017 12:42 |
| Diisopropyl ether (DIPE) | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Ethyl tert-butyl ether (ETBE) | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Methylene chloride | ND | 10 | 1 | 05/22/2017 12:42 |
| n-Butyl benzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| t-Butyl alcohol (TBA) | ND | 8.0 | 1 | 05/22/2017 12:42 |
| tert-Amyl methyl ether (TAME) | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Tetrahydrofuran | ND | 2.0 | 1 | 05/22/2017 12:42 |
| trans-1,2-Dichloroethene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Trichlorofluoromethane | ND | 10 | 1 | 05/22/2017 12:42 |
| Benzene | **3.3** | 2.0 | 1 | 05/22/2017 12:42 |
| Bromobenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Bromodichloromethane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Bromoform | ND | 2.0 | 1 | 05/22/2017 12:42 |
| sec-Butyl benzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| tert-Butyl benzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Chlorobenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 2-Chlorotoluene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 4-Chlorotoluene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Dibromochloromethane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,2-Dibromo-3-chloropropane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,2-Dibromoethane (EDB) | ND | 2.0 | 1 | 05/22/2017 12:42 |

*(Cont.)*

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.
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http://www.mccampbell.com / E-mail: main@mccampbell.com

# Analytical Report

| | | | |
|---|---|---|---|
| **Client:** | Environmental Risk Assessors | **WorkOrder:** | 1705812 |
| **Date Received:** | 5/17/17 17:05 | **Extraction Method:** | TO17 |
| **Date Prepared:** | 5/22/17 | **Analytical Method:** | TO17 |
| **Project:** | Main Street | **Unit:** | µg/m³ |

## Volatile Organic Compounds in µg/m³

| Client ID | Lab ID | Matrix | Date Collected | Instrument | Batch ID |
|---|---|---|---|---|---|
| SB-5A | 1705812-001B | SoilGas | 05/17/2017 12:51 | GC37 | 139300 |

| Analytes | Result | RL | DF | Date Analyzed |
|---|---|---|---|---|
| 1,2-Dichlorobenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,3-Dichlorobenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,4-Dichlorobenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,2-Dichloroethane (1,2-DCA) | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,2-Dichloropropane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,3-Dichloropropane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| cis-1,3-Dichloropropene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| trans-1,3-Dichloropropene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Ethylbenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Hexachlorobutadiene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Isopropylbenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 4-Isopropyl toluene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Methyl-t-butyl ether (MTBE) | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Naphthalene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| n-Propyl benzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Styrene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,1,1,2-Tetrachloroethane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,1,2,2-Tetrachloroethane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Tetrachloroethene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Toluene | **6.0** | 2.0 | 1 | 05/22/2017 12:42 |
| 1,2,3-Trichlorobenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,2,4-Trichlorobenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,1,2-Trichloroethane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Trichloroethene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,2,3-Trichloropropane | ND | 2.0 | 1 | 05/22/2017 12:42 |
| 1,2,4-Trimethylbenzene | **2.8** | 2.0 | 1 | 05/22/2017 12:42 |
| 1,3,5-Trimethylbenzene | ND | 2.0 | 1 | 05/22/2017 12:42 |
| Xylenes, Total | **6.1** | 6.0 | 1 | 05/22/2017 12:42 |

| Surrogates | REC (%) | Limits | |
|---|---|---|---|
| 1,2-DCA-d4 | 96 | 70-130 | 05/22/2017 12:42 |
| toluene-d8 | 95 | 70-130 | 05/22/2017 12:42 |
| 4-BFB | 94 | 70-130 | 05/22/2017 12:42 |

Analyst(s): KBO

Angela Rydelius, Lab Manager

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http://www.mccampbell.com / E-mail: main@mccampbell.com

# Quality Control Report

| | | | |
|---|---|---|---|
| **Client:** | Environmental Risk Assessors | **WorkOrder:** | 1705812 |
| **Date Prepared:** | 5/22/17 | **BatchID:** | 139300 |
| **Date Analyzed:** | 5/22/17 | **Extraction Method:** | TO17 |
| **Instrument:** | GC37 | **Analytical Method:** | TO17 |
| **Matrix:** | Sorbent Tube | **Unit:** | µg/m³ |
| **Project:** | Main Street | **Sample ID:** | MB/LCS-139300 |

## QC Summary Report for TO17

| Analyte | MB Result | LCS Result | RL | SPK Val | MB SS %REC | LCS %REC | LCS Limits |
|---|---|---|---|---|---|---|---|
| 1,1,1-Trichloroethane | ND | 49.8 | 2.0 | 50 | - | 100 | 60-140 |
| 1,1-Dichloroethane | ND | 55.6 | 2.0 | 50 | - | 111 | 60-140 |
| 1,1-Dichloroethene | ND | 55.3 | 2.0 | 50 | - | 111 | 60-140 |
| 1,1-Dichloropropene | ND | 51.2 | 2.0 | 50 | - | 102 | 60-140 |
| 2,2-Dichloropropane | ND | 50.0 | 2.0 | 50 | - | 100 | 60-140 |
| 2-Butanone (MEK) | ND | 227 | 8.0 | 200 | - | 114 | 60-140 |
| 2-Hexanone | ND | 63.5 | 2.0 | 50 | - | 127 | 60-140 |
| 4-Methyl-2-pentanone (MIBK) | ND | 62.2 | 10 | 50 | - | 124 | 60-140 |
| Acetone | ND | 1240 | 100 | 1000 | - | 124 | 60-140 |
| Bromochloromethane | ND | 49.7 | 2.0 | 50 | - | 99 | 60-140 |
| Carbon Disulfide | ND | 59.1 | 10 | 50 | - | 118 | 60-140 |
| Carbon Tetrachloride | ND | 51.0 | 2.0 | 50 | - | 102 | 60-140 |
| Chloroform | ND | 53.6 | 2.0 | 50 | - | 107 | 60-140 |
| cis-1,2-Dichloroethene | ND | 58.3 | 2.0 | 50 | - | 117 | 60-140 |
| Dibromomethane | ND | 52.1 | 2.0 | 50 | - | 104 | 60-140 |
| Dichlorodifluoromethane | ND | 43.2 | 2.0 | 50 | - | 86 | 60-140 |
| Diisopropyl ether (DIPE) | ND | 52.7 | 2.0 | 50 | - | 105 | 60-140 |
| Ethyl tert-butyl ether (ETBE) | ND | 57.7 | 2.0 | 50 | - | 115 | 60-140 |
| Methylene chloride | ND | 62.4 | 10 | 50 | - | 125 | 60-140 |
| n-Butyl benzene | ND | 50.5 | 2.0 | 50 | - | 101 | 60-140 |
| t-Butyl alcohol (TBA) | ND | 241 | 8.0 | 200 | - | 120 | 60-140 |
| tert-Amyl methyl ether (TAME) | ND | 57.2 | 2.0 | 50 | - | 114 | 60-140 |
| Tetrahydrofuran | ND | 546 | 2.0 | 500 | - | 109 | 60-140 |
| trans-1,2-Dichloroethene | ND | 46.6 | 2.0 | 50 | - | 93 | 60-140 |
| Trichlorofluoromethane | ND | 45.7 | 10 | 50 | - | 91 | 60-140 |
| Benzene | ND | 50.8 | 2.0 | 50 | - | 102 | 60-140 |
| Bromobenzene | ND | 50.5 | 2.0 | 50 | - | 101 | 60-140 |
| Bromodichloromethane | ND | 51.4 | 2.0 | 50 | - | 103 | 60-140 |
| Bromoform | ND | 49.6 | 2.0 | 50 | - | 99 | 60-140 |
| sec-Butyl benzene | ND | 50.8 | 2.0 | 50 | - | 102 | 60-140 |
| tert-Butyl benzene | ND | 52.0 | 2.0 | 50 | - | 104 | 60-140 |
| Chlorobenzene | ND | 49.7 | 2.0 | 50 | - | 99 | 60-140 |
| 2-Chlorotoluene | ND | 49.3 | 2.0 | 50 | - | 99 | 60-140 |
| 4-Chlorotoluene | ND | 51.8 | 2.0 | 50 | - | 104 | 60-140 |
| Dibromochloromethane | ND | 49.1 | 2.0 | 50 | - | 98 | 60-140 |
| 1,2-Dibromo-3-chloropropane | ND | 19.1 | 2.0 | 20 | - | 96 | 60-140 |
| 1,2-Dibromoethane (EDB) | ND | 51.1 | 2.0 | 50 | - | 102 | 60-140 |

*(Cont.)*

QA/QC Officer

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# Quality Control Report

| | | | |
|---|---|---|---|
| **Client:** | Environmental Risk Assessors | **WorkOrder:** | 1705812 |
| **Date Prepared:** | 5/22/17 | **BatchID:** | 139300 |
| **Date Analyzed:** | 5/22/17 | **Extraction Method:** | TO17 |
| **Instrument:** | GC37 | **Analytical Method:** | TO17 |
| **Matrix:** | Sorbent Tube | **Unit:** | µg/m³ |
| **Project:** | Main Street | **Sample ID:** | MB/LCS-139300 |

## QC Summary Report for TO17

| Analyte | MB Result | LCS Result | RL | SPK Val | MB SS %REC | LCS %REC | LCS Limits |
|---|---|---|---|---|---|---|---|
| 1,2-Dichlorobenzene | ND | 49.3 | 2.0 | 50 | - | 99 | 60-140 |
| 1,3-Dichlorobenzene | ND | 48.8 | 2.0 | 50 | - | 98 | 60-140 |
| 1,4-Dichlorobenzene | ND | 48.5 | 2.0 | 50 | - | 97 | 60-140 |
| 1,2-Dichloroethane (1,2-DCA) | ND | 53.4 | 2.0 | 50 | - | 107 | 60-140 |
| 1,2-Dichloropropane | ND | 56.0 | 2.0 | 50 | - | 112 | 60-140 |
| 1,3-Dichloropropane | ND | 52.5 | 2.0 | 50 | - | 105 | 60-140 |
| cis-1,3-Dichloropropene | ND | 55.4 | 2.0 | 50 | - | 111 | 60-140 |
| trans-1,3-Dichloropropene | ND | 59.5 | 2.0 | 50 | - | 119 | 60-140 |
| Ethylbenzene | ND | 51.7 | 2.0 | 50 | - | 103 | 60-140 |
| Hexachlorobutadiene | ND | 44.2 | 2.0 | 50 | - | 88 | 60-140 |
| Isopropylbenzene | ND | 49.5 | 2.0 | 50 | - | 99 | 60-140 |
| 4-Isopropyl toluene | ND | 50.4 | 2.0 | 50 | - | 101 | 60-140 |
| Methyl-t-butyl ether (MTBE) | ND | 55.1 | 2.0 | 50 | - | 110 | 60-140 |
| Naphthalene | ND | 49.7 | 2.0 | 50 | - | 99 | 60-140 |
| n-Propyl benzene | ND | 52.7 | 2.0 | 50 | - | 105 | 60-140 |
| Styrene | ND | 52.2 | 2.0 | 50 | - | 104 | 60-140 |
| 1,1,1,2-Tetrachloroethane | ND | 50.5 | 2.0 | 50 | - | 101 | 60-140 |
| 1,1,2,2-Tetrachloroethane | ND | 52.8 | 2.0 | 50 | - | 106 | 60-140 |
| Tetrachloroethene | ND | 48.1 | 2.0 | 50 | - | 96 | 60-140 |
| Toluene | ND | 48.2 | 2.0 | 50 | - | 96 | 60-140 |
| 1,2,3-Trichlorobenzene | ND | 45.5 | 2.0 | 50 | - | 91 | 60-140 |
| 1,2,4-Trichlorobenzene | ND | 46.3 | 2.0 | 50 | - | 93 | 60-140 |
| 1,1,2-Trichloroethane | ND | 49.8 | 2.0 | 50 | - | 100 | 60-140 |
| Trichloroethene | ND | 47.9 | 2.0 | 50 | - | 96 | 60-140 |
| 1,2,3-Trichloropropane | ND | 51.6 | 2.0 | 50 | - | 103 | 60-140 |
| 1,2,4-Trimethylbenzene | ND | 51.3 | 2.0 | 50 | - | 103 | 60-140 |
| 1,3,5-Trimethylbenzene | ND | 52.1 | 2.0 | 50 | - | 104 | 60-140 |
| Xylenes, Total | ND | 155 | 6.0 | 150 | - | 103 | 60-140 |
| **Surrogate Recovery** | | | | | | | |
| 1,2-DCA-d4 | 98.44 | 105 | | 100 | 98 | 105 | 70-130 |
| toluene-d8 | 98.42 | 102 | | 100 | 98 | 102 | 70-130 |
| 4-BFB | 94.29 | 99.6 | | 100 | 94 | 100 | 70-130 |

QA/QC Officer

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

# CHAIN-OF-CUSTODY RECORD



**WorkOrder: 1705812** **ClientCode: ERAR**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☑ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

**Report to:**
Lita Freeman
Environmental Risk Assessors
1420 East Roseville Parkway, Suite 140-262
Roseville, CA 95661
(916) 677-9897 FAX:

Email: litafreeman@gmail.com
cc/3rd Party:
PO:
ProjectNo: Main Street

**Bill to:**
Accounts Payable
Environmental Risk Assessors
1420 East Roseville Parkway, Suite 140
Roseville, CA 95661

**Requested TAT:** 5 days;
***Date Received:*** 05/17/2017
***Date Logged:*** 05/18/2017

| | | | | | Requested Tests (See legend below) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Lab ID** | **Client ID** | **Matrix** | **Collection Date** | **Hold** | **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** | **9** | **10** | **11** | **12** |
| 1705812-001 | SB-5A | SoilGas | 5/17/2017 12:51 | ☐ | | A | A | A | A | A | B | | | | | |
| 1705812-002 | SB-5A DUPE | SoilGas | 5/17/2017 00:00 | ☐ | A | | | | | | | | | | | |

**Test Legend:**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | PRSUMAHOLD | 2 | TO15_HIGHLEVEL_SOIL(UG/M3) | 3 | TO15_HIGHLEVEL-LC_SOIL(UG/M3) | 4 | TO15_Scan-SIM_SOIL(UG/M3) [N] |
| 5 | TO15-8260_SOIL(UG/M3) [N] | 6 | TO15-LC_SOIL(UG/M3) [N] | 7 | TO17VOC_ST(UGM3) | 8 | |
| 9 | | 10 | | 11 | | 12 | |

**Prepared by: Jena Alfaro**

The following SampID: 001A contains testgroup TO15_SG(UG/M3).

**Comments:**

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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# WORK ORDER SUMMARY

**Client Name:** ENVIRONMENTAL RISK ASSESSORS **Project:** Main Street **Work Order:** 1705812
**Client Contact:** Lita Freeman **QC Level:** LEVEL 2
**Contact's Email:** litafreeman@gmail.com **Comments:** **Date Logged:** 5/18/2017

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☐ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

| Lab ID | Client ID | Matrix | Test Name | Containers /Composites | Bottle & Preservative | De-chlorinated | Collection Date & Time | TAT | Sediment Content | Hold | SubOut |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1705812-001A | SB-5A | SoilGas | TO15 for Soil Vapor (Scan-SIM) | 1 | 1L Summa | ☐ | 5/17/2017 12:51 | 5 days | | ☐ | |
| 1705812-001B | SB-5A | SoilGas | TO17 (VOCs) (µg/m³) <Naphthalene, Xylenes, Total> | 1 | Sorbent Tube | ☐ | 5/17/2017 12:51 | 5 days | | ☐ | |

**NOTES: - STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).**

**- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.**

Summa COC

MAI Work Order # 1705812

# McCAMPBELL ANALYTICAL, INC.

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www.mccampbell.com main@mccampbell.com

## CHAIN OF CUSTODY RECORD

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Turn Around Time: | 1 Day Rush | | 2 Day Rush | | 3 Day Rush | | STD | X | Quote # | | | | |
| J-Flag / MDL | | ESL | | Cleanup Approved | | | | | Bottle Order # | | | | |
| Delivery Format: | PDF | | GeoTracker EDF | X | EDD | | Write On (DW) | | EQuIS | | | | |

Report To: Lita Freeman Bill To: Lita Freeman
Company: ERA
Email: litafreeman@gmail.com
Alt Email: Tele:
Project Name: Main Street Project#:
Project Location: 927 Main St Pleasanton PO #
Sampler Signature: Lita D Freeman

**Analysis Requested**

Helium Shroud SN#

**Leak Check Default is IPA**

Notes: Please specify units if different than default: VOCs is reported in µg/m³, fixed is reported in %.

Leak check 1 DFM

| SAMPLE ID Location / Field Point | Sampling Start Date | Sampling Start Time | End Time | Canister SN# | Sample Kit / Manifold # | VOCs TO-15 (µg/m³) - See Notes Methanol only | 8010 by TO-15 (µg/m³) | TPH(g) (µg/m³) | LEED: (inc. 4PCH, Formaldehyde, CO, Total VOCs) | Fixed Gas ($CO_2$, Methane, Ethane, Ethylene, Acetylene, Propane, CO) % | Fixed Gas: ($O_2$, $N_2$) % | APH: Aliphatic and/or Aromatic (circle one) µg/m³ | Helium Leak Check % | Leak Check (IPA, Norflurane, 1,1-difluroethane) µg/m³ | TO-17, naphthalene | Hold | Matrix: Soilgas | Matrix: Indoor Air | Matrix: | Canister Pressure / Vacuum: Initial | Canister Pressure / Vacuum: Final |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SB-5A-1L+1,000cc tube | 5/17/17 | 1244 | 1251 | R0872-2500 | 316-726 | X | | | | | | | | | X | | | | | -29 | -5 |
| SB-5A DUP-100cc | 5/17/17 | | | | | | | | | | | | | | | X | | | | | |

**MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.

| Relinquished By / Company Name | Date | Time | Received By / Company Name | Date | Time | Comments / Instructions |
|---|---|---|---|---|---|---|
| Lita Freeman/ ERA | 5/17/17 | 1622 | | 5/17/17 | 1622 | |
| | 5/17 | 1705 | | 5/17/17 | 1705 | |
| | | | | | | |
| | | | | | | |

Page ___ of ___

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# Sample Receipt Checklist

| | | | |
|---|---|---|---|
| Client Name: | **Environmental Risk Assessors** | Date and Time Received | **5/17/2017 17:05** |
| Project Name: | **Main Street** | Date Logged: | **5/18/2017** |
| | | Received by: | Jena Alfaro |
| WorkOrder №: | **1705812** Matrix: SoilGas | Logged by: | Jena Alfaro |
| Carrier: | Benjamin Yslas (MAI Courier) | | |

## Chain of Custody (COC) Information

| | | | | | |
|---|---|---|---|---|---|
| Chain of custody present? | Yes | ☑ | No | ☐ | |
| Chain of custody signed when relinquished and received? | Yes | ☑ | No | ☐ | |
| Chain of custody agrees with sample labels? | Yes | ☑ | No | ☐ | |
| Sample IDs noted by Client on COC? | Yes | ☑ | No | ☐ | |
| Date and Time of collection noted by Client on COC? | Yes | ☑ | No | ☐ | |
| Sampler's name noted on COC? | Yes | ☑ | No | ☐ | |

## Sample Receipt Information

| | | | | | |
|---|---|---|---|---|---|
| Custody seals intact on shipping container/cooler? | Yes | ☐ | No | ☐ | NA ☑ |
| Shipping container/cooler in good condition? | Yes | ☑ | No | ☐ | |
| Samples in proper containers/bottles? | Yes | ☑ | No | ☐ | |
| Sample containers intact? | Yes | ☑ | No | ☐ | |
| Sufficient sample volume for indicated test? | Yes | ☑ | No | ☐ | |

## Sample Preservation and Hold Time (HT) Information

| | | | | | |
|---|---|---|---|---|---|
| All samples received within holding time? | Yes | ☑ | No | ☐ | NA ☐ |
| Sample/Temp Blank temperature | | Temp: | | | NA ☑ |
| Water - VOA vials have zero headspace / no bubbles? | Yes | ☐ | No | ☐ | NA ☑ |
| Sample labels checked for correct preservation? | Yes | ☑ | No | ☐ | |
| pH acceptable upon receipt (Metal: <2; 522: <4; 218.7: >8)? | Yes | ☐ | No | ☐ | NA ☑ |
| Samples Received on Ice? | Yes | ☐ | No | ☑ | |

UCMR3 Samples:

| | | | | | |
|---|---|---|---|---|---|
| Total Chlorine tested and acceptable upon receipt for EPA 522? | Yes | ☐ | No | ☐ | NA ☑ |
| Free Chlorine tested and acceptable upon receipt for EPA 218.7, 300.1, 537, 539? | Yes | ☐ | No | ☐ | NA ☑ |

Comments: