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MCG Investments, LLC
c/o Kay & Merkle
100 The Embarcadero – Penthouse
San Francisco, CA 94105
(415) 357-1200

July 21, 2014

Mr. Mark Detterman
Hazardous Materials Specialist
Alameda County Environmental Health Services
Environmental Protection, Local Oversight Program
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: **Letter of Transmittal for Indoor Air Quality Monitoring Report, Former McGrath Steel, 6655 Hollis Street, Emeryville, California 94608, ACEH Fuel Leak Case No. RO0000063, GeoTracker Global ID No. T0600102099**

Dear Mr. Detterman:

We submit this transmittal letter and accompanying *Indoor Air Quality Monitoring Report.*

I declare under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Sincerely,

MCG Investments LLC,
A California Limited Liability Company

Walter F. Merkle
Authorized Agent

AllWest Environmental, Inc.

Specialists in Physical Due
Diligence and Remedial Services

2141 Mission Street, Suite 100
San Francisco, CA 94110

415.391.2510 AllWest1.com

INDOOR AIR QUALITY MONITORING REPORT

Former McGrath Steel
6655 Hollis Street and 1471 67th Street
Emeryville, California

Alameda County Fuel Leak Case # RO0000063
GeoTracker Facility Global ID # T0600102099

PREPARED FOR:

MCG Investments, LLC
c/o Kay & Merkle
100 The Embarcadero – Penthouse
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ALLWEST PROJECT 14007.28
July 18, 2014

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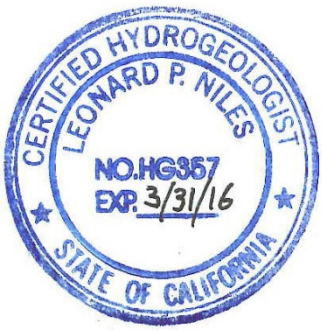

AllWest

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AllWest Environmental, Inc.

Specialists in Physical Due Diligence and Remedial Services

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INDOOR AIR QUALITY MONITORING REPORT

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I. EXECUTIVE SUMMARY

AllWest conducted indoor air quality monitoring on June 25 and 26, 2014 at the property referenced above ("the subject site", Figure 1). The monitoring event was performed to evaluate the potential for impact by soil vapor intrusion of constituents of concern (COCs) including petroleum hydrocarbons, fuel oxygenates, and volatile organic compounds (VOCs) to the indoor air quality at the subject site by collecting indoor air quality (IAQ) samples within the site building (Figure 3).

The proposed scope of work was described in the *Indoor Air Quality Monitoring Work Plan* submitted by AllWest on April 1, 2014 (AllWest, 2014b). The work plan was approved by Alameda County Health Care Services Agency, Environmental Health Department (ACEH) in their letter dated June 4, 2014, along with some requested changes to the work scope. AllWest addressed these requested changes in our *Indoor Air Quality Monitoring Work Plan Addendum Letter* dated June 17, 2014 (AllWest, 2014d). The *Addendum Letter* was approved by ACEH in an e-mail dated June 20, 2014.

This executive summary is provided solely for the purpose of overview. Any party who relies on this report must read the full report. The executive summary may omit details, any one of which could be crucial to the proper understanding and risk assessment of the subject matter.

Five indoor air quality (IAQ) samples (IAQ-1 through IAQ-5) were collected on June 25-26, 2014. Sample locations are shown on Figure 3. One outdoor ambient air (OAA) control sample (OAA-1) was collected outside the subject site in a secure location. The air samples were collected over an approximately 24-hour period using Summa canisters in general accordance with the California Department of Toxic Substances Control

(DTSC) *Final, Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance),* October 2011.
Total petroleum hydrocarbons as gasoline (TPH-g) was not detected in any of the IAQ samples or the OAA control sample above laboratory detection limits. Benzene was detected in all IAQ samples and the OAA control sample at a maximum concentration of 0.96 µg/m^3 in sample IAQ-5. Carbon tetrachloride was detected in all IAQ samples and the OAA control sample at a maximum concentration of 0.55 µg/m^3 in samples IAQ-2 and IAQ-3. Naphthalene was detected in all IAQ samples and the OAA sample at a maximum concentration of 0.50 µg/m^3 in sample IAQ-1.

AllWest compared IAQ and OAA control analytical data of detected COCs to Tier 1 ESLs for commercial land use compiled by the Regional Water Quality Control Board – San Francisco Bay Region (SFRWQCB) in *Table E - Environmental Screening Levels (ESLs) – Indoor Air and Soil Gas (Vapor Intrusion Concerns), Commercial/Industrial Land Use* (SFRWQCB, 2013b).

Benzene concentrations detected in four of the five collected IAQ samples exceeded the RWQCB indoor air commercial ESL for benzene of 0.42 µg/m^3. Carbon tetrachloride exceeded its applicable ESL of 0.29 µg/m^3 in all five indoor air samples as well as the outdoor ambient air sample OAA-1. Naphthalene exceeded its applicable ESL of 0.36 µg/m^3 in one indoor air sample, IAQ-1. None of the other detected VOC concentrations exceeded their respective applicable RWQCB commercial indoor air ESLs.

Because of uniform concentrations in both indoor and outdoor air samples, and because the concentration of benzene is lowest in the sample location closest to the original UST source area, it is AllWest's opinion that benzene, carbon tetrachloride and several other detected VOCs are atmospheric contaminants and do not originate from the UST source area. AllWest concurs with ACEH in their letter of June 4, 2014 that indoor air sampling for the subject site should be a one-time event. AllWest recommends preparing a focused Site Conceptual Model (SCM) and Data Gap Investigation Work Plan for the site to address Low Threat Closure Policy (LCTP) criteria, as requested by the ACEH letter of June 4, 2014.

II. PROJECT BACKGROUND

The subject property is located at the southwest corner of the intersection of Hollis and 67th Streets in a commercial and industrial district of the City of Emeryville, Alameda County, California. A site vicinity map is included as Figure 1.

The subject property consists of two parcels (Assessor's Parcel Numbers 049-1511-01 and 049-1511-014). Parcel 01, on the southwest corner of Hollis and 67th Streets at the 6655 Hollis Street address, is developed with an approximately 4,100 square foot two-story commercial office building constructed in 1947, and a smaller metal tool shed building. Parcel 14, to the west of Parcel 1 at the 1471 67th Street address, is developed

with an approximately 15,246 square foot light industrial warehouse building constructed circa 1946 (Stellar, 2011).
Two 2,000-gallon single-wall steel USTs formerly present under the sidewalk in front of the warehouse at 1471 67th Street were removed in 1996 by Subsurface Environmental Corp (SEC) (SEC, 1996). A site plan with former UST locations and historical and current boring and monitoring well locations is included as Figure 2.

Several subsurface investigations and groundwater monitoring events have been performed since 1996. Data indicate the petroleum hydrocarbon plume in groundwater extends beneath the subject property buildings.

The McGrath Steel Company occupied the subject site from circa 1950 to 2007. The subject property was last occupied by CMC Rebar. The property is currently vacant.

Site location and description, background information, and a summary of previous investigations, remedial actions and monitoring activities have been summarized in our *Additional Site Characterization and Interim Remedial Action Workplan* (AllWest, 2011), *Additional Site Characterization Workplan Addendum* (AllWest, 2012a), *Subsurface Investigation* (AllWest, 2013b), *Additional Site Characterization and Monitoring Well Installation Report* (AllWest, 2013e), and *First Quarter 2014 Groundwater Monitoring Report* (AllWest, 2014c).

III. PURPOSE AND SCOPE OF WORK

The purpose of this investigation was to evaluate the potential for impact by soil vapor intrusion of petroleum hydrocarbons, fuel oxygenates, and VOCs in soil and groundwater originating from the former USTs to the indoor air quality at the subject site by collecting indoor air quality (IAQ) samples within the warehouse building (Parcel 14).

The proposed scope of work was described in the *Indoor Air Quality Monitoring Work Plan* submitted by AllWest on April 1, 2014 (AllWest, 2014b). The work plan was approved by ACEH in their letter dated June 4, 2014, along with some requested changes to the work scope. AllWest addressed these requested changes in our *Indoor Air Quality Monitoring Work Plan Addendum Letter* dated June 17, 2014. (AllWest, 2014d). The *Addendum Letter* was approved by ACEH in an e-mail dated June 20, 2014.

The scope of work consisted of the following tasks:

1. Prepared a written work plan for conducting additional IAQ monitoring at the site. Submitted the work plan to ACEH for review and concurrence;

2. Updated the site-specific health and safety plan;

3. Collected five IAQ samples from within the 1471 67th Street warehouse building, and one outdoor ambient air (OAA) control sample from the exterior second floor balcony at the 6655 Hollis Street building. The IAQ and OAA samples were collected over a 24-hour period per procedures outlined in the California Department of Toxic Substances Control (DTSC) *Final – Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance),* October 2011;

4. Maintained IAQ and OAA samples under chain-of-custody and transported the samples to a Department of Health Services (DHS) certified analytical laboratory, Eurofins Calscience (Calscience) of Garden Grove, California, for chemical analyses. Analyzed IAQ and OAA samples for total petroleum hydrocarbons as gasoline (TPH-g) by EPA Method TO-3 (M) and full-scan volatile organic compounds (VOCs) by EPA Method TO-15 SIM;

5. Prepared a written indoor air quality monitoring report describing the field activities, summarizing the laboratory data, presenting investigation findings, and providing conclusions and recommendations. Uploaded the report to ACEH and GeoTracker websites.

IV. INVESTIGATIVE ACTIVITIES

A. Health and Safety Plan

AllWest updated the existing site specific health and safety plan prior to mobilizing to the site. All site personnel were required to review the health and safety plan.

B. Indoor Air Quality Sampling

Prior to indoor air quality sampling activities, AllWest performed a survey of the building layout and conditions to determine optimum IAQ sample locations. Building survey forms are included in Appendix A.

To evaluate the potential indoor air quality impact of intrusion of petroleum hydrocarbons and VOCs in the vapor phase from soil beneath the concrete floor slab in the 1471 67th Street site building, five IAQ samples (IAQ-1 through IAQ-5) and one OAA control sample (OAA-1) were collected at the subject site.

IAQ-1 was collected within the building's rest room, and IAQ-2 within what appeared to be an office or conference room. Both of these rooms are located along the western wall of the subject property building. IAQ-3 was collected along the north wall of the building, adjacent to the former underground storage tank (UST) source area locations. IAQ-4 was collected in a storage area along the

eastern side of the building, near an interior floor grate. IAQ-5 was collected in the southern portion of the warehouse building, in a large open area.

Although the DTSC *Vapor Intrusion Guidance* (DTSC, 2011) recommends collecting OAA samples upwind from the subject site, no suitably secure sample location exists along 67th Street in the predominantly westerly upwind direction from the subject site. Therefore, AllWest located the outdoor ambient air sample OAA-1 on the second floor balcony of the adjacent office building at 6655 Hollis Street. Although in the predominantly downwind direction east of the subject site, this was the only relatively secure and accessible outdoor sample location adjacent to the subject site. The OAA-1 Summa canister was secured to the balcony railing by a locked chain. Indoor and outdoor air sample locations are shown on Figure 3.

AllWest collected air quality samples in laboratory prepared 6-liter capacity SUMMA canisters. Flow rates of approximately 3.5 milliliters per minute (ml/min) are used to fill the canisters over a 24 hour period. The canisters are filled to approximately 80% of capacity. Pertinent field observations, pressure, times and readings are recorded. Indoor air quality field sampling logs are included in Appendix A. Sampling was conducted in general accordance with the DTSC *Final, Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance)* (DTSC, 2011).

C. Sample Preservation, Storage and Handling

All SUMMA canisters were labeled with sampling information, including initial and final vacuum pressures, and placed in a dark container for transport under chain-of-custody control to a California State-certified analytical laboratory, Eurofins Calscience (Calscience) in Garden Grove, California.

D. Chain-Of-Custody Program

All samples collected for this project were transported under chain-of-custody protocol. The chain-of-custody program allows for the tracing of possession and handling of individual samples from the time of field collection through laboratory analysis. The document includes the signature of the collector, date and time of collection, sample number, number and type of sample containers, SUMMA canister ID numbers, initial and final SUMMA canister vacuums, parameters requested for analysis, signatures of persons and inclusive dates involved in the chain of possession. Upon delivery to the laboratory the document also includes the name of the person receiving the samples, and date and time samples were received.

V. ASSESSMENT FINDINGS

A. Laboratory Analysis and Sampling Data

Eurofins Calscience of Garden Grove, California performed all indoor air quality sample analysis. Sample analysis was performed on 5-day turnaround time. The indoor air quality samples collected during this investigation were analyzed for TPH-g by analytical method TO-3 (M) and for VOCs using EPA Method TO-15 SIM (low level detection limits). Indoor air sample analytical data are summarized in Table 1.

TPH-g was not detected above laboratory reporting limits in any of the indoor or outdoor air samples collected during this investigation. Benzene was detected in all IAQ samples and the OAA control sample at a maximum concentration of 0.96 $\mu g/m^3$ in sample IAQ-5. Carbon tetrachloride was detected in all IAQ samples and the OAA control sample at a maximum concentration of 0.55 $\mu g/m^3$ in samples IAQ-2 and IAQ-3. Ethylbenzene was detected in all IAQ and OAA samples at a maximum concentration of 0.31 $\mu g/m^3$ in sample IAQ-1. Toluene was detected in all IAQ samples and the OAA control sample at a maximum concentration of 1.9 $\mu g/m^3$ in sample IAQ-1. Naphthalene was detected in all IAQ samples and the OAA sample at a maximum concentration of 0.50 $\mu g/m^3$ in sample IAQ-1.

Several other VOCs were detected in some or all of the IAQ and OAA samples, including, 1,1,2-trichloro-1,2,2-trifluoromethane, 1,1-difluroethane, 1,2-4-trimethylbenzene, 1,2-dichloroethane, 1,3,5-trimethylbenzene, 4-ethyltoluene, chloromethane, dichlorodifluoromethane, methylene chloride, o-xylene, p/m-xylene, trichloroethene (TCE), and trichlorofluoromethane. Laboratory analytical reports and chain-of-custody records are included in Appendix B.

B. Laboratory Quality Assurance and Quality Control

A review of laboratory internal quality assurance/quality control (QA/QC) reports indicates the method blank and sample spike data for all analyses were within the laboratory recovery limits. The samples were also analyzed within the acceptable EPA holding times. The data from Calscience are considered to be of good quality. Laboratory analytical reports and chain-of-custody records are included in Appendix B.

VI. DISCUSSION

A. Environmental Screening Levels

AllWest compared IAQ and OAA analytical data of detected COCs to Tier 1 ESLs for commercial land use compiled by the RWQCB in *Table E - Environmental Screening Levels (ESLs) – Indoor Air and Soil Gas (Vapor Intrusion Concerns), Commercial/Industrial Land Use* (RWQCB, 2013b). The ESLs are based on a target cancer risk of 1.0×10^{-6} (1/1,000,000) for an average 8-hour per day exposure period in a commercial/industrial workplace setting. Relevant ESLs are listed in Table 1.

Benzene concentrations collected four of the five IAQ samples exceeded the RWQCB indoor air commercial ESL for benzene of 0.42 $\mu g/m^3$. Benzene did not exceed its applicable ESL in IAQ-3, collected along the north wall of the building, adjacent to the former UST source area locations, or in the outdoor ambient air sample OAA-1.

Carbon tetrachloride exceeded its applicable ESL of 0.29 $\mu g/m^3$ in all five indoor air samples as well as the outdoor ambient air sample OAA-1. (Table 1).

Naphthalene exceeded its applicable ESL of 0.36 $\mu g/m^3$ in one indoor air sample, IAQ-1, collected in the bathroom of the subject site building.

None of the other detected VOC concentrations exceeded their respective applicable RWQCB commercial indoor air ESLs.

B. Contaminant Distribution

None of the detected VOC concentrations exceeded their respective applicable RWQCB commercial indoor air ESLs with the exception of benzene, carbon tetrachloride, and naphthalene. Benzene was detected in all indoor and outdoor air samples at a maximum concentration of 0.96 $\mu g/m^3$ in IAQ-5, exceeding its applicable ESL of 0.42 $\mu g/m^3$ in four of five indoor air samples collected during this investigation. However, the lowest benzene concentration in indoor air samples was 0.39 $\mu g/m^3$ in IAQ-3, the sample collection location nearest to the original source area UST. Carbon tetrachloride was detected in all indoor and outdoor air samples at a maximum concentration of 0.55 $\mu g/m^3$ in IAQ-2 and IAQ-3, exceeding its applicable ESL of 0.29 $\mu g/m^3$ in all samples including the outdoor ambient sample. Because of uniform concentrations, generally within one order of magnitude variance, in both indoor and outdoor air samples, and because the concentration of benzene is lowest in the sample location closest to the original UST source area, it is likely that benzene, carbon tetrachloride and several other detected VOCs are atmospheric contaminants and do not originate from the UST source area.

VII. CONCLUSIONS AND RECOMMENDATIONS

Indoor air quality has been impacted to levels above commercial ESLs by benzene, carbon tetrachloride, and naphthalene within the subject site building located at 1471 67th Street. It is AllWest's opinion that the VOCs detected in indoor air samples are probably laboratory contaminants or originate from sources other than the former subject site USTs. AllWest concurs with ACEH in their letter of June 4, 2014 that indoor air sampling for the subject site should be a one-time event. AllWest recommends preparing a focused Site Conceptual Model (SCM) and Data Gap Investigation Work Plan for the site to address Low Threat Closure Policy (LCTP) criteria, as requested by the ACEH letter of June 4, 2014.

VIII. LIMITATIONS

The work described in this report is performed in accordance with the Environmental Consulting Agreement between MCG Investments, LLC c/o Kay & Merkle (Client) and AllWest Environmental, Inc, dated January 2014. AllWest has prepared this report for the exclusive use of the Client for this particular project and in accordance with generally accepted practices at the time of the work. No other warranties, certifications or representations, either expressed or implied are made as to the professional advice offered. The services provided for the Client were limited to their specific requirements; the limited scope allows for AllWest to form no more than an opinion of the actual site conditions. No matter how much research and sampling may be performed, the only way to know about the actual composition and condition of the subsurface of a site is through excavation.

The conclusions and recommendations contained in this report are made based on observed conditions existing at the site, laboratory test results of the submitted samples, and interpretation of a limited data set. It must be recognized that changes can occur in conditions due to site use or other reasons. Furthermore, the distribution of chemical concentrations can vary spatially and over time. The results of chemical analysis are valid as of the date and at the sampling location only. AllWest is not responsible for the accuracy of the test data from an independent laboratory, or for any analyte quantities falling below the recognized standard detection limits or for the method utilized by the independent laboratories.

Background information that AllWest has used in preparing this report, including but not limited to previous field measurements, analytical results, site plans, and other data, has been furnished to AllWest by the Client, its previous consultants, and/or third parties. AllWest has relied on this information as furnished. AllWest is not responsible for nor has it confirmed the accuracy of this information.

IX. REFERENCES

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TABLES

TABLE 1
SUMMARY OF INDOOR AIR QUALITY SAMPLE ANALYTICAL DATA
FORMER McGRATH STEEL
6655 HOLLIS STREET AND 1471 67th STREET
EMERYVILLE, CALIFORNIA
AllWest Project No. 14007.28

Sample ID	Sample Date	Location	TPH-g (µg/m^3)	1,1,2-Trichloro-1,2,2-Trifluoro-ethane (µg/m^3)	1,1-Difluro-ethane (µg/m^3)	1,2,4-Trimethyl-benzene (µg/m^3)	1,2-Dichloro-ethane (µg/m^3)	1,3,5-Trimethyl-benzene (µg/m^3)	4-Ethyl-toluene (µg/m^3)	Benzene (µg/m^3)	Carbon tetrachloride (µg/m^3)	Chloro-methane (µg/m^3)	Dichlorodifluro-methane (µg/m^3)	Ethyl-benzene (µg/m^3)	Methylene Chloride (µg/m^3)	Naphthalene (µg/m^3)	o-Xylene (µg/m^3)	p/m-Xylene (µg/m3)	Toluene (µg/m3)	Trichloro-ethene (µg/m3)	Trichloro-fluoro-methane (µg/m3)	Other VOCs (µg/m^3)
IAQ-1	6/25/2014-6/26/2014	Restroom	ND <930	0.53	0.11	0.53	0.15	0.13	0.20	**0.79**	**0.50**	1.0	2.2	0.31	0.22	**0.50**	0.38	1.4	1.9	ND <0.13	1.3	ND, reporting limits vary
IAQ-2	6/25/2014-6/26/2014	Office	ND <930	0.54	0.099	0.34	ND <0.10	ND <0.12	0.17	**0.56**	**0.55**	1.1	2.3	0.28	0.36	0.15	0.24	0.80	1.2	0.48	1.3	ND, reporting limits vary
IAQ-3	6/25/2014-6/26/2014	North wall	ND <930	0.56	0.12	0.15	ND <0.10	ND <0.12	ND <0.12	0.39	**0.55**	1.1	2.3	0.14	0.29	0.080	0.19	0.45	0.53	ND <0.13	1.3	ND, reporting limits vary
IAQ-4	6/25/2014-6/26/2014	Storage area	ND <930	0.52	0.15	0.28	ND <0.10	0.15	0.20	**0.54**	**0.53**	0.99	2.2	0.14	0.26	0.076	0.19	0.48	0.59	ND <0.13	1.2	ND, reporting limits vary
IAQ-5	6/25/2014-6/26/2014	South central floor area	ND <930	0.57	0.14	0.22	ND <0.10	ND <0.12	ND <0.12	**0.96**	**0.54**	1.3	2.5	0.26	0.26	0.079	0.18	0.49	0.52	ND <0.13	1.3	ND, reporting limits vary
OAA-1	6/25/2014-6/26/2014	2nd floor balcony of adjacent building	ND <930	0.54	0.19	0.15	ND <0.10	ND <0.12	ND <0.12	0.31	**0.51**	1.0	2.3	0.16	0.24	0.13	0.20	0.50	0.61	ND <0.13	1.3	ND, reporting limits vary
SFRWQCB ESLs -Table E, Indoor Air Screening Levels, Commercial/Industrial Land Use			2,500	NL	NL	NL	0.58	NL	NL	0.42	0.29	390	NL	4.9	26	0.36	440 (total xylenes)	440 (total xylenes)	1,300	3.0	NL	vary or NL

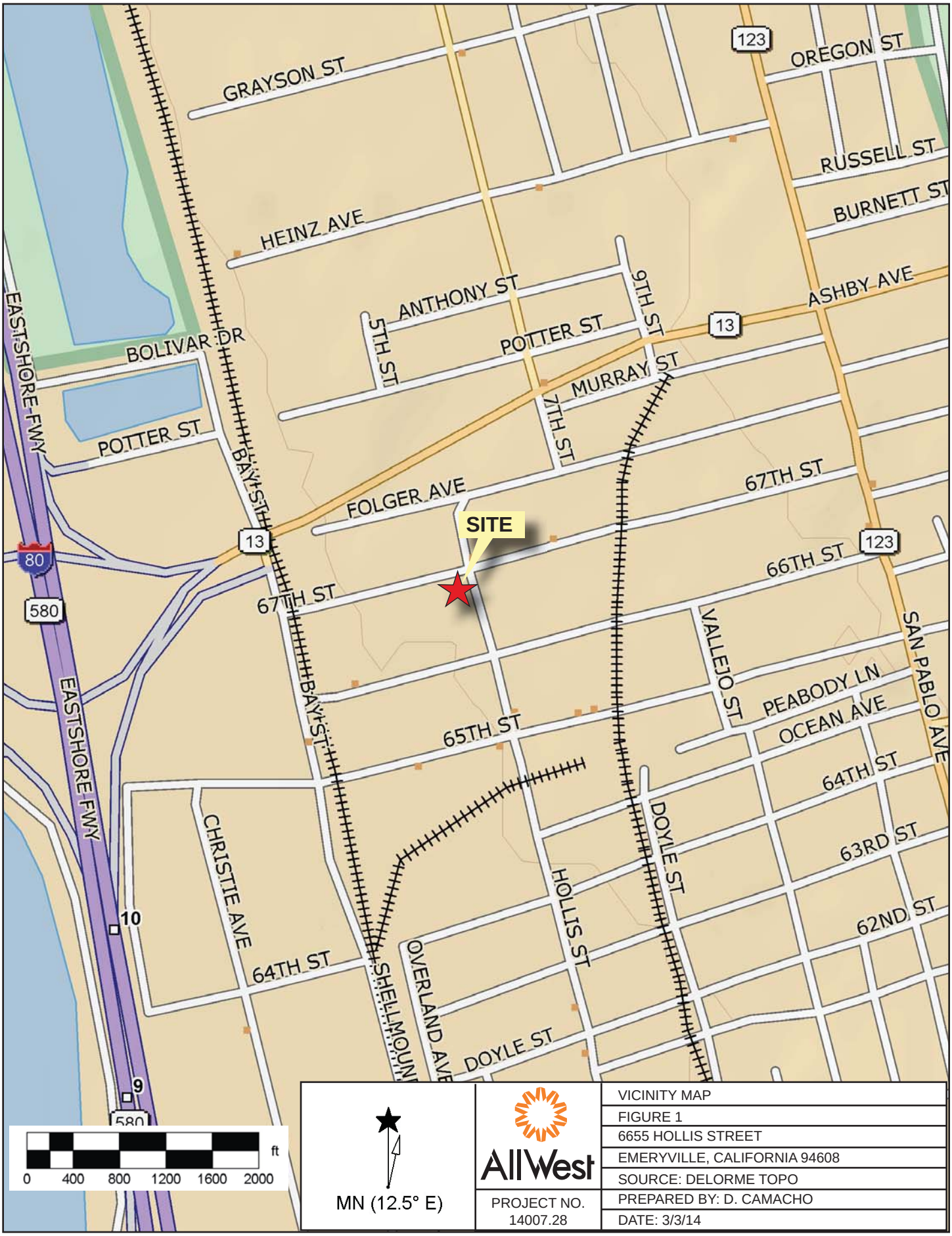
Notes:
Laboratory analyses by Eurofins Calscience, Garden Grove, CA
µg/m^3 = micrograms per cubic meter
TPH-g = total petroleum hydrocarbons as gasoline, analytical method TO-3M
VOCs = volatile organic compounds, analytical method TO-15 SIM

IAQ = Indoor Air Quality sample, 24-hour sampling interval (6/26/2014-6/27/2014)
OAA = Outdoor Ambient Air Control sample, 24-hour sampling interval (6/26/2014-6/27/2014)
ND = Not detected above the listed reporting limit
NL = Not listed
Bold Font = Detected values exceed regulatory screening levels.
SFRWQCB ESLs = Regional Water Quality Control Board, San Francisco Bay Region, *User's Guide: Derivation and Application of Environmental Screening Levels,* Table E. Environmental Screening Levels (ESLs), Indoor Air and Soil Gas (Vapor Intrusion Concerns), Commercial/Industrial Land Use, Interim Final - December 2013.

FIGURES

DELORME

Topo USA® 8



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PROJECT NO. 14007.28

VICINITY MAP
FIGURE 1
6655 HOLLIS STREET
EMERYVILLE, CALIFORNIA 94608
SOURCE: DELORME TOPO
PREPARED BY: D. CAMACHO
DATE: 3/3/14

C:\Drawing Files\AllWest Environmental\14007.28\IA Sampling Workplan\Fig 2. Site Plan W-Boring & MW Locations - 03/26/2014

RAIL TRACKS

COULTER STEEL & FORGE COMPANY 1494 67th St.

RICHARDS & STERLING

RICHARDS & STERLING 1488 67th St.

RICHARDS & STERLING

GIAMPOLINI & CO 1482B 67th St.

GIAMPOLINI & CO 1482A 67th St.

PARKING LOT GIAMPOLINI & CO

ADMAC DIGITAL IMAGING 1464 67th St.

VACANT 1450 67th St.

PRIZE-FIGHTER 6702 Hollis St.

BERKLEY COMMUNICATIONS 1321 67th St.

67th STREET

HOLLIS STREET

MW-1 MW-2 MW-3 AMW-1 AMW-2 AMW-3

B-1 B-2 B-5 B-8 B-9 B-10 B-11 B-12 B-13 B-14 B-15 B-16 B-17 B-18 B-19 B-20 B-21 B-22 B-23 B-24 B-25

GATE GATE

DRIVEWAY DRIVEWAY

FORMER USTs

FORMER USTs

CMC REBAR (FORMER McGRATH STEEL) 1471 67th St.

FORMER FUEL DISPENSER

STORAGE

CMC REBAR (FORMER McGRATH STEEL) 6655 Hollis St.

METALCO

METALCO 1475 67th St.

ARCHITECTURAL METAL WORKS 1483 67th St.

ENGINEWORLD 1487 67th St.

ENGINEWORLD

ENGINEWORLD

ROLLER PRESS 6647 Hollis St.

MENUS & MUSIC 1462 66th St

RGA ENVIRONMENTAL

LEGEND

MW-2	MONITORING WELL (CLEARPRINT/ESC - DESTROYED, 2005)
MW-3	MONITORING WELL (ESC, 1995)
AMW-3	MONITORING WELL (ALLWEST, 2013)
B-5	SOIL BORING (WEISS ASSOCIATES, 1998)
B-14	SOIL BORING (WEISS ASSOCIATES, 2005)
B-25	SOIL BORING (JANUARY 16, 17, & 18, 2013)

FORMER USTs, FUEL DISPENSERS (REMOVED 1994 & 1996)

x FENCE

N

0 60 120

APPROXIMATE SCALE IN FEET

AllWest

PROJECT NO. 14007.28

FIGURE 2
SITE PLAN WITH BORING AND MONITORING WELL LOCATIONS

Former McGrath Steel

6655 Hollis Street, Emeryville, California

SOURCE: Morrow Surveying and Google Earth

DRAWN BY: CM (03/26/2014)

C:\Drawing Files\AllWest Environmental\14007.28\IA Sampling Workplan\Fig 3, Indoor Air Sample Locations - 07/10/2014

67th STREET

FORMER FUEL DISPENSER

IAQ-3

FORMER USTs

IAQ-1

Restroom

OAA-1

2nd Floor Balcony

Storage

Stairs

Large Office Space

Office

Office

Entry

Stairs

Corridor

Office

Office

Office

Women

Men

FORMER McGRATH STEEL OFFICE BUILDING (First Floor Layout) 6655 Hollis Street

FLOOR GRATE

IAQ-4

STORAGE

HOLLIS STREET

N

Office

FORMER McGRATH STEEL WAREHOUSE 1471 67th Street

IAQ-2

METALCO 1475 67th Street

IAQ-5

ROLLER PRESS 6647 Hollis St.

LEGEND

IAQ-5 ⊗ Indoor Air Sample Location

OAA-1 ⊗ Outdoor Air Sample Location

0 20 40

APPROXIMATE SCALE IN FEET

AllWest

FIGURE 3

INDOOR AIR SAMPLE LOCATIONS

Former McGrath Steel

6655 Hollis Street, Emeryville, California

PROJECT NO: 14007.28

SOURCE: Morrow Surveying and Google Earth

DRAWN BY: CM (07/10/2014)

C:\Drawing Files\AllWest Environmental\14007.28\IA Sampling Workplan\Fig 4, Indoor Air Sample Analytical Results - 07/11/2014

67th STREET

HOLLIS STREET

IAQ-1	
BENZ	**0.79**
CTC	**0.50**
NAPH	**0.50**
TPH-g	ND<930

IAQ-3	
BENZ	0.39
CTC	**0.55**
NAPH	0.080
TPH-g	ND<930

OAA-1	
BENZ	0.31
CTC	**0.51**
NAPH	0.13
TPH-g	ND<930

IAQ-4	
BENZ	**0.54**
CTC	**0.53**
NAPH	0.076
TPH-g	ND<930

IAQ-2	
BENZ	**0.56**
CTC	**0.55**
NAPH	0.15
TPH-g	ND<930

IAQ-5	
BENZ	**0.96**
CTC	**0.54**
NAPH	0.079
TPH-g	ND<930

FORMER FUEL DISPENSER

FORMER USTs

FLOOR GRATE

Restroom

Office

Storage

2nd Floor Balcony

Stairs

Large Office Space

Office

Office

Entry

Corridor

Women

Men

Office

Office

Office

FORMER McGRATH STEEL OFFICE BUILDING (First Floor Layout) 6655 Hollis Street

STORAGE

FORMER McGRATH STEEL WAREHOUSE 1471 67th Street

METALCO 1475 67th Street

ROLLER PRESS 6647 Hollis St.

N

LEGEND

IAQ-5 ⊗ Indoor Air Sample Location

OAA-1 ⊗ Outdoor Air Sample Location

NOTE:

All concentrations in micrograms per cubic meter ($\mu g/m^3$)
BENZ - Benzene
CTC - Carbon Tetrachloride
NAPH - Naphthalene
TPH-g - Total Petroleum Hydrocarbons as Gasoline
ND - Not Detected above listed reporting limit
0.96 Exceeds SFRWQCB Commercial/Industrial ESL

0 20 40
APPROXIMATE SCALE IN FEET

AllWest

FIGURE 4

INDOOR AIR SAMPLE ANALYTICAL RESULTS JUNE 25-26, 2014

Former McGrath Steel

6655 Hollis Street, Emeryville, California

PROJECT NO: 14007.28

SOURCE: Morrow Surveying and Google Earth

DRAWN BY: CM (07/11/2014)

APPENDIX A

APPENDIX L - BUILDING SURVEY FORM

Preparer's Name: Christopher Houlihan Date/Time Prepared: 6/26/14
Affiliation: AllWest Environmental Phone Number: 415-391-2510

Occupant Information

Occupant Name: Unoccupied Interviewed: ☐ Yes ☐ No
Mailing Address:
City: State: Zip Code:
Phone: Email:

Owner/Landlord Information (Check if same as occupant ☐)

Occupant Name: MCG Investments, LLC c/o Kay and Merkle Interviewed: ☐ Yes ☑ No
Mailing Address: 100 The Embarcadero - Penthouse
City: San Francisco State: CA Zip Code: 94105
Phone: 415-357-1200 Email: wmerkle@kmlaw100.com

Building Type (Check appropriate boxes)

☐ Residential ☐ Residential Duplex ☐ Apartment Building ☐ Mobile Home ☐ Commercial (office)
☑ Commercial (warehouse) ☑ Industrial ☐ Strip Mall ☐ Split Level ☐ Church ☐ School

Building Characteristics

Approximate Building Age (years): 1946 (68 yrs) Number of Stories: 1
Approximate Building Area (square feet): 15,246 Number of Elevators: 0

Foundation Type (Check appropriate boxes)

☑ Slab-on-Grade ☐ Crawl Space ☐ Basement

Basement Characteristics (Check appropriate boxes)

☐ Dirt Floor ☐ Sealed ☐ Wet Surfaces ☐ Sump Pump ☐ Concrete Cracks ☑ Floor Drains

Factors Influencing Indoor Air Quality

Is there an attached garage?	☐ Yes ☑ No	
Is there smoking in the building?	☐ Yes ☑ No	
Is there new carpet or furniture?	☐ Yes ☑ No	Describe:
Have clothes or drapes been recently dry cleaned?	☐ Yes ☑ No	Describe:
Has painting or staining been done with the last six months?	☐ Yes ☑ No	Describe:
Has the building been recently remodeled?	☐ Yes ☑ No	Describe:
Has the building ever had a fire?	☐ Yes ☐ No	Unknown
Is there a hobby or craft area in the building?	☐ Yes ☑ No	Describe:
Is gun cleaner stored in the building?	☐ Yes ☑ No	
Is there a fuel oil tank on the property?	☐ Yes ☑ No	
Is there a septic tank on the property?	☐ Yes ☑ No	
Has the building been fumigated or sprayed for pests recently?	☐ Yes ☐ No	Describe: Unknown
Do any building occupants use solvents at work?	☐ Yes ☑ No	Describe:

Sampling Locations

Draw the general floor plan of the building and denote locations of sample collection. Indicate locations of doors, windows, indoor air contaminant sources and field instrument readings.

See Figure 3

Primary Type of Energy Used (Check appropriate boxes)

☐ Natural Gas ☐ Fuel Oil ☐ Propane ☑ Electricity ☐ Wood ☐ Kerosene

Meteorological Conditions

Describe the general weather conditions during the indoor air sampling event.

Warm, partly cloudy, breezy.

General Comments

Provide any other information that may be of importance in understanding the indoor air quality of this building.

Building is unoccupied, empty. No electricity or running water at time of sampling. Building was closed up, locked at time of sampling. No HVAC running.

APPENDIX M – BUILDING SCREENING FORM

Occupant of Building Unoccupied

Address 1471 67th St.

City Emeryville, CA

Field Investigator R. Hourihan Date 6/26/14

Field Instrument Reading	Measurement Location (Ambient Air, Foundation Opening, or Consumer Product)	If Consumer Product, Potential Volatile Ingredients

Comments: Building is unoccupied/vacant. No products or stored chemicals inside.

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Specialists in Physical Due Diligence and Remedial Services

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San Francisco, CA 94110

415.391.2510 AllWest1.com

INDOOR/AMBIENT AIR SAMPLING FIELD LOG

Project No: 14007.28 **Project Name:** Hollis IAQ

Date: 6/25-26/14 **Site Location:** Emeryville, CA

Sample ID No: IAQ-1 **Canister Type:** Summa **Serial No:** D893

Regulatory Agencies: ACEH **Contractor:** AllWest

Indoor/Outdoor: _____ **Building Name/Location:** Restroom

Initial Vacuum: -30 ("Hg) **Final Vacuum:** -6 ("Hg) **Canister Volume:** 6 (L)

Sampling Interval (hrs): __ **Flow Regulator:** 3.5 (ml/min) **Regulator Serial No:** FC124

Laboratory Name and Location: Calscience

Laboratory Analyses: TPH-g by TO-3, VOCs by TO-15 SIM

SAMPLE COLLECTION

Start Time	Time Elapsed	Pressure	Remarks
1343	0 hr	-30"	Start sample 6/25/14
1233	22.75 hr	-6"	Stop sample 6/26/14

Remarks: _____

Sampler: _____

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INDOOR/AMBIENT AIR SAMPLING FIELD LOG

Project No: 14007.28 **Project Name:** Hollis IAQ

Date: 6/25-26/14 **Site Location:** Emeryville, CA

Sample ID No: IAQ-2 **Canister Type:** Summa **Serial No:** D810

Regulatory Agencies: ACEH **Contractor:** AllWest

Indoor/Outdoor: _____ **Building Name/Location:** Office

Initial Vacuum: -30 ("Hg) **Final Vacuum:** -20 ("Hg) **Canister Volume:** 6 (L)

Sampling Interval (hrs): __ **Flow Regulator:** 3.5 (ml/min) **Regulator Serial No:** FC273

Laboratory Name and Location: Calscience

Laboratory Analyses: TPH-g by TO-3, VOCs by TO-15 SIM

SAMPLE COLLECTION

Start Time	Time Elapsed	Pressure	Remarks
1356	0	-30"	Start Sample 6/25/14
1242	23 hr	-20	Stop Sample 6/26/14

Remarks: Summa gauge malfunctioning? Final pressure reads ~20" Hg

Sampler: JMA

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INDOOR/AMBIENT AIR SAMPLING FIELD LOG

Project No: 14007.28 **Project Name:** Hollis IAQ

Date: 6/25-26/14 **Site Location:** Emeryville, CA

Sample ID No: IAQ-3 **Canister Type:** Summa **Serial No:** D553

Regulatory Agencies: ACEH **Contractor:** AllWest

Indoor/Outdoor: _____ **Building Name/Location:** Along north wall

Initial Vacuum: -30 ("Hg) **Final Vacuum:** -6 ("Hg) **Canister Volume:** 6 (L)

Sampling Interval (hrs): __ **Flow Regulator:** 3.5 (ml/min) **Regulator Serial No:** FC332

Laboratory Name and Location: Calscience

Laboratory Analyses: TPH-g by TO-3; VOCs by TO-15 SIM

SAMPLE COLLECTION

Start Time	Time Elapsed	Pressure	Remarks
1401	0 hr	-30"	Start sample 6/25/14
1249	22.75 hr	-6"	Stop Sample 6/26/14

Remarks: _____

Sampler: _____

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INDOOR/AMBIENT AIR SAMPLING FIELD LOG

Project No: 14007.28 **Project Name:** Hollis IAQ

Date: 6/25-26/14 **Site Location:** Emeryville, CA

Sample ID No: IAQ-4 **Canister Type:** Summa **Serial No:** D268

Regulatory Agencies: ACEH **Contractor:** AllWest

Indoor/Outdoor: _____ **Building Name/Location:** Storage area

Initial Vacuum: -30 ("Hg) **Final Vacuum:** -5 ("Hg) **Canister Volume:** 6 (L)

Sampling Interval (hrs): __ **Flow Regulator:** 3.5 (ml/min) **Regulator Serial No:** FC102

Laboratory Name and Location: Calscience

Laboratory Analyses: TPH-g by TO-3, VOCs by TO-15 SIM

SAMPLE COLLECTION

Start Time	Time Elapsed	Pressure	Remarks
1413	0 hr	-30	Start Sample 6/25/14
1251	22.5 hr	-5	Stop Sample 6/26/14

Remarks: _____

Sampler: _____

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INDOOR/AMBIENT AIR SAMPLING FIELD LOG

Project No: 14007.28 **Project Name:** Hollis IAQ

Date: 6/25-26/14 **Site Location:** Emeryville, CA

Sample ID No: IAQ-5 **Canister Type:** Summa **Serial No:** D182

Regulatory Agencies: ACEH **Contractor:** AllWest

Indoor/Outdoor: _____ **Building Name/Location:** South Central floor area

Initial Vacuum: -30 ("Hg) **Final Vacuum:** -5 ("Hg) **Canister Volume:** 6 (L)

Sampling Interval (hrs): __ **Flow Regulator:** 3.5 (ml/min) **Regulator Serial No:** FC108

Laboratory Name and Location: Calscience

Laboratory Analyses: TPH-g by TO-3, VOCs by TO-15 SIM

SAMPLE COLLECTION

Start Time	Time Elapsed	Pressure	Remarks
1424	0 hr	-30"	Start sample 6/25/14
1303	22.5 hr	-5"	Stop sample 6/26/14

Remarks: _____

Sampler: _____

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INDOOR/AMBIENT AIR SAMPLING FIELD LOG

Project No: 14007.28 **Project Name:** Hollis IAQ

Date: 6/25-26/14 **Site Location:** Emeryville, CA

Sample ID No: OAA-1 **Canister Type:** Summa **Serial No:** D658

Regulatory Agencies: ACEH **Contractor:** AllWest

Indoor/Outdoor: ~~Outdoor~~ **Building Name/Location:** 2nd floor balcony

Initial Vacuum: -30 ("Hg) **Final Vacuum:** -6 ("Hg) **Canister Volume:** 6 (L)

Sampling Interval (hrs): ___ **Flow Regulator:** 3.5 (ml/min) **Regulator Serial No:** FC280

Laboratory Name and Location: Calscience

Laboratory Analyses: TPH-g by TO-3, VOCs by TO-15 SIM

SAMPLE COLLECTION

Start Time	Time Elapsed	Pressure	Remarks
1444	8 hr	-30"	Start Sample 6/25/14
1313	22.5 hr	-6"	Stop Sample 6/26/14

Remarks:

Sampler:

APPENDIX B

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WORK ORDER NUMBER: 14-06-2091

The difference is service

AIR | SOIL | WATER | MARINE CHEMISTRY

Analytical Report For

Client: AllWest Environmental, Inc.

Client Project Name: Hollis IAQ / 14007.28

Attention: Christopher Houlihan
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Approved for release on 07/07/2014 by:
Kristin Beckley
Project Manager

ResultLink

Email your PM

Eurofins Calscience, Inc. (Calscience) certifies that the test results provided in this report meet all NELAC requirements for parameters for which accreditation is required or available. Any exceptions to NELAC requirements are noted in the case narrative. The original report of subcontracted analyses, if any, is attached to this report. The results in this report are limited to the sample(s) tested and any reproduction thereof must be made in its entirety. The client or recipient of this report is specifically prohibited from making material changes to said report and, to the extent that such changes are made, Calscience is not responsible, legally or otherwise. The client or recipient agrees to indemnify Calscience for any defense to any litigation which may arise.

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Client Project Name: Hollis IAQ / 14007.28
Work Order Number: 14-06-2091

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Work Order Narrative

Work Order: 14-06-2091 Page 1 of 1

Condition Upon Receipt:

Samples were received under Chain-of-Custody (COC) on 06/27/14. They were assigned to Work Order 14-06-2091.

Unless otherwise noted on the Sample Receiving forms all samples were received in good condition and within the recommended EPA temperature criteria for the methods noted on the COC. The COC and Sample Receiving Documents are integral elements of the analytical report and are presented at the back of the report.

Holding Times:

All samples were analyzed within prescribed holding times (HT) and/or in accordance with the Calscience Sample Acceptance Policy unless otherwise noted in the analytical report and/or comprehensive case narrative, if required.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of <= 15 minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

Quality Control:

All quality control parameters (QC) were within established control limits except where noted in the QC summary forms or described further within this report.

Additional Comments:

Air - Sorbent-extracted air methods (EPA TO-4A, EPA TO-10, EPA TO-13A, EPA TO-17): Analytical results are converted from mass/sample basis to mass/volume basis using client-supplied air volumes.

New York NELAP air certification does not certify for all reported methods and analytes, reference the accredited items here: http://www.calscience.com/PDF/New_York.pdf

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are always reported on a wet weight basis.

Subcontractor Information:

Unless otherwise noted below (or on the subcontract form), no samples were subcontracted.

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Sample Summary

Client:	AllWest Environmental, Inc. 2141 Mission Street, Suite 100 San Francisco, CA 94110-6331	Work Order:	14-06-2091
		Project Name:	Hollis IAQ / 14007.28
		PO Number:	
		Date/Time Received:	06/27/14 09:45
		Number of Containers:	6
Attn:	Christopher Houlihan		

Sample Identification	Lab Number	Collection Date and Time	Number of Containers	Matrix
IAQ-1	14-06-2091-1	06/26/14 12:33	1	Air
IAQ-2	14-06-2091-2	06/26/14 12:42	1	Air
IAQ-3	14-06-2091-3	06/26/14 12:49	1	Air
IAQ-4	14-06-2091-4	06/26/14 12:51	1	Air
IAQ-5	14-06-2091-5	06/26/14 13:03	1	Air
OAA-1	14-06-2091-6	06/26/14 13:13	1	Air

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Detections Summary

Client:	AllWest Environmental, Inc.	Work Order:	14-06-2091
	2141 Mission Street, Suite 100	Project Name:	Hollis IAQ / 14007.28
	San Francisco, CA 94110-6331	Received:	06/27/14
Attn:	Christopher Houlihan		

Client SampleID

Analyte	Result	Qualifiers	RL	Units	Method	Extraction
IAQ-1 (14-06-2091-1)						
Dichlorodifluoromethane	2.2		0.12	ug/m3	EPA TO-15 SIM	N/A
Chloromethane	1.0		0.052	ug/m3	EPA TO-15 SIM	N/A
Trichlorofluoromethane	1.3		0.14	ug/m3	EPA TO-15 SIM	N/A
Methylene Chloride	0.22		0.087	ug/m3	EPA TO-15 SIM	N/A
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.53		0.19	ug/m3	EPA TO-15 SIM	N/A
1,2-Dichloroethane	0.15		0.10	ug/m3	EPA TO-15 SIM	N/A
1,2,4-Trimethylbenzene	0.53		0.12	ug/m3	EPA TO-15 SIM	N/A
1,3,5-Trimethylbenzene	0.13		0.12	ug/m3	EPA TO-15 SIM	N/A
4-Ethyltoluene	0.20		0.12	ug/m3	EPA TO-15 SIM	N/A
1,1-Difluoroethane	0.11		0.068	ug/m3	EPA TO-15 SIM	N/A
Benzene	0.79		0.080	ug/m3	EPA TO-15 SIM	N/A
Carbon Tetrachloride	0.50		0.063	ug/m3	EPA TO-15 SIM	N/A
Toluene	1.9		0.19	ug/m3	EPA TO-15 SIM	N/A
Ethylbenzene	0.31		0.11	ug/m3	EPA TO-15 SIM	N/A
p/m-Xylene	1.4		0.11	ug/m3	EPA TO-15 SIM	N/A
o-Xylene	0.38		0.11	ug/m3	EPA TO-15 SIM	N/A
Naphthalene	0.50		0.052	ug/m3	EPA TO-15 SIM	N/A
IAQ-2 (14-06-2091-2)						
Dichlorodifluoromethane	2.3		0.12	ug/m3	EPA TO-15 SIM	N/A
Chloromethane	1.1		0.052	ug/m3	EPA TO-15 SIM	N/A
Trichlorofluoromethane	1.3		0.14	ug/m3	EPA TO-15 SIM	N/A
Methylene Chloride	0.36		0.087	ug/m3	EPA TO-15 SIM	N/A
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.54		0.19	ug/m3	EPA TO-15 SIM	N/A
1,2,4-Trimethylbenzene	0.34		0.12	ug/m3	EPA TO-15 SIM	N/A
4-Ethyltoluene	0.17		0.12	ug/m3	EPA TO-15 SIM	N/A
1,1-Difluoroethane	0.099		0.068	ug/m3	EPA TO-15 SIM	N/A
Benzene	0.56		0.080	ug/m3	EPA TO-15 SIM	N/A
Carbon Tetrachloride	0.55		0.063	ug/m3	EPA TO-15 SIM	N/A
Toluene	1.2		0.19	ug/m3	EPA TO-15 SIM	N/A
Trichloroethene	0.48		0.13	ug/m3	EPA TO-15 SIM	N/A
Ethylbenzene	0.28		0.11	ug/m3	EPA TO-15 SIM	N/A
p/m-Xylene	0.80		0.11	ug/m3	EPA TO-15 SIM	N/A
o-Xylene	0.24		0.11	ug/m3	EPA TO-15 SIM	N/A
Naphthalene	0.15		0.052	ug/m3	EPA TO-15 SIM	N/A

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* MDL is shown

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Detections Summary

Client:	AllWest Environmental, Inc.	Work Order:	14-06-2091
	2141 Mission Street, Suite 100	Project Name:	Hollis IAQ / 14007.28
	San Francisco, CA 94110-6331	Received:	06/27/14
Attn:	Christopher Houlihan		

Client SampleID

Analyte	Result	Qualifiers	RL	Units	Method	Extraction
IAQ-3 (14-06-2091-3)						
Dichlorodifluoromethane	2.3		0.12	ug/m3	EPA TO-15 SIM	N/A
Chloromethane	1.1		0.052	ug/m3	EPA TO-15 SIM	N/A
Trichlorofluoromethane	1.3		0.14	ug/m3	EPA TO-15 SIM	N/A
Methylene Chloride	0.29		0.087	ug/m3	EPA TO-15 SIM	N/A
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.56		0.19	ug/m3	EPA TO-15 SIM	N/A
1,2,4-Trimethylbenzene	0.15		0.12	ug/m3	EPA TO-15 SIM	N/A
1,1-Difluoroethane	0.12		0.068	ug/m3	EPA TO-15 SIM	N/A
Benzene	0.39		0.080	ug/m3	EPA TO-15 SIM	N/A
Carbon Tetrachloride	0.55		0.063	ug/m3	EPA TO-15 SIM	N/A
Toluene	0.53		0.19	ug/m3	EPA TO-15 SIM	N/A
Ethylbenzene	0.14		0.11	ug/m3	EPA TO-15 SIM	N/A
p/m-Xylene	0.45		0.11	ug/m3	EPA TO-15 SIM	N/A
o-Xylene	0.19		0.11	ug/m3	EPA TO-15 SIM	N/A
Naphthalene	0.080		0.052	ug/m3	EPA TO-15 SIM	N/A
IAQ-4 (14-06-2091-4)						
Dichlorodifluoromethane	2.2		0.12	ug/m3	EPA TO-15 SIM	N/A
Chloromethane	0.99		0.052	ug/m3	EPA TO-15 SIM	N/A
Trichlorofluoromethane	1.2		0.14	ug/m3	EPA TO-15 SIM	N/A
Methylene Chloride	0.26		0.087	ug/m3	EPA TO-15 SIM	N/A
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.52		0.19	ug/m3	EPA TO-15 SIM	N/A
1,2,4-Trimethylbenzene	0.28		0.12	ug/m3	EPA TO-15 SIM	N/A
1,3,5-Trimethylbenzene	0.15		0.12	ug/m3	EPA TO-15 SIM	N/A
4-Ethyltoluene	0.20		0.12	ug/m3	EPA TO-15 SIM	N/A
1,1-Difluoroethane	0.15		0.068	ug/m3	EPA TO-15 SIM	N/A
Benzene	0.54		0.080	ug/m3	EPA TO-15 SIM	N/A
Carbon Tetrachloride	0.53		0.063	ug/m3	EPA TO-15 SIM	N/A
Toluene	0.59		0.19	ug/m3	EPA TO-15 SIM	N/A
Ethylbenzene	0.14		0.11	ug/m3	EPA TO-15 SIM	N/A
p/m-Xylene	0.48		0.11	ug/m3	EPA TO-15 SIM	N/A
o-Xylene	0.19		0.11	ug/m3	EPA TO-15 SIM	N/A
Naphthalene	0.076		0.052	ug/m3	EPA TO-15 SIM	N/A

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Detections Summary

Client:	AllWest Environmental, Inc.	Work Order:	14-06-2091
	2141 Mission Street, Suite 100	Project Name:	Hollis IAQ / 14007.28
	San Francisco, CA 94110-6331	Received:	06/27/14
Attn:	Christopher Houlihan		

Client SampleID

Analyte	Result	Qualifiers	RL	Units	Method	Extraction
IAQ-5 (14-06-2091-5)						
Dichlorodifluoromethane	2.5		0.12	ug/m3	EPA TO-15 SIM	N/A
Chloromethane	1.3		0.052	ug/m3	EPA TO-15 SIM	N/A
Trichlorofluoromethane	1.3		0.14	ug/m3	EPA TO-15 SIM	N/A
Methylene Chloride	0.26		0.087	ug/m3	EPA TO-15 SIM	N/A
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.57		0.19	ug/m3	EPA TO-15 SIM	N/A
1,2,4-Trimethylbenzene	0.22		0.12	ug/m3	EPA TO-15 SIM	N/A
1,1-Difluoroethane	0.14		0.068	ug/m3	EPA TO-15 SIM	N/A
Benzene	0.96		0.080	ug/m3	EPA TO-15 SIM	N/A
Carbon Tetrachloride	0.54		0.063	ug/m3	EPA TO-15 SIM	N/A
Toluene	0.52		0.19	ug/m3	EPA TO-15 SIM	N/A
Ethylbenzene	0.26		0.11	ug/m3	EPA TO-15 SIM	N/A
p/m-Xylene	0.49		0.11	ug/m3	EPA TO-15 SIM	N/A
o-Xylene	0.18		0.11	ug/m3	EPA TO-15 SIM	N/A
Naphthalene	0.079		0.052	ug/m3	EPA TO-15 SIM	N/A
OAA-1 (14-06-2091-6)						
Dichlorodifluoromethane	2.3		0.12	ug/m3	EPA TO-15 SIM	N/A
Chloromethane	1.0		0.052	ug/m3	EPA TO-15 SIM	N/A
Trichlorofluoromethane	1.3		0.14	ug/m3	EPA TO-15 SIM	N/A
Methylene Chloride	0.24		0.087	ug/m3	EPA TO-15 SIM	N/A
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.54		0.19	ug/m3	EPA TO-15 SIM	N/A
1,2,4-Trimethylbenzene	0.15		0.12	ug/m3	EPA TO-15 SIM	N/A
1,1-Difluoroethane	0.19		0.068	ug/m3	EPA TO-15 SIM	N/A
Benzene	0.31		0.080	ug/m3	EPA TO-15 SIM	N/A
Carbon Tetrachloride	0.51		0.063	ug/m3	EPA TO-15 SIM	N/A
Toluene	0.61		0.19	ug/m3	EPA TO-15 SIM	N/A
Ethylbenzene	0.16		0.11	ug/m3	EPA TO-15 SIM	N/A
p/m-Xylene	0.50		0.11	ug/m3	EPA TO-15 SIM	N/A
o-Xylene	0.20		0.11	ug/m3	EPA TO-15 SIM	N/A
Naphthalene	0.13		0.052	ug/m3	EPA TO-15 SIM	N/A

Subcontracted analyses, if any, are not included in this summary.

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* MDL is shown

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Analytical Report

AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Project: Hollis IAQ / 14007.28

Date Received: 06/27/14
Work Order: 14-06-2091
Preparation: N/A
Method: EPA TO-15 SIM
Units: ug/m3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-1	**14-06-2091-1-A**	**06/26/14 12:33**	**Air**	**GC/MS HH**	**N/A**	**06/30/14 20:36**	**14630L01**

Parameter	Result	RL	DF	Qualifiers
Dichlorodifluoromethane	2.2	0.12	1.00	
Chloromethane	1.0	0.052	1.00	
Vinyl Chloride	ND	0.026	1.00	
Chloroethane	ND	0.066	1.00	
Trichlorofluoromethane	1.3	0.14	1.00	
1,1-Dichloroethene	ND	0.099	1.00	
Methylene Chloride	0.22	0.087	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.53	0.19	1.00	
t-1,2-Dichloroethene	ND	0.099	1.00	
1,1-Dichloroethane	ND	0.10	1.00	
c-1,2-Dichloroethene	ND	0.099	1.00	
Chloroform	ND	0.12	1.00	
1,2-Dichloroethane	0.15	0.10	1.00	
1,1,1-Trichloroethane	ND	0.14	1.00	
1,2,4-Trimethylbenzene	0.53	0.12	1.00	
1,3,5-Trimethylbenzene	0.13	0.12	1.00	
4-Ethyltoluene	0.20	0.12	1.00	
Chlorobenzene	ND	0.12	1.00	
1,1-Difluoroethane	0.11	0.068	1.00	
Benzene	0.79	0.080	1.00	
Carbon Tetrachloride	0.50	0.063	1.00	
Bromodichloromethane	ND	0.17	1.00	
1,1,2-Trichloroethane	ND	0.14	1.00	
Toluene	1.9	0.19	1.00	
Dibromochloromethane	ND	0.21	1.00	
Trichloroethene	ND	0.13	1.00	
Tetrachloroethene	ND	0.17	1.00	
Ethylbenzene	0.31	0.11	1.00	
p/m-Xylene	1.4	0.11	1.00	
1,1,2,2-Tetrachloroethane	ND	0.17	1.00	
o-Xylene	0.38	0.11	1.00	
Hexachloro-1,3-Butadiene	ND	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	0.090	1.00	
Naphthalene	0.50	0.052	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.	Date Received:	06/27/14
2141 Mission Street, Suite 100	Work Order:	14-06-2091
San Francisco, CA 94110-6331	Preparation:	N/A
	Method:	EPA TO-15 SIM
	Units:	ug/m3
Project: Hollis IAQ / 14007.28		Page 2 of 14

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	96	45-153	
1,2-Dichloroethane-d4	103	37-163	
Toluene-d8	97	73-121	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Project: Hollis IAQ / 14007.28

Date Received: 06/27/14
Work Order: 14-06-2091
Preparation: N/A
Method: EPA TO-15 SIM
Units: ug/m3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-2	**14-06-2091-2-A**	**06/26/14 12:42**	**Air**	**GC/MS HH**	**N/A**	**06/30/14 21:30**	**14630L01**

Parameter	Result	RL	DF	Qualifiers
Dichlorodifluoromethane	2.3	0.12	1.00	
Chloromethane	1.1	0.052	1.00	
Vinyl Chloride	ND	0.026	1.00	
Chloroethane	ND	0.066	1.00	
Trichlorofluoromethane	1.3	0.14	1.00	
1,1-Dichloroethene	ND	0.099	1.00	
Methylene Chloride	0.36	0.087	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.54	0.19	1.00	
t-1,2-Dichloroethene	ND	0.099	1.00	
1,1-Dichloroethane	ND	0.10	1.00	
c-1,2-Dichloroethene	ND	0.099	1.00	
Chloroform	ND	0.12	1.00	
1,2-Dichloroethane	ND	0.10	1.00	
1,1,1-Trichloroethane	ND	0.14	1.00	
1,2,4-Trimethylbenzene	0.34	0.12	1.00	
1,3,5-Trimethylbenzene	ND	0.12	1.00	
4-Ethyltoluene	0.17	0.12	1.00	
Chlorobenzene	ND	0.12	1.00	
1,1-Difluoroethane	0.099	0.068	1.00	
Benzene	0.56	0.080	1.00	
Carbon Tetrachloride	0.55	0.063	1.00	
Bromodichloromethane	ND	0.17	1.00	
1,1,2-Trichloroethane	ND	0.14	1.00	
Toluene	1.2	0.19	1.00	
Dibromochloromethane	ND	0.21	1.00	
Trichloroethene	0.48	0.13	1.00	
Tetrachloroethene	ND	0.17	1.00	
Ethylbenzene	0.28	0.11	1.00	
p/m-Xylene	0.80	0.11	1.00	
1,1,2,2-Tetrachloroethane	ND	0.17	1.00	
o-Xylene	0.24	0.11	1.00	
Hexachloro-1,3-Butadiene	ND	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	0.090	1.00	
Naphthalene	0.15	0.052	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.	Date Received:	06/27/14
2141 Mission Street, Suite 100	Work Order:	14-06-2091
San Francisco, CA 94110-6331	Preparation:	N/A
	Method:	EPA TO-15 SIM
	Units:	ug/m3
Project: Hollis IAQ / 14007.28		Page 4 of 14

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	95	45-153	
1,2-Dichloroethane-d4	99	37-163	
Toluene-d8	95	73-121	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Project: Hollis IAQ / 14007.28

Date Received: 06/27/14
Work Order: 14-06-2091
Preparation: N/A
Method: EPA TO-15 SIM
Units: ug/m3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-3	**14-06-2091-3-A**	**06/26/14 12:49**	**Air**	**GC/MS HH**	**N/A**	**06/30/14 22:25**	**14630L01**

Parameter	Result	RL	DF	Qualifiers
Dichlorodifluoromethane	2.3	0.12	1.00	
Chloromethane	1.1	0.052	1.00	
Vinyl Chloride	ND	0.026	1.00	
Chloroethane	ND	0.066	1.00	
Trichlorofluoromethane	1.3	0.14	1.00	
1,1-Dichloroethene	ND	0.099	1.00	
Methylene Chloride	0.29	0.087	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.56	0.19	1.00	
t-1,2-Dichloroethene	ND	0.099	1.00	
1,1-Dichloroethane	ND	0.10	1.00	
c-1,2-Dichloroethene	ND	0.099	1.00	
Chloroform	ND	0.12	1.00	
1,2-Dichloroethane	ND	0.10	1.00	
1,1,1-Trichloroethane	ND	0.14	1.00	
1,2,4-Trimethylbenzene	0.15	0.12	1.00	
1,3,5-Trimethylbenzene	ND	0.12	1.00	
4-Ethyltoluene	ND	0.12	1.00	
Chlorobenzene	ND	0.12	1.00	
1,1-Difluoroethane	0.12	0.068	1.00	
Benzene	0.39	0.080	1.00	
Carbon Tetrachloride	0.55	0.063	1.00	
Bromodichloromethane	ND	0.17	1.00	
1,1,2-Trichloroethane	ND	0.14	1.00	
Toluene	0.53	0.19	1.00	
Dibromochloromethane	ND	0.21	1.00	
Trichloroethene	ND	0.13	1.00	
Tetrachloroethene	ND	0.17	1.00	
Ethylbenzene	0.14	0.11	1.00	
p/m-Xylene	0.45	0.11	1.00	
1,1,2,2-Tetrachloroethane	ND	0.17	1.00	
o-Xylene	0.19	0.11	1.00	
Hexachloro-1,3-Butadiene	ND	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	0.090	1.00	
Naphthalene	0.080	0.052	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.	Date Received:	06/27/14
2141 Mission Street, Suite 100	Work Order:	14-06-2091
San Francisco, CA 94110-6331	Preparation:	N/A
	Method:	EPA TO-15 SIM
	Units:	ug/m3
Project: Hollis IAQ / 14007.28		Page 6 of 14

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	97	45-153	
1,2-Dichloroethane-d4	99	37-163	
Toluene-d8	93	73-121	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Project: Hollis IAQ / 14007.28

Date Received: 06/27/14
Work Order: 14-06-2091
Preparation: N/A
Method: EPA TO-15 SIM
Units: ug/m3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-4	**14-06-2091-4-A**	**06/26/14 12:51**	**Air**	**GC/MS HH**	**N/A**	**06/30/14 23:18**	**14630L01**

Parameter	Result	RL	DF	Qualifiers
Dichlorodifluoromethane	2.2	0.12	1.00	
Chloromethane	0.99	0.052	1.00	
Vinyl Chloride	ND	0.026	1.00	
Chloroethane	ND	0.066	1.00	
Trichlorofluoromethane	1.2	0.14	1.00	
1,1-Dichloroethene	ND	0.099	1.00	
Methylene Chloride	0.26	0.087	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.52	0.19	1.00	
t-1,2-Dichloroethene	ND	0.099	1.00	
1,1-Dichloroethane	ND	0.10	1.00	
c-1,2-Dichloroethene	ND	0.099	1.00	
Chloroform	ND	0.12	1.00	
1,2-Dichloroethane	ND	0.10	1.00	
1,1,1-Trichloroethane	ND	0.14	1.00	
1,2,4-Trimethylbenzene	0.28	0.12	1.00	
1,3,5-Trimethylbenzene	0.15	0.12	1.00	
4-Ethyltoluene	0.20	0.12	1.00	
Chlorobenzene	ND	0.12	1.00	
1,1-Difluoroethane	0.15	0.068	1.00	
Benzene	0.54	0.080	1.00	
Carbon Tetrachloride	0.53	0.063	1.00	
Bromodichloromethane	ND	0.17	1.00	
1,1,2-Trichloroethane	ND	0.14	1.00	
Toluene	0.59	0.19	1.00	
Dibromochloromethane	ND	0.21	1.00	
Trichloroethene	ND	0.13	1.00	
Tetrachloroethene	ND	0.17	1.00	
Ethylbenzene	0.14	0.11	1.00	
p/m-Xylene	0.48	0.11	1.00	
1,1,2,2-Tetrachloroethane	ND	0.17	1.00	
o-Xylene	0.19	0.11	1.00	
Hexachloro-1,3-Butadiene	ND	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	0.090	1.00	
Naphthalene	0.076	0.052	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.	Date Received:	06/27/14
2141 Mission Street, Suite 100	Work Order:	14-06-2091
San Francisco, CA 94110-6331	Preparation:	N/A
	Method:	EPA TO-15 SIM
	Units:	ug/m3
Project: Hollis IAQ / 14007.28		Page 8 of 14

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	95	45-153	
1,2-Dichloroethane-d4	99	37-163	
Toluene-d8	101	73-121	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Project: Hollis IAQ / 14007.28

Date Received: 06/27/14
Work Order: 14-06-2091
Preparation: N/A
Method: EPA TO-15 SIM
Units: ug/m3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-5	**14-06-2091-5-A**	**06/26/14 13:03**	**Air**	**GC/MS HH**	**N/A**	**07/01/14 00:21**	**14630L01**

Parameter	Result	RL	DF	Qualifiers
Dichlorodifluoromethane	2.5	0.12	1.00	
Chloromethane	1.3	0.052	1.00	
Vinyl Chloride	ND	0.026	1.00	
Chloroethane	ND	0.066	1.00	
Trichlorofluoromethane	1.3	0.14	1.00	
1,1-Dichloroethene	ND	0.099	1.00	
Methylene Chloride	0.26	0.087	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.57	0.19	1.00	
t-1,2-Dichloroethene	ND	0.099	1.00	
1,1-Dichloroethane	ND	0.10	1.00	
c-1,2-Dichloroethene	ND	0.099	1.00	
Chloroform	ND	0.12	1.00	
1,2-Dichloroethane	ND	0.10	1.00	
1,1,1-Trichloroethane	ND	0.14	1.00	
1,2,4-Trimethylbenzene	0.22	0.12	1.00	
1,3,5-Trimethylbenzene	ND	0.12	1.00	
4-Ethyltoluene	ND	0.12	1.00	
Chlorobenzene	ND	0.12	1.00	
1,1-Difluoroethane	0.14	0.068	1.00	
Benzene	0.96	0.080	1.00	
Carbon Tetrachloride	0.54	0.063	1.00	
Bromodichloromethane	ND	0.17	1.00	
1,1,2-Trichloroethane	ND	0.14	1.00	
Toluene	0.52	0.19	1.00	
Dibromochloromethane	ND	0.21	1.00	
Trichloroethene	ND	0.13	1.00	
Tetrachloroethene	ND	0.17	1.00	
Ethylbenzene	0.26	0.11	1.00	
p/m-Xylene	0.49	0.11	1.00	
1,1,2,2-Tetrachloroethane	ND	0.17	1.00	
o-Xylene	0.18	0.11	1.00	
Hexachloro-1,3-Butadiene	ND	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	0.090	1.00	
Naphthalene	0.079	0.052	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.	Date Received:	06/27/14
2141 Mission Street, Suite 100	Work Order:	14-06-2091
San Francisco, CA 94110-6331	Preparation:	N/A
	Method:	EPA TO-15 SIM
	Units:	ug/m3
Project: Hollis IAQ / 14007.28		Page 10 of 14

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	101	45-153	
1,2-Dichloroethane-d4	103	37-163	
Toluene-d8	98	73-121	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Project: Hollis IAQ / 14007.28

Date Received: 06/27/14
Work Order: 14-06-2091
Preparation: N/A
Method: EPA TO-15 SIM
Units: ug/m3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
OAA-1	**14-06-2091-6-A**	**06/26/14 13:13**	**Air**	**GC/MS HH**	**N/A**	**07/01/14 01:17**	**14630L01**

Parameter	Result	RL	DF	Qualifiers
Dichlorodifluoromethane	2.3	0.12	1.00	
Chloromethane	1.0	0.052	1.00	
Vinyl Chloride	ND	0.026	1.00	
Chloroethane	ND	0.066	1.00	
Trichlorofluoromethane	1.3	0.14	1.00	
1,1-Dichloroethene	ND	0.099	1.00	
Methylene Chloride	0.24	0.087	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.54	0.19	1.00	
t-1,2-Dichloroethene	ND	0.099	1.00	
1,1-Dichloroethane	ND	0.10	1.00	
c-1,2-Dichloroethene	ND	0.099	1.00	
Chloroform	ND	0.12	1.00	
1,2-Dichloroethane	ND	0.10	1.00	
1,1,1-Trichloroethane	ND	0.14	1.00	
1,2,4-Trimethylbenzene	0.15	0.12	1.00	
1,3,5-Trimethylbenzene	ND	0.12	1.00	
4-Ethyltoluene	ND	0.12	1.00	
Chlorobenzene	ND	0.12	1.00	
1,1-Difluoroethane	0.19	0.068	1.00	
Benzene	0.31	0.080	1.00	
Carbon Tetrachloride	0.51	0.063	1.00	
Bromodichloromethane	ND	0.17	1.00	
1,1,2-Trichloroethane	ND	0.14	1.00	
Toluene	0.61	0.19	1.00	
Dibromochloromethane	ND	0.21	1.00	
Trichloroethene	ND	0.13	1.00	
Tetrachloroethene	ND	0.17	1.00	
Ethylbenzene	0.16	0.11	1.00	
p/m-Xylene	0.50	0.11	1.00	
1,1,2,2-Tetrachloroethane	ND	0.17	1.00	
o-Xylene	0.20	0.11	1.00	
Hexachloro-1,3-Butadiene	ND	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	0.090	1.00	
Naphthalene	0.13	0.052	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.	Date Received:	06/27/14
2141 Mission Street, Suite 100	Work Order:	14-06-2091
San Francisco, CA 94110-6331	Preparation:	N/A
	Method:	EPA TO-15 SIM
	Units:	ug/m3
Project: Hollis IAQ / 14007.28		Page 12 of 14

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	93	45-153	
1,2-Dichloroethane-d4	103	37-163	
Toluene-d8	101	73-121	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Project: Hollis IAQ / 14007.28

Date Received: 06/27/14
Work Order: 14-06-2091
Preparation: N/A
Method: EPA TO-15 SIM
Units: ug/m3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**095-01-052-1063**	**N/A**	**Air**	**GC/MS HH**	**N/A**	**06/30/14 19:41**	**14630L01**

Parameter	Result	RL	DF	Qualifiers
Dichlorodifluoromethane	ND	0.12	1.00	
Chloromethane	ND	0.052	1.00	
Vinyl Chloride	ND	0.026	1.00	
Chloroethane	ND	0.066	1.00	
Trichlorofluoromethane	ND	0.14	1.00	
1,1-Dichloroethene	ND	0.099	1.00	
Methylene Chloride	ND	0.087	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	0.19	1.00	
t-1,2-Dichloroethene	ND	0.099	1.00	
1,1-Dichloroethane	ND	0.10	1.00	
c-1,2-Dichloroethene	ND	0.099	1.00	
Chloroform	ND	0.12	1.00	
1,2-Dichloroethane	ND	0.10	1.00	
1,1,1-Trichloroethane	ND	0.14	1.00	
1,2,4-Trimethylbenzene	ND	0.12	1.00	
1,3,5-Trimethylbenzene	ND	0.12	1.00	
4-Ethyltoluene	ND	0.12	1.00	
Chlorobenzene	ND	0.12	1.00	
1,1-Difluoroethane	ND	0.068	1.00	
Benzene	ND	0.080	1.00	
Carbon Tetrachloride	ND	0.063	1.00	
Bromodichloromethane	ND	0.17	1.00	
1,1,2-Trichloroethane	ND	0.14	1.00	
Toluene	ND	0.19	1.00	
Dibromochloromethane	ND	0.21	1.00	
Trichloroethene	ND	0.13	1.00	
Tetrachloroethene	ND	0.17	1.00	
Ethylbenzene	ND	0.11	1.00	
p/m-Xylene	ND	0.11	1.00	
1,1,2,2-Tetrachloroethane	ND	0.17	1.00	
o-Xylene	ND	0.11	1.00	
Hexachloro-1,3-Butadiene	ND	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	0.090	1.00	
Naphthalene	ND	0.052	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.	Date Received:	06/27/14
2141 Mission Street, Suite 100	Work Order:	14-06-2091
San Francisco, CA 94110-6331	Preparation:	N/A
	Method:	EPA TO-15 SIM
	Units:	ug/m3
Project: Hollis IAQ / 14007.28		Page 14 of 14

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	85	45-153	
1,2-Dichloroethane-d4	107	37-163	
Toluene-d8	106	73-121	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Project: Hollis IAQ / 14007.28

Date Received: 06/27/14
Work Order: 14-06-2091
Preparation: N/A
Method: EPA TO-3M
Units: ug/m3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-1	**14-06-2091-1-A**	**06/26/14 12:33**	**Air**	**GC 13**	**N/A**	**06/27/14 15:08**	**140627L02**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	930	1.00	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-2	**14-06-2091-2-A**	**06/26/14 12:42**	**Air**	**GC 13**	**N/A**	**06/27/14 14:54**	**140627L02**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	930	1.00	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-3	**14-06-2091-3-A**	**06/26/14 12:49**	**Air**	**GC 13**	**N/A**	**06/27/14 14:15**	**140627L02**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	930	1.00	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-4	**14-06-2091-4-A**	**06/26/14 12:51**	**Air**	**GC 13**	**N/A**	**06/27/14 14:25**	**140627L02**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	930	1.00	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
IAQ-5	**14-06-2091-5-A**	**06/26/14 13:03**	**Air**	**GC 13**	**N/A**	**06/27/14 14:35**	**140627L02**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	930	1.00	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
OAA-1	**14-06-2091-6-A**	**06/26/14 13:13**	**Air**	**GC 13**	**N/A**	**06/27/14 14:44**	**140627L02**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	930	1.00	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-15-709-14**	**N/A**	**Air**	**GC 13**	**N/A**	**06/27/14 09:32**	**140627L02**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	930	1.00	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Quality Control - Sample Duplicate

AllWest Environmental, Inc.		Date Received:	06/27/14
2141 Mission Street, Suite 100		Work Order:	14-06-2091
San Francisco, CA 94110-6331		Preparation:	N/A
		Method:	EPA TO-3M
Project: Hollis IAQ / 14007.28			Page 1 of 1

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	Duplicate Batch Number
IAQ-1	**Sample**	**Air**	**GC 13**	**N/A**	**06/27/14 15:08**	**140627D02**
IAQ-1	**Sample Duplicate**	**Air**	**GC 13**	**N/A**	**06/27/14 15:17**	**140627D02**

Parameter	Sample Conc.	DUP Conc.	RPD	RPD CL	Qualifiers
TPH as Gasoline	ND	ND	N/A	0-20	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS/LCSD

AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110-6331

Project: Hollis IAQ / 14007.28

Date Received: 06/27/14
Work Order: 14-06-2091
Preparation: N/A
Method: EPA TO-15 SIM

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
095-01-052-1063	**LCS**	**Air**	**GC/MS HH**	**N/A**	**06/30/14 17:08**	**14630L01**
095-01-052-1063	**LCSD**	**Air**	**GC/MS HH**	**N/A**	**06/30/14 18:00**	**14630L01**

Parameter	Spike Added	LCS Conc.	LCS %Rec.	LCSD Conc.	LCSD %Rec.	%Rec. CL	ME CL	RPD	RPD CL	Qualifiers
Dichlorodifluoromethane	2.473	2.391	97	2.309	93	50-150	33-167	3	0-30	
Chloromethane	1.033	1.020	99	1.031	100	50-150	33-167	1	0-30	
Vinyl Chloride	1.278	1.291	101	1.293	101	44-140	28-156	0	0-33	
Chloroethane	1.319	1.229	93	1.208	92	50-150	33-167	2	0-30	
Trichlorofluoromethane	2.809	2.702	96	2.593	92	50-150	33-167	4	0-30	
1,1-Dichloroethene	1.982	1.996	101	1.924	97	50-150	33-167	4	0-30	
Methylene Chloride	1.737	1.666	96	1.593	92	50-150	33-167	4	0-30	
1,1,2-Trichloro-1,2,2-Trifluoroethane	3.832	3.821	100	3.675	96	50-150	33-167	4	0-30	
t-1,2-Dichloroethene	1.982	1.857	94	1.790	90	50-150	33-167	4	0-30	
1,1-Dichloroethane	2.024	1.999	99	1.916	95	50-150	33-167	4	0-30	
c-1,2-Dichloroethene	1.982	1.914	97	1.844	93	35-165	13-187	4	0-35	
Chloroform	2.441	2.407	99	2.302	94	50-150	33-167	4	0-30	
1,2-Dichloroethane	2.024	2.033	100	1.952	96	28-166	5-189	4	0-40	
1,1,1-Trichloroethane	2.728	2.540	93	2.378	87	50-150	33-167	7	0-30	
1,2,4-Trimethylbenzene	2.458	2.284	93	2.119	86	50-150	33-167	8	0-30	
1,3,5-Trimethylbenzene	2.458	1.995	81	1.869	76	50-150	33-167	7	0-30	
4-Ethyltoluene	2.458	2.336	95	2.195	89	50-150	33-167	6	0-30	
Chlorobenzene	2.302	2.072	90	1.940	84	50-150	33-167	7	0-30	
1,1-Difluoroethane	1.351	1.292	96	1.230	91	50-150	33-167	5	0-30	
Benzene	1.597	1.516	95	1.399	88	27-153	6-174	8	0-34	
Carbon Tetrachloride	3.146	3.176	101	2.942	94	7-187	0-217	8	0-31	
Bromodichloromethane	3.350	3.242	97	3.049	91	50-150	33-167	6	0-30	
1,1,2-Trichloroethane	2.728	2.541	93	2.370	87	27-171	3-195	7	0-38	
Toluene	1.884	1.698	90	1.540	82	28-154	7-175	10	0-42	
Dibromochloromethane	4.259	4.074	96	3.788	89	50-150	33-167	7	0-30	
Trichloroethene	2.687	2.539	94	2.367	88	43-139	27-155	7	0-31	
Tetrachloroethene	3.391	3.163	93	2.952	87	34-154	14-174	7	0-33	
Ethylbenzene	2.171	1.801	83	1.672	77	27-153	6-174	7	0-46	
p/m-Xylene	4.342	3.945	91	3.650	84	21-165	0-189	8	0-51	
1,1,2,2-Tetrachloroethane	3.433	3.151	92	2.927	85	50-150	33-167	7	0-30	
o-Xylene	2.171	1.888	87	1.742	80	22-160	0-183	8	0-48	
Hexachloro-1,3-Butadiene	5.333	4.230	79	3.919	74	50-150	33-167	8	0-30	
Methyl-t-Butyl Ether (MTBE)	1.803	1.724	96	1.659	92	50-150	33-167	4	0-30	
Naphthalene	2.621	2.516	96	2.300	88	40-190	15-215	9	0-30	

RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS/LCSD

AllWest Environmental, Inc.	Date Received:	06/27/14
2141 Mission Street, Suite 100	Work Order:	14-06-2091
San Francisco, CA 94110-6331	Preparation:	N/A
	Method:	EPA TO-15 SIM
Project: Hollis IAQ / 14007.28		Page 2 of 3

Total number of LCS compounds: 34
Total number of ME compounds: 0
Total number of ME compounds allowed: 2
LCS ME CL validation result: Pass

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

AllWest Environmental, Inc.		Date Received:	06/27/14
2141 Mission Street, Suite 100		Work Order:	14-06-2091
San Francisco, CA 94110-6331		Preparation:	N/A
		Method:	EPA TO-3M
Project: Hollis IAQ / 14007.28			Page 3 of 3

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-15-709-14	**LCS**	**Air**	**GC 13**	**N/A**	**06/27/14 09:22**	**140627L02**

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	Qualifiers
TPH as Gasoline	932500	923600	99	80-120	

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RPD: Relative Percent Difference. CL: Control Limits

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Summa Canister Vacuum Summary

Work Order: 14-06-2091 Page 1 of 1

Sample Name	Vacuum Out	Vacuum In	Equipment	Description
IAQ-1	-29.70 in Hg	-6.00 in Hg	D893	Summa Canister 6L
IAQ-2	-29.70 in Hg	-5.00 in Hg	D810	Summa Canister 6L
IAQ-3	-29.70 in Hg	-6.00 in Hg	D553	Summa Canister 6L
IAQ-4	-29.70 in Hg	-5.00 in Hg	D268	Summa Canister 6L
IAQ-5	-29.70 in Hg	-5.00 in Hg	D182	Summa Canister 6L
OAA-1	-29.70 in Hg	-6.00 in Hg	D658	Summa Canister 6L

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Glossary of Terms and Qualifiers

Work Order: 14-06-2091 Page 1 of 1

Qualifiers	Definition
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution. Therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to suspected matrix interference. The associated LCS recovery was in control.
4	The MS/MSD RPD was out of control due to suspected matrix interference.
5	The PDS/PDSD or PES/PESD associated with this batch of samples was out of control due to suspected matrix interference.
6	Surrogate recovery below the acceptance limit.
7	Surrogate recovery above the acceptance limit.
B	Analyte was present in the associated method blank.
BU	Sample analyzed after holding time expired.
BV	Sample received after holding time expired.
E	Concentration exceeds the calibration range.
ET	Sample was extracted past end of recommended max. holding time.
HD	The chromatographic pattern was inconsistent with the profile of the reference fuel standard.
HDH	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons were also present (or detected).
HDL	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but lighter hydrocarbons were also present (or detected).
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
JA	Analyte positively identified but quantitation is an estimate.
ME	LCS Recovery Percentage is within Marginal Exceedance (ME) Control Limit range (+/- 4 SD from the mean).
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
SG	The sample extract was subjected to Silica Gel treatment prior to analysis.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are reported on a wet weight basis.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of <= 15 minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

A calculated total result (Example: Total Pesticides) is the summation of each component concentration and/or, if "J" flags are reported, estimated concentration. Component concentrations showing not detected (ND) are summed into the calculated total result as zero concentrations.

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Calscience Environmental Laboratories, Inc.
7440 LINCOLN WAY
GARDEN GROVE, CA 92841-1427
TEL: (714) 895-5494 FAX: (714) 894-7501

AIR CHAIN OF CUSTODY RECORD

DATE: 6/25-26/14
PAGE: 1 OF 1

LABORATORY CLIENT: AllWest
ADDRESS: 2141 Mission St., Suite 100
CITY: San Francisco, CA STATE: 94110 ZIP:
TEL: 415-391-2510 E-MAIL: choulihan@allwest1.com

CLIENT PROJECT NAME / NUMBER: Hollis IAQ / 14007.28
PROJECT ADDRESS: 6655 Hollis St.
CITY: Emeryville, CA STATE: ZIP:
PROJECT CONTACT: Christopher Houlihan
SAMPLER(S): (NAME / SIGNATURE) C. Houlihan

P.O.NO.:
LAB CONTACT OR QUOTE NO.
LAB USE ONLY 14-06-2091

TURNAROUND TIME:
☐ SAME DAY ☐ 24 HR ☐ 48 HR ☐ 72 HR ☑ 5 DAYS ☐ 10 DAYS

SPECIAL REQUIREMENTS (ADDITIONAL COSTS MAY APPLY)
☑ EDD Geotracker I.D. # T0600102099

SPECIAL INSTRUCTIONS:

REQUESTED ANALYSES: TPH-g by TO-3; VOCs TO-15 SIM

LAB USE ONLY	SAMPLE ID	FIELD ID / Point of Collection	Air Type (I) Indoor (SV) Soil Vap. (A) Ambient	Sampling Equipment: Canister ID#	Canister Size 6L or 1L	Flow Controller ID #	Start Sampling Information: Date	Time (24 hr clock)	Canister Pressure ("Hg)	Stop Sampling Information: Date	Time (24 hr clock)	Canister Pressure ("Hg)	TPH-g by TO-3	VOCs TO-15 SIM
1	IAQ-1	IAQ-1	I	D893	6L	FC124	6/25/14	1343	-30	6/26/14	1233	-6	X	X
2	IAQ-2	IAQ-2	I	D810	6L	FC273		1356	-30		1242	-20	X	X
3	IAQ-3	IAQ-3	I	D553	6L	FC332		1401	-30		1249	-6	X	X
4	IAQ-4	IAQ-4	I	D268	6L	FC102		1413	-30		1251	-5	X	X
5	IAQ-5	IAQ-5	I	D182	6L	FC108		1424	-30		1303	-5	X	X
6	OAA-1	OAA-1	A	D658	6L	FC280	↓	1444	-30	↓	1313	-6	X	X

Relinquished by: (Signature) C. Houlihan
Relinquished by: (Signature) Tor O'Malley TO 650 6/26/14 1730
Relinquished by: (Signature)

Received by: (Signature) Tor O'Malley ECI
Received by: (Signature) ECI
Received by: (Signature)

Date: 6/26/14 Time: 1348
Date: 6/27/14 Time: 0945
Date: Time:

DISTRIBUTION: White with final report, Green and Yellow to Client.
Please note that pages 1 and 2 of 2 of our T/Cs are printed on the reverse side of the Green and Yellow copies respectively

04/01/13 Revision

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GSO

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CAL SCIENCE- CONCORD
3063 COMMERCIAL CIRCLE #H
CONCORD, CA 94520

Tracking #: 525007202

NPS

Page 2 of 2

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CONCORD, CA 94520

Ship To:
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CEL
[illegible] LINCOLN WAY
GARDEN GROVE, CA 92841

Reference:
DELIVERY

Delivery Instructions:

Signature Type:
SIGNATURE REQUIRED

Tracking #: 525007203

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A

GARDEN GROVE

D92845A

25950474

Print Date : 06/26/14 14:55 PM

Package 2 of 2

Edit Shipment

Finish

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WORK ORDER #: 14-06-2091

SAMPLE RECEIPT FORM

Cooler 0 of 0

CLIENT: All West

DATE: 06/27/14

TEMPERATURE: Thermometer ID: SC2 (Criteria: 0.0 °C – 6.0 °C, not frozen except sediment/tissue)

Temperature ____.____ °C - 0.3 °C (CF) = ____.____ °C ☐ Blank ☐ Sample

☐ Sample(s) outside temperature criteria (PM/APM contacted by: _____)

☐ Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling.

☐ **Received at ambient temperature, placed on ice for transport by Courier.**

Ambient Temperature: ☑ Air ☐ Filter **Checked by:** BG

CUSTODY SEALS INTACT:

☐ Cooler ☑ Box ☐ No (Not Intact) ☐ Not Present ☐ N/A **Checked by:** BG

☐ Sample ☐ _____ ☐ No (Not Intact) ☑ Not Present **Checked by:** BG

SAMPLE CONDITION:	Yes	No	N/A
Chain-Of-Custody (COC) document(s) received with samples	☑	☐	☐
COC document(s) received complete	☑	☐	☐
☐ Collection date/time, matrix, and/or # of containers logged in based on sample labels.			
☐ No analysis requested. ☐ Not relinquished. ☐ No date/time relinquished.			
Sampler's name indicated on COC	☑	☐	☐
Sample container label(s) consistent with COC	☑	☐	☐
Sample container(s) intact and good condition	☑	☐	☐
Proper containers and sufficient volume for analyses requested	☑	☐	☐
Analyses received within holding time	☑	☐	☐
Aqueous samples received within 15-minute holding time			
☐ pH ☐ Residual Chlorine ☐ Dissolved Sulfides ☐ Dissolved Oxygen	☐	☐	☑
Proper preservation noted on COC or sample container	☐	☐	☑
☐ Unpreserved vials received for Volatiles analysis			
Volatile analysis container(s) free of headspace	☐	☐	☑
Tedlar bag(s) free of condensation	☐	☐	☑

CONTAINER TYPE:

Solid: ☐4ozCGJ ☐8ozCGJ ☐16ozCGJ ☐Sleeve (_____) ☐EnCores® ☐TerraCores® ☐_____

Aqueous: ☐VOA ☐VOA**h** ☐VOA**na$_2$** ☐125AGB ☐125AGB**h** ☐125AGB**p** ☐1AGB ☐1AGB**na$_2$** ☐1AGB**s**

☐500AGB ☐500AGJ ☐500AGJ**s** ☐250AGB ☐250CGB ☐250CGB**s** ☐1PB ☐1PB**na** ☐500PB

☐250PB ☐250PB**n** ☐125PB ☐125PB**znna** ☐100PJ ☐100PJ**na$_2$** ☐_____ ☐_____ ☐_____

Air: ☐Tedlar® ☑Canister **Other:** ☐_____ **Trip Blank Lot#:**_____ **Labeled/Checked by:** BG

Container: **C:** Clear **A:** Amber **P:** Plastic **G:** Glass **J:** Jar **B:** Bottle **Z:** Ziploc/Resealable Bag **E:** Envelope **Reviewed by:** 3PD

Preservative: **h:** HCL **n:** HNO_3 **na$_2$:**$Na_2S_2O_3$ **na:** NaOH **p:** H_3PO_4 **s:** H_2SO_4 **u:** Ultra-pure **znna:** $ZnAc_2$+NaOH **f:** Filtered **Scanned by:** 3PD

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APPENDIX C

APPLICATION FOR AUTHORIZATION TO USE

REPORT TITLE: INDOOR AIR QUALITY MONITORING REPORT

Former McGrath Steel
6655 Hollis Street and 1471 67th Street
Emeryville, California

PROJECT NUMBER: 14007.28

To: AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110

From (Applicant): _____

_____

_____

(Please clearly identify name and address of person/entity applying for permission to use or copy this document)

Ladies and Gentlemen:

Applicant states they have thoroughly reviewed the report and had the opportunity to discuss with AllWest the report's methodology, findings and conclusion(s).

Applicant hereby applies for permission to rely upon AllWest's work product, as described above, for the purpose of (state here the purpose for which you wish to rely upon the work product):

Applicant only can accept and rely upon AllWest work product under the strict understanding that Applicant is bound by all provisions in the Terms and Conditions attached to the report. Every report, recommendation, finding, or conclusion issued by AllWest shall be subject to the limitations stated in the Agreement and subject report(s). If this is agreeable, please sign below and return one copy of this letter to us along with the applicable fees. Upon receipt and if acceptable, our signed letter will be returned. AllWest may withhold permission at its sole discretion or require additional re-use fees or terms.

FEES: A $1,500 coordination and reliance fee, payable in advance, will apply. If desired, for an additional $150 report reproduction fee, we will reissue the report in the name of the Applicant; the report date, however, will remain the same. All checks will be returned if your request for reliance is not approved.

REQUESTED BY	**APPROVED BY**
_____	**AllWest Environmental, Inc.**
Applicant Company	
_____	_____
Print Name and Title	Print Name and Title
_____	_____
Signature and Date	Signature and Date

GENERAL CONDITIONS TO THE WORK AUTHORIZATION AGREEMENT

It is hereby agreed that the Client retains AllWest to provide services as set forth in the Work Authorization attached hereto (the "Work"). This contract shall be controlled by the following terms and conditions, and these terms and conditions shall also control any further assignments performed pursuant to this Work Authorization. Client's signature on this Work Authorization constitutes Client's agreement to the all terms to this contract, including these General Conditions.

FEES AND COSTS

1. AllWest shall charge for work performed by its personnel at the rates identified in the Work Authorization. These rates are subject to reasonable increases by AllWest upon giving Client 30 days advance notice. Reimbursable Costs will be charged to the Client in addition to the fees for the basic services under this Agreement and all Additional Services (defined below) under the Agreement. Reimbursable Costs include, but are not limited to, expenses for travel, including transportation, meals, lodging, long distance telephone and other related expenses, as well as the costs of reproduction of all drawings for the Client's use, costs for specifications and type-written reports, permit and approval fees, automobile travel reimbursement, costs and fees of subcontractors, and soil and other materials testing. No overtime is accrued for time spent in travel. All costs incurred which relate to the services or materials provided by a contractor or subcontractor to AllWest shall be invoiced by AllWest on the basis of cost plus twenty percent (20%). Automobile travel reimbursement shall be at the rate of fifty- eight cents ($0.58) per mile. All other reimbursable costs shall be invoiced and billed by AllWest at the rate of 1.1 times the direct cost to AllWest. Reimbursable costs will be charged to the client only as outlined in the Work Authorization if the scope of work is for Phase I Environmental Site Assessment, Property Condition Assessment, Seismic Assessment or ALTA survey. Invoices for work performed shall be submitted monthly. Payment will be due upon receipt of invoice. Client shall pay interest on the balance of unpaid invoices which are overdue by more than 30 days, at a rate of 18% per annum as well as all attorney fees and costs incurred by AllWest to secure payment of unpaid invoices. AllWest may waive such fees at its sole discretion.

STANDARD OF CARE

2. AllWest will perform its work in accordance with the standard of care of its industry, as it is at the time of the work being performed, and applicable in the locale of the work being performed. AllWest makes no other warranties, express or implied regarding its work.

LIMITATION OF REMEDIES

3. Client expressly agrees that to the fullest extent permitted by law, Client's remedies for any liability incurred by AllWest, and/or its employees or agents, for any and all claims arising from AllWest's services, shall be $50,000 or its fees, whichever is greater.

Client may request a higher limitation of remedies, but must do so in writing. Upon such written request, AllWest may agree to increase this limit in exchange for a mutually negotiated higher fee commensurate with the increased risk to AllWest. Any such agreed increase in fee and limitation of remedies amount must be memorialized by written agreement which expressly amends the terms of this clause.

As used in this section, the term "limitation of remedies" shall apply to claims of any kind, including, but not limited to, claims brought in contract, tort, strict liability, or otherwise, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to AllWest's services or the services of AllWest's subcontractors, consultants, agents, officers, directors, and employees from any cause(s). AllWest shall not be liable for any claims of loss of profits or any other indirect, incidental, or consequential damages of any nature whatsoever. Client & AllWest have specifically negotiated this limitation.

INDEMNIFICATION

4. Notwithstanding any other provision of this Agreement, Client agrees, to the fullest extent permitted by law, to waive any claim against, release from any liability or responsibility for, and , indemnify and hold harmless AllWest, its employees, agents and sub-consultants (collectively, Consultant) from and against any and all damages, liabilities, claims, actions or costs of any kind, including reasonable attorney's fees and defense costs, arising or alleged to arise out of or to be in any way connected with the Project or the performance or non-performance of Consultant of any services under this Agreement, excepting only any such liabilities determined by a court or other forum of competent jurisdiction to have been caused by the negligence or willful misconduct of Consultant. This provision shall be in addition to any rights of indemnity that Consultant may have under the law and shall survive and remain in effect following the termination of this Agreement for any reason. Should any part of this provision be determined to be unenforceable, AllWest and Client agree that the rest of the provision shall apply to the maximum extent permitted by law. The Client's duty to defend AllWest shall arise immediately upon tender of any matter potentially covered by the above obligations to indemnify and hold harmless.

MEDIATION & JUDICIAL REFERENCE

5. In an effort to resolve any conflicts or disputes that arise regarding the performance of this agreement, the Client & AllWest agree that all such disputes shall be submitted to non-binding mediation, using a mutually agreed upon mediation service experienced in the resolution of construction disputes. Unless the parties mutually agree otherwise, such mediation shall be a condition precedent to the initiation of any other adjudicative proceedings. It is further agreed that any dispute that is not settled pursuant to such mediation shall be adjudicated by a court appointed referee in accordance with the Judicial Reference procedures as set forth in California Code of Civil Procedure Section 638 et seq. The parties hereby mutually agree to waive any right to a trial by jury regarding any dispute arising out of this agreement.

The parties further agree to include a similar mediation, Judicial Reference & waiver of jury trial provision in their agreements with other independent contractors & consultants retained for the project and require them to similarly agree to these dispute resolution procedures. The cost of said Mediation shall be split equally between the parties. This agreement to mediate shall be specifically enforceable under the prevailing law of the jurisdiction in which this agreement was signed.

HAZARDOUS WASTE

6. Client acknowledges that AllWest and its sub-contractors have played no part in the creation of any hazardous waste, pollution sources, nuisance, or chemical or industrial disposal problem, which may exist, and that AllWest has been retained for the sole purpose of performing the services set out in the scope of work within this Agreement, which may include, but is not necessarily limited to such services as assisting the Client in assessing any problem which may exist and in assisting the

Client in formulating a remedial program. Client acknowledges that while necessary for investigations, commonly used exploration methods employed by AllWest may penetrate through contaminated materials and serve as a connecting passageway between the contaminated material and an uncontaminated aquifer or groundwater, possibly inducing cross contamination. While back-filling with grout or other means, according to a state of practice design is intended to provide a seal against such passageway, it is recognized that such a seal may be imperfect and that there is an inherent risk in drilling borings of performing other exploration methods in a hazardous waste site.

AllWest will not sign or execute hazardous waste manifests or other waste tracking documents on behalf of Client unless Client specifically establishes AllWest as an express agent of Client under a written agency agreement approved by AllWest. In addition, Client agrees that AllWest shall not be required to sign any documents, no matter requested by whom, that would have the effect of AllWest providing any form of certification, guarantee, or warranty as to any matter or to opine on conditions for which the existence AllWest cannot ascertain. Client also agrees that it shall never seek or otherwise attempt to have AllWest provide any form of such certification, guarantee or warranty in exchange for resolution of any disputes between Client and AllWest, or as a condition precedent to making payment to AllWest for fees and costs owing under this Agreement.

Client understands and agrees that AllWest is not, and has no responsibility as, a generator, operator, treater, storer, transporter , arranger or disposer of hazardous or toxic substances found or identified at the site, including investigation-derived waste. The Client shall undertake and arrange for the removal, treatment, storage, disposal and/or treatment of hazardous material and investigation derived waste (such as drill cuttings) and further, assumes full responsibility for such wastes to the complete exclusion of any responsibility, duty or obligation upon AllWest. AllWest's responsibilities shall be limited to recommendations regarding such matters and assistance with appropriate arrangements if authorized by Client.

FORCE MAJUERE

7. Neither party shall be responsible for damages or delays in performance under this Agreement caused by acts of God, strikes, lockouts, accidents or other events or condition (other than financial inability) beyond the other Party's reasonable control.

TERMINATION

8. This Agreement may be terminated by either party upon ten (10) days' written notice should the other party substantially fail to perform in accordance with its duties and responsibilities as set forth in this Agreement and such failure to perform is through no fault of the party initiating the termination. Client agrees that if it chooses to terminate AllWest for convenience, and AllWest has otherwise satisfactorily performed its obligations under this Agreement to that point, AllWest shall be paid no less than eighty percent (80%) of the contract price, provided, however, that if AllWest shall have completed more than eighty percent of the Work at the time of said termination, AllWest shall be compensated as provided in the Work Authorization for all services performed prior to the termination date which fall within the scope of work described in the Work Authorization and may as well, at its sole discretion and in accordance with said Schedule of Fees, charge Client, and Client agrees to pay AllWest's reasonable costs and labor in winding up its files and removing equipment and other materials from the Project.

Upon notice of termination by Client to AllWest, AllWest may issue notice of such termination to other consultants, contractors, subcontractors and to governing agencies having jurisdiction over the Project, and take such other actions as are reasonably necessary in order to give notice that AllWest is no longer associated with the Project and to protect AllWest from claims of liability from the work of others.

DOCUMENTS

9. Any documents prepared by AllWest, including, but not limited to proposals, project specifications, drawings, calculations, plans and maps, and any ideas and designs incorporated therein, as well as any reproduction of the above are instruments of service and shall remain the property of AllWest and AllWest retains copyrights to these instruments of service. AllWest grants to Client a non-exclusive license to use these instruments of service for the purpose of completing and maintaining the Project. The Client shall be permitted to retain a copy of any instruments of service, but Client expressly agrees and acknowledges that the instruments of service may not be used by the Client on other projects, or for any other purpose, except the project for which they were prepared, unless Client first obtains a written agreement expanding the license to such use from AllWest, and with appropriate compensation to AllWest. Client further agrees that such instruments of service shall not be provided to any third parties without the express written permission of AllWest.

Client shall furnish, or cause to be furnished to AllWest all documents and information known to Client that relate to the identity, location, quantity, nature, or characteristics of any asbestos, PCBs, or any other hazardous materials or waste at, on or under the site. In addition, Client will furnish or cause to be furnished such reports, data, studies, plans, specifications, documents and other information on surface or subsurface site conditions, e.g., underground tanks, pipelines and buried utilities, required by AllWest for proper performance of its services. IF Client fails to provide AllWest with all hazardous material subject matter reports including geotechnical assessments in its possession during the period that AllWest is actively providing its services (including up to 30 days after its final invoice), Client shall release AllWest from any and all liability for risks and damages the Client incurs resulting from its reliance on AllWest's professional opinion. AllWest shall be entitled to rely upon Client - provided documents and information in performing the services required in this Agreement; however, AllWest assumes no responsibility or liability for the accuracy or completeness of Client-provided documents. Client-provided documents will remain the property of the Client.

ACCESS TO PROJECT

10. Client grants to AllWest the right of access and entry to the Project at all times necessary for AllWest to perform the Work. If Client is not the owner of the Project, then Client represents that Client has full authority to grant access and right of entry to AllWest for the purpose of AllWest's performance of the Work. This right of access and entry extends fully to any agents, employees, contractors or subcontractors of AllWest upon reasonable proof of association with AllWest. Client's failure to provide such timely access and permission shall constitute a material breach of this Agreement excusing AllWest from performance of its duties under this Agreement.

CONFIDENTIAL INFORMATION

11. Both Client and AllWest understand that in conjunction with AllWest's performance of the Work on the project, both Client and AllWest may receive or be exposed to Proprietary Information of the other. As used herein, the term "Proprietary Information" refers to any and all information of a confidential, proprietary or secret nature which may be either applicable to, or relate in any way to: (a) the personal, financial or other affairs of the business of each of the Parties, or (b) the

research and development or investigations of each of the Parties. Proprietary Information includes, for example and without limitation, trade secrets, processes, formulas, data, know-how, improvements, inventions, techniques, software technical data, developments, research projects, plans for future development, marketing plans and strategies. Each of the Parties agrees that all Proprietary Information of the other party is and shall remain exclusively the property of that other party. The parties further acknowledge that the Proprietary Information of the other party is a special, valuable and unique asset of that party, and each of the Parties agrees that at all times during the terms of this Agreement and thereafter to keep in confidence and trust all Proprietary Information of the other party, whether such Proprietary Information was obtained or developed by the other party before, during or after the term of this Agreement. Each of the Parties agrees not to sell, distribute, disclose or use in any other unauthorized manner the Proprietary Information of the other party. AllWest further agrees that it will not sell, distribute or disclose information or the results of any testing obtained by AllWest during the performance of the Work without the prior written approval of Client unless required to do so by federal, state or local statute, ordinance or regulation.

INDEPENDENT CONTRACTOR

12. Both Client and AllWest agree that AllWest is an independent contractor in the performance of the Work under this Agreement. All persons or parties employed by AllWest in connection with the Work are the agents, employees or subcontractors of AllWest and not of Client. Accordingly, AllWest shall be responsible for payment of all taxes arising out of AllWest's activities in performing the Work under this Agreement.

ENTIRE AGREEMENT

13. This Agreement contains the entire agreement between the Parties pertaining to the subject matter contained in it and supersedes and replaces in its entirety all prior and contemporaneous proposals, agreements, representations and understandings of the Parties. The Parties have carefully read and understand the contents of this Agreement and sign their names to the same as their own free act.

INTEGRATION

14. This is a fully integrated Agreement. The terms of this Agreement may be modified only by a writing signed by both Parties. The terms of this Agreement were fully negotiated by the Parties and shall not be construed for or against the Client or AllWest but shall be interpreted in accordance with the general meaning of the language in an effort to reach the intended result.

MODIFICATION / WAIVER / PARTIAL INVALIDITY

15. Failure on the part of either party to complain of any act or omission of the other, or to declare the other party in default, shall not constitute a waiver by such party of its rights hereunder. If any provision of this Agreement or its application be unenforceable to any extent, the Parties agree that the remainder of this Agreement shall not be affected and shall be enforced to the greatest extent permitted by law.

INUREMENT / TITLES

16. Subject to any restrictions on transfers, assignments and encumbrances set forth herein, this Agreement shall inure to the benefit of and be binding upon the undersigned Parties and their respective heirs, executors, legal representatives, successors and assigns. Paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience, and for reference only, and in no way limit, define or extend the provisions of any paragraph. , et al., incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

AUTHORITY

17. Each of the persons executing this Agreement on behalf of a corporation does hereby covenant and warrant that the corporation is duly authorized and existing under the laws of its respective state of incorporation, that the corporation has and is qualified to do business in its respective state of incorporation, that the corporation has the full right and authority to enter into this Agreement, and that each person signing on behalf of the corporation is authorized to do so. If the Client is a joint venture, limited liability company or a partnership, the signatories below warrant that said entity is properly and duly organized and existing under the laws of the state of its formation and pursuant to the organizational and operating document of the entity, and the laws of the state of its formation, said signatory has authority act on behalf of and commit the entity to this Agreement.

COUNTERPARTS

18. This Agreement may be signed in counterparts by each of the Parties hereto and, taken together, the signed counterparts shall constitute a single document.

THIRD PARTY BENEFICIARIES / CONTROLLING LAW

19. There are no intended third party beneficiaries of this Agreement. The services, data & opinions expressed by AllWest are for the sole use of the client, are for a particular project and may not be relied upon by anyone other than the client. This Agreement shall be controlled by the laws of the State of California and any action by either party to enforce this Agreement shall be brought in San Francisco County, California.

TIME BAR TO LEGAL ACTION

20. Any legal actions by either party against the other related to this Agreement, shall be barred after one year has passed from the time the claimant knew or should have known of its claim, and under no circumstances shall be initiated after two years have passed from the date by which AllWest completes its services.