

## PHASE II SUBSURFACE INVESTIGATION REPORT

1544 West San Carlos Street  
San Jose, California 95126

July 25, 2019  
Partner Project Number: 19-250390.2

Prepared for:  
Technology Credit Union  
2010 North 1st Street, Suite 300  
San Jose, California 95131



July 25, 2019

Niki Wong  
Technology Credit Union  
2010 North 1st Street, Suite 300  
San Jose, California 95131

Subject: Phase II Subsurface Investigation Report  
1544 West San Carlos Street  
San Jose, California 95126  
Partner Project Number: 19-250390.2

Dear Ms. Wong:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed at the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed consistent with acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

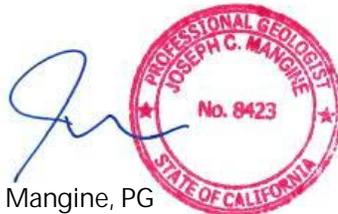
We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Marshall Stanclift at (801) 783-2734.

Sincerely,

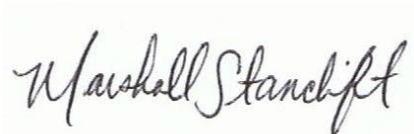
Partner Engineering and Science, Inc.



Nathan Maroon  
Project Scientist



Joe Mangine, PG  
Project Manager



Marshall Stanclift  
National Client Manager

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Appendices	A. Boring Logs B. Geophysical Survey Report C. Laboratory Analytical Report

# 1.0 INTRODUCTION

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## 1.1 Purpose

The purpose of the investigation was to identify the location of potential on-site underground storage tanks (USTs), former tankholds, and/or other associated features and to evaluate the potential impact of petroleum hydrocarbons and/or volatile organic compounds (VOCs) to soil as a consequence of a release or releases from the on-site UST. Technology Credit Union provided project authorization of Partner Proposal Number P19-250390.2.

## 1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third-party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. However, it cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally-accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

## 1.3 User Reliance

Partner was engaged by Technology Credit Union (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at <http://www.partneresi.com/terms-and-conditions.php>.

## 2.0 SITE BACKGROUND

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### 2.1 Site Description

The subject property consists of one parcel of land comprising approximately 0.47 acre located on the southeast corner of the West San Carlos Street and Buena Vista Avenue intersection within a mixed commercial and residential area of San Jose, Santa Clara County, California. The subject property is currently developed with four single-story buildings, which were constructed circa 1961. The subject property is currently occupied by Bay Area Car Sales, A-1 Easy Rent-a-Car Inc., and Bang martial arts studio for commercial use. On-site operations consist of the display and sale of used vehicles, car rentals, and martial arts practice studio. In addition to the current structures, the subject property is also improved with asphalt-paved parking areas and drainage features.

The subject property is bound by commercial properties to the north across West San Carlos Street, commercial and residential properties to the east, residential properties to the south, and commercial property to the west across South Buena Vista Avenue. Refer to Figure 1 for a site plan showing site features and surrounding properties.

### 2.2 Site History

Partner completed a Phase I Environmental Site Assessment Report (Phase I) for the subject property, dated June 19, 2019, on behalf of Technology Credit Union. According to the reviewed historical sources, the subject property was formerly undeveloped as early as 1889, developed residentially circa 1915 to 1950, and developed commercially since the 1950s, with the existing structures visible in 1963. Tenants on the subject property have included residential occupants (1915-1950), Shirley Scale Shop (1935-1960), Copeland Shannon Scales (1950), Geo Thompson Used Cars (1955-1957), Holiday Motors (1960-1963), Toledo Scale Distributor (1960-1966), Pioneer Dodge Used Cars (1966), Premier Motors (1970-1975), T&T Auto Trim and Upholstery (1970-1996), Malibu Motors (1980), Rainbow Resales (1985), Auto Row Sales & Lease (1986-1991), BCCM (1996), Maxim Auto Center (1996-2000), Baywatch Unlimited Enterprises (2010), Bay Area Car Sales LLC (2010-Present), and Easy Rent A Car (2014-Present).

The following recognized environmental condition (REC) was identified in the Phase I:

- Based on records provided by the Santa Clara County Department of Environmental Health (SCCDEH), a 550-gallon UST was situated on the subject property. These documents include a March 3, 1986 Facility Closure for closure of one 550-gallon tank to be filled with concrete slurry. No information pertaining to the exact location, installation date, or construction was available during the course of the Phase I. Based on the lack of information regarding the disposition of the UST, the UST was considered a REC.

### 2.3 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) San Jose West, CA Quadrangle topographic map, indicates the subject property is situated approximately 118 feet above mean sea level, and the local topography is sloping gently to the north. Refer to Figure 2 for a topographic map of the site vicinity.

The subject property is situated within the Santa Clara Valley, which is an intermontane basin in the coastal region of the State of California. The rocks that underlie the basins and form the surrounding mountains are primarily marine sediments and metamorphic and igneous rocks, all of which are Mesozoic age but locally include rocks of the Cenozoic age. The estimated depth to bedrock at the subject property is approximately 1,200 to 1,300 feet below the ground surface.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of silt and clayey silt from the ground surface to approximately 20 feet below ground surface (bgs). Refer to Appendix A for boring logs from this investigation.

Groundwater was not encountered during this investigation and was not a part of the scope of work. Based on available information from the State Water Resources Control Board (SWRCB) GeoTracker database for a Leaking Underground Storage Tank (LUST) Cleanup Site (facility identification number T0608500223) located approximately 0.3 mile to the west of the subject property, groundwater in the vicinity of the subject property is anticipated to be first encountered at approximately 30 to 45 feet bgs with flow direction to the southeast.

## **3.0 FIELD ACTIVITIES**

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The Phase II Subsurface Investigation scope included a geophysical survey and the advancement of three borings (B1 through B3) to collect representative soil samples. Refer to Table 1 for a summary of the borings, sampling schedule and laboratory analyses for this investigation.

### **3.1 Preparatory Activities**

Prior to the initiation of fieldwork, Partner completed the following activities.

#### **3.1.1 Utility Clearance**

Partner delineated the work area with white spray paint and notified California Dig Alert 811 to clear public utility lines as required by law at least 48 hours prior to drilling activities. California Dig Alert issued ticket number X919103207 for the project.

#### **3.1.2 Health and Safety Plan**

Partner prepared a site-specific Health and Safety Plan, which was reviewed with on-site personnel involved in the project prior to the commencement of drilling activities.

### **3.2 Geophysical Survey**

On July 9, 2019, Ground Penetrating Radar Services (GPRS) conducted a geophysical survey under the supervision of Partner. The purpose of the geophysical survey was to identify USTs remaining in place and/or backfilled tankholds and clear boring locations of utilities. The geophysical survey was conducted with a Radiodetection Limited RD-400 transmitter and receiver and a Geophysical Survey Systems SIR GSSI 3000 ground penetrating radar (GPR) unit.

GPRS systematically free-traversed the investigation area with the aforementioned equipment. The equipment data were interpreted in real time and compiled as necessary in order to identify subsurface anomalies consistent with USTs, disturbed soil resembling backfilled tankholds, piping trenches, utility lines, and/or other subsurface conduits/features.

The geophysical survey did not identify any anomalies consistent with a backfilled excavation. In addition, no large metallic features (i.e. USTs) were identified within the survey area.

In addition, GPRS systematically free-traversed each proposed boring location with the aforementioned equipment and the equipment data were interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Boring placement was modified as necessary based on the geophysical survey results to avoid damaging underground features.

Refer to Appendix B for a copy of the geophysical survey report, which provides additional details regarding the geophysical survey equipment and methodology.

### **3.3 Drilling Equipment**

On July 9, 2019, Partner subcontracted with Environmental Control Associates (ECA) (State of California Water Well Drilling Contractor License Number 695970) to provide and operate drilling equipment. ECA, under the direction of Partner, advanced borings B1 through B3 with a track-mounted Geoprobe 7822DT

direct-push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

### **3.4 Sample Locations**

Borings B1 through B3 were advanced north, southeast, and south, respectively, of the on-site office building. Refer to Figure 3 for a map indicating sample locations.

### **3.5 Soil Sampling**

Borings B1 through B3 were overlain by asphalt, which were penetrated using a punch bit attachment advanced by the direct-push drill rig. Borings B1 through B3 were advanced to a terminal depth of 20 feet bgs.

Soil samples were collected using a four-foot long by two-inch diameter MacroCore sampler with a four-foot long acetate liner, which was advanced by the direct push drill rig using four-foot long by 1.5-inch diameter drill rods. The sampler was driven into the subsurface to allow undisturbed soil to enter the open MacroCore barrel and retrieved in four-foot intervals to recover the soil-filled liners.

Samples were prepared for laboratory analysis by cutting an approximately six-inch long section of the liner using a hacksaw. Samples were collected from the lower half of the liner using a disposable plastic syringe and retained in two sodium bisulfate-preserved volatile organics analysis (VOA) vials and one methanol-preserved VOA vial in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol. The VOA vials were labeled for identification and stored in an iced cooler. The soil in the upper half of the liner was visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System (USCS), placed in a sealable plastic bag, and field-screened with a photoionization detector (PID) calibrated to isobutylene. None of the soil samples appeared to exhibit discoloration and/or an odor. In addition, none of the PID readings suggested the presence of elevated volatile organics concentrations.

Soil samples were collected from each boring at five, 10, 15, and 20 feet bgs.

### **3.6 Post-Sampling Activities**

Boreholes were backfilled with hydrated bentonite chips following sampling activities. Boreholes were capped with concrete patch after being backfilled.

No significant amounts of derived wastes were generated during this investigation.

## 4.0 DATA ANALYSIS

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### 4.1 Laboratory Analysis

Partner collected 12 soil samples on July 9, 2019, which were transported in an iced cooler under chain-of-custody protocol to SunStar Laboratories, Inc. (SunStar), a state-certified laboratory (California Department of Public Health Environmental Laboratory Accreditation Program certificate number 2250) in Lake Forest, California, for analysis. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample per boring (three soil samples total) was analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) in accordance with EPA Method 8015B and for VOCs in accordance with EPA Method 8260B. The remaining soil samples were placed on hold at the laboratory.

Laboratory analytical results are included in Appendix C and discussed below.

### 4.2 Regulatory Agency Comparison Criteria

Environmental Screening Levels – January 2019

The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) has established ESLs as an initial screening level evaluation. ESLs aid in assessing the potential threats to human health, terrestrial/aquatic habitats, and/or drinking water resources due to contaminants in soil, soil gas, and/or groundwater. Under most circumstances, the presence of contamination below applicable ESLs can be assumed to not pose a significant, chronic (i.e., long-term) adverse risk to the applicable receptor of concern. Conversely, sites that exceed ESLs generally require further evaluation and/or remediation. Please note that the ESLs were developed using default assumptions (e.g., standard exposure factors) and, consequently, are only meant for screening level assessments. The ESLs should not be considered enforceable regulatory standards. Cleanup levels ultimately dependent on site-specific factors and are established by the regulatory agencies on a case-by-case basis.

### 4.3 Soil Sample Data Analysis

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs above laboratory reporting limits (RLs), and the laboratory RLs are below applicable screening levels.

### 4.4 Discussion

Based on the results, there is no evidence of petroleum hydrocarbon or VOC impacts to soil beneath the subject property as a result of the former on-site UST.

## 5.0 SUMMARY AND CONCLUSIONS

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Partner conducted a Phase II Subsurface Investigation at the subject property to identify the location of potential on-site USTs, former tankholds, and/or other associated features and to evaluate the potential impact of petroleum hydrocarbons and/or VOCs to soil as a consequence of a release or releases from the on-site UST. The scope of the Phase II Subsurface Investigation included a geophysical survey and the advancement of three borings. Three soil samples were analyzed for TPH-cc and VOCs.

The geophysical survey did not identify the presence of USTs, excavations, and/or anomalies.

Subsurface lithology encountered in the upper 20 feet bgs consisted of sandy silt and clayey silt. Groundwater was not encountered during this investigation.

None of the analyzed soil samples contained detectable concentrations of TPH-cc and/or VOCs above laboratory RLs.

Based on the Subsurface Investigation, there is no evidence of petroleum hydrocarbon or VOC impacts to soil beneath the subject property. Partner recommends no further investigation with respect to the on-site UST at this time.

## TABLES

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Table 1: Summary of Investigation Scope  
 1544 West San Carlos Street  
 San Jose, California 95126  
 Partner Project Number 19-250390.2  
 July 2019

Boring Identification	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	North of Office Building	20	Soil	5, 10, 15, 20	TPH-cc, VOCs
B2	Southeast of Office Building	20	Soil	5, 10, 15, 20	TPH-cc, VOCs
B3	South of Office Building	20	Soil	5, 10, 15, 20	TPH-cc, VOCs

Notes:

\*Depths in bold analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) in accordance with United States Environmental Protection Agency (EPA) Method 8015B and for volatile organic compounds (VOCs) in accordance with EPA Method 8260B.

bgs = below ground surface

## FIGURES

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**PARTNER**



40 20 0 40 80  
 Approximate Scale: 1" = 80'

**PARTNER**  
 Engineering and Science, Inc.  
 1017 22nd Avenue, Suite 107  
 Oakland, California 94606

Project Number: 19-250390.2



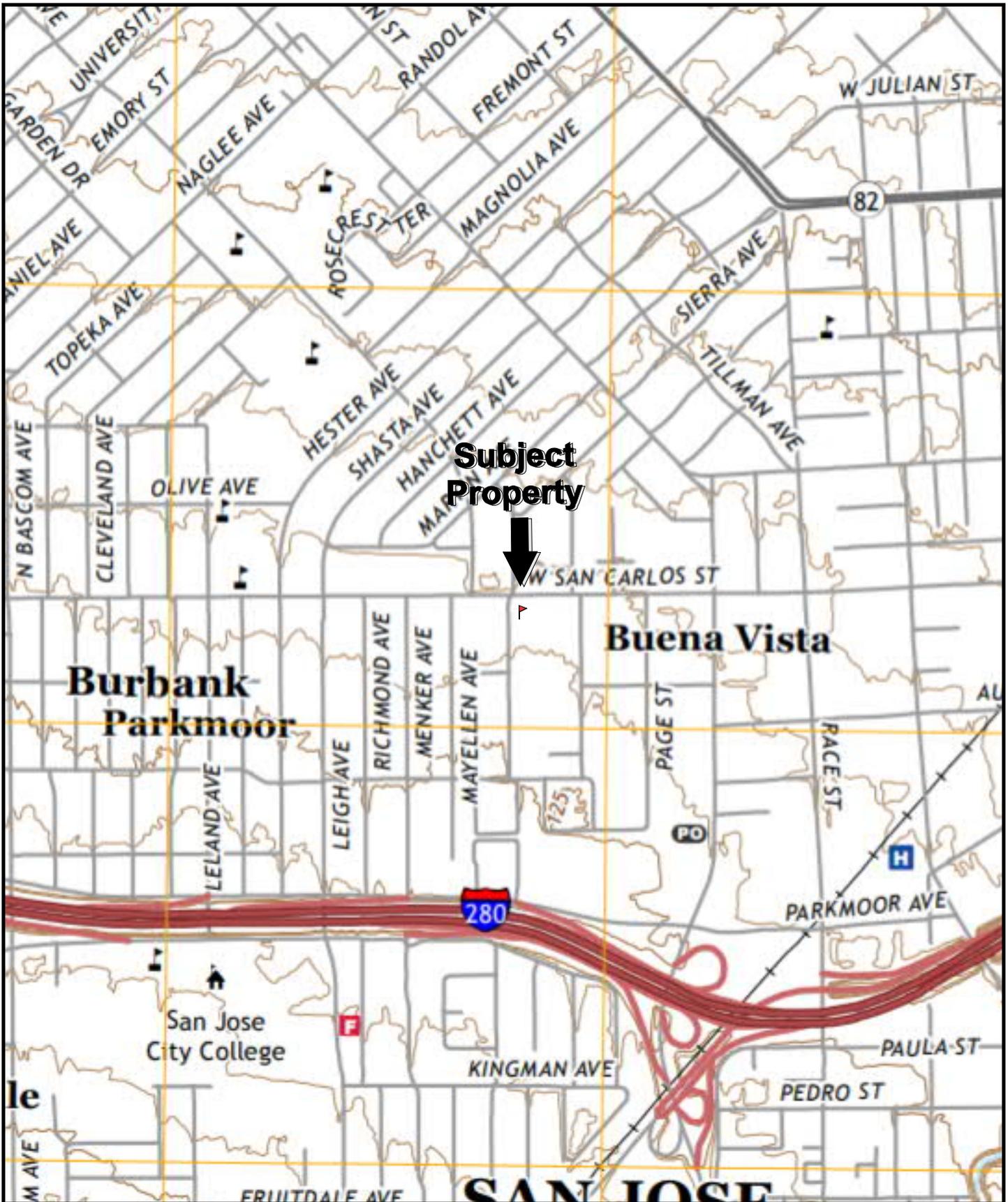
Subject Site

**Legend**



**Site Plan**

Figure	Prepared By	Date
1	N. Maroon	July 2019
1544 West San Carlos Street San Jose, California 95126		

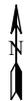


**Subject  
Property**  
↓

**PARTNER**

Engineering and Science, Inc.  
1017 22nd Avenue, Suite 107  
Oakland, California 94606

Project Number: 19-250390.2



USGS San Jose West Quadrangle  
Version: 2018 Current as of: 2018

**Topographic Map**

Figure	Prepared By	Date
2	N. Maroon	July 2019
1544 West San Carlos Street San Jose, California 95126		

West San Carlos Street

Sidewalk

1544 West San Carlos Street

Car Storage/  
Parking Lot

Office Building

B1

Office Building

Storage Building

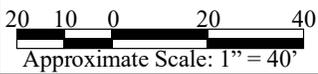
B3

B2

Parking Lot

South Buena Vista Avenue

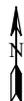
Sidewalk



**PARTNER**  
Engineering and Science, Inc.  
1017 22nd Avenue, Suite 107  
Oakland, California 94606

Project Number: 19-250390.2

**Legend**



Subject Site



Boring Location



**Sample Location Map**

Figure	Prepared By	Date
3	N. Maroon	July 2019

1544 West San Carlos Street  
San Jose, California 95126

## APPENDIX A: BORING LOGS

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Boring Number:		B1			Page 1 of 1	
Location:		North of Office Building			Date Started:	7/9/2019
Site Address:		1544 West San Carlos Street			Date Completed:	7/9/2019
		San Jose, California 95126			Depth to Groundwater:	NA
Project Number:		19-250390.2			Field Technician:	M. Helou
Drill Rig Type:		GeoProbe 7822DT Direct Push			Partner Engineering and Science	
Sampling Equipment:		4 Ounce Jars & VOA Vials			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2 Inches			Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes	
1					2 inches of asphalt at surface	
2						
3						
4						
5	B1-5	77.1	ML	Sandy silt with some clay, brown, slightly moist, medium soft, slight plasticity	No odors or staining	
6						
7						
8						
9						
10	B1-10	3.1	ML	Clayey silt, brown, moist, soft, slight plasticity	No odors or staining	
11						
12						
13						
14						
15	B1-15	3.0	SW	Gravelly sand, brown, dry, loose	No odors or staining	
16						
17						
18						
19						
20	B1-20	4.7	ML	Clayey silt, brown, very moist, soft, slight plasticity	No odors or staining	
21					Borehole terminated at 20 feet bgs. Groundwater was not encountered. Borehole was backfilled with hydrated bentonite and capped with concrete after sampling.	
22						
23						
24						
25						

Boring Number:		B2		Page 1 of 1	
Location:		Southeast of Office Building		Date Started:	7/9/2019
Site Address:		1544 West San Carlos Street		Date Completed:	7/9/2019
		San Jose, California 95126		Depth to Groundwater:	NA
Project Number:		19-250390.2		Field Technician:	M. Helou
Drill Rig Type:		GeoProbe 7822DT Direct Push		Partner Engineering and Science	
Sampling Equipment:		4 Ounce Jars & VOA Vials		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2 Inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					2 inches of asphalt at surface
2					
3					
4					
5	B2-5	2.2	ML	Sandy silt with some clay, brown, slightly moist, medium soft, slight plasticity	No odors or staining
6					
7					
8					
9					
10	B2-10	8.8	ML	Clayey silt, brown, moist, soft, slight plasticity	No odors or staining
11					
12					
13					
14					
15	B2-15	1.9	SW	Gravelly sand, brown, dry, loose	No odors or staining
16					
17					
18					
19					
20	B2-20	2.2	ML	Clayey silt, brown, very moist, soft, slight plasticity	No odors or staining
21					Borehole terminated at 20 feet bgs. Groundwater was not encountered. Borehole was backfilled with hydrated bentonite and capped with concrete after sampling.
22					
23					
24					
25					

Boring Number:		B3		Page 1 of 1	
Location:		South of Office Building		Date Started:	7/9/2019
Site Address:		1544 West San Carlos Street		Date Completed:	7/9/2019
		San Jose, California 95126		Depth to Groundwater:	NA
Project Number:		19-250390.2		Field Technician:	M. Helou
Drill Rig Type:		GeoProbe 7822DT Direct Push		Partner Engineering and Science	
Sampling Equipment:		4 Ounce Jars & VOA Vials		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2 Inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					2 inches of asphalt at surface
2					
3					
4					
5	B3-5	1.7	ML	Sandy silt with some clay, brown, slightly moist, medium soft, slight plasticity	No odors or staining
6					
7					
8					
9					
10	B3-10	2.0	ML	Clayey silt, brown, moist, soft, slight plasticity	No odors or staining
11					
12					
13					
14					
15	B3-15	2.3	SW	Gravelly sand, brown, dry, loose	No odors or staining
16					
17					
18					
19					
20	B3-20	1.6	ML	Clayey silt, brown, very moist, soft, slight plasticity	No odors or staining
21					Borehole terminated at 20 feet bgs. Groundwater was not encountered. Borehole was backfilled with hydrated bentonite and capped with concrete after sampling.
22					
23					
24					
25					

## APPENDIX B: GEOPHYSICAL SURVEY REPORT

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**SUBSURFACE  
SCANNING  
SOLUTIONS**

# Subsurface Investigation for Storage Tanks/Anomalies

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Prepared For: Partner Engineering and Science

Prepared By:  
Kody Tolleson  
Project Manager- Northern California  
7/9/2019



July 9, 2019

**Attn:** Nate Maroon

**Site:** 1544 W. San Carlos Street, San Jose, CA

We appreciate the opportunity to provide this report for our work completed on 07/09/2019 at the above address in San Jose, CA.

### **PURPOSE**

The purpose of this project was to search for any underground storage tanks (UST's) or UST-related piping remaining on the property. The interiors of buildings were excluded from the scope of this project. According to the client the search was for a UST that did not have a record of being removed.

### **EQUIPMENT**

- **400 MHz GPR Antenna.** The antenna is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. GPR works by sending pulses of energy into a material and recording the strength and the time required for the return of the reflected signal. Reflections are produced when the energy pulses enter into a material with different electrical properties from the material it left. The strength of the reflection is determined by the contrast in signal speed between the two materials. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the conductivity of the materials. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **Electromagnetic Pipe Locator.** The EM locator can detect the electromagnetic fields from live power or radio frequency signals. It can also be used in conjunction with a transmitter to connect directly to accessible, metallic pipes, risers, or tracer wires. A current is sent through the pipe or tracer wire at a specific frequency and the resulting EM field can then be detected by the receiver. The receiver is moved over the surface without coming in contact with the ground so it is not affected by terrain. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. Depths achieved can be as much as 20' depending on the type of signal being traced or methods used. For more information, please visit: [Link](#)
- **Magnetometer.** The magnetometer detects the magnetic field of a ferromagnetic object. It responds to the difference in the magnetic field between two sensors. It is interpreted in the field by listening to changes in frequency as emitted by a speaker on the device. For more information, please visit: [Link](#)

### **PROCESS**

Initial GPR scans were collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, typically consisting of scanning the entire area in a grid with 3'-5' scan spacing in order to locate any potential UST's that may remain at the site. The GPR data is interpreted in real time

and anomalies in the data are located and marked on the surface along with their depths using spray paint, pin flags, etc.

Depths are dependent on the dielectric of the materials being scanned so depth accuracy can vary throughout a site. The magnetometer detects the magnetic field of a ferromagnetic object. It responds to the difference in the magnetic field between two sensors. It is interpreted in the field by listening to changes in frequency as emitted by a speaker on the device. Larger metallic objects can be located at depths of up to 10' or more but total depths will depend on the size, type, shape, and orientation of objects along with the amount of interference from other objects.

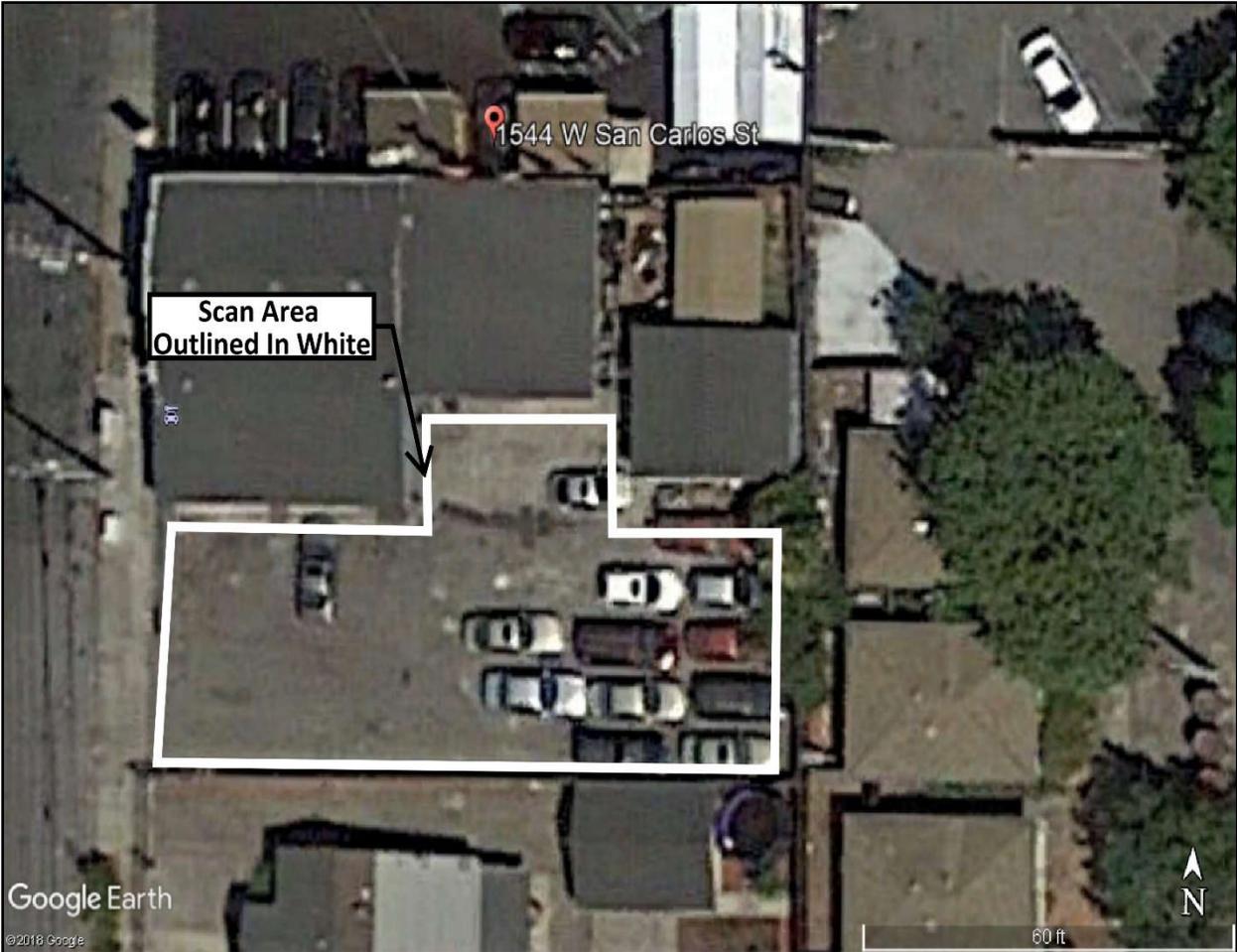
#### **LIMITATIONS**

Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above ground features, and utilization of services such as One Call/811.

#### **FINDINGS**

We found that the soil allowed for maximum GPR depth penetration of 2' in most areas. In the photos below there are cars that are parked in the scan area that were moved around for a thorough scan. Scanning did not reveal any findings consistent with a UST remaining on the property in the areas scanned.

The following pages will provide photos and further explanation of our findings.



Scan area is indicated by the white outlined area in this photo.



1544 W. San Carlos Street, San Jose, CA



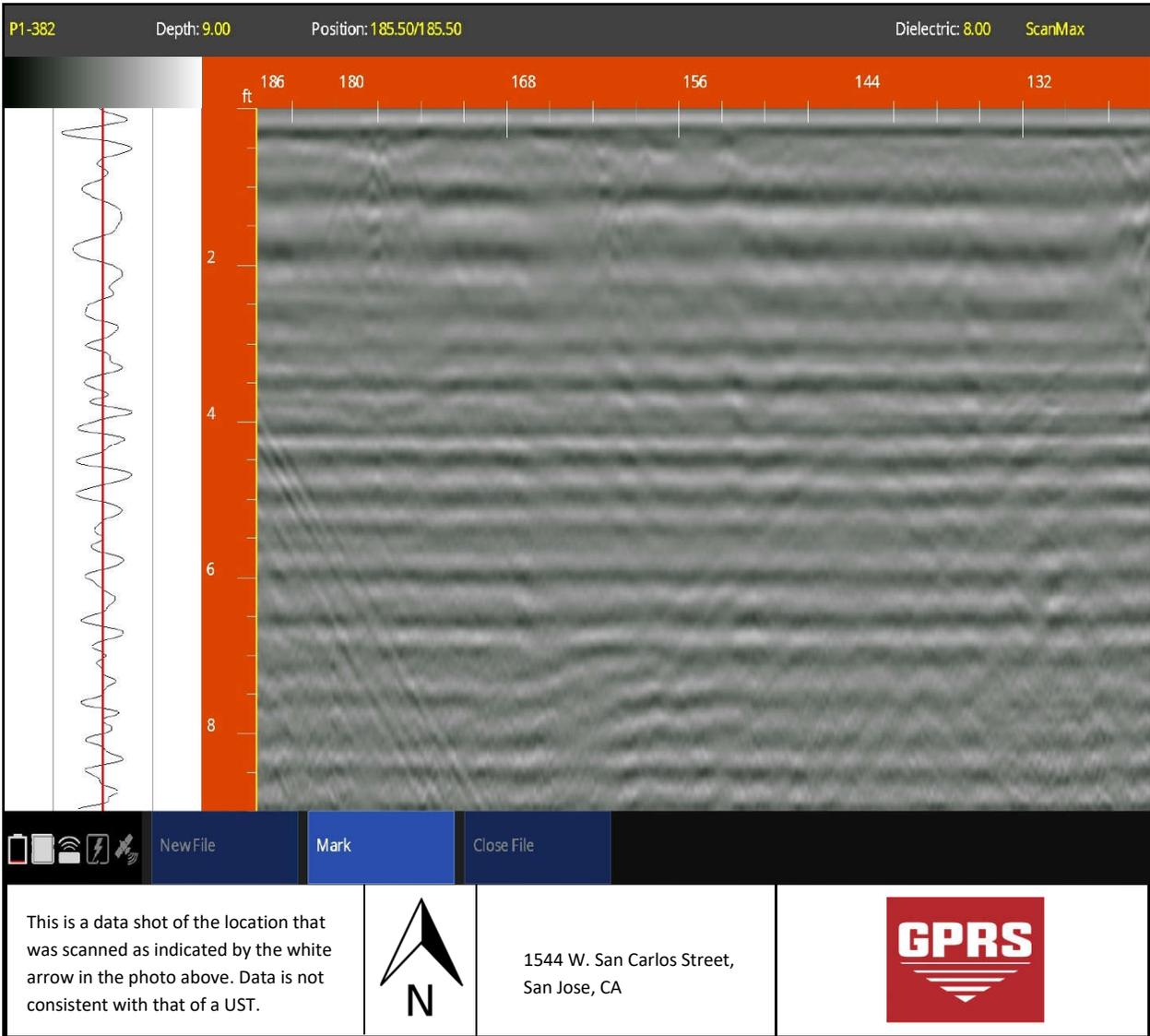


The white arrow in this photo indicates the direction the data shot below was collected.



1544 W. San Carlos Street,  
San Jose, CA





**CLOSING**

GPRS, Inc. has been in business since 2001, specializing in underground storage tank location, concrete scanning, utility locating, and shallow void detection for projects throughout the United States. I encourage you to visit our website ([www.gprsinc.com](http://www.gprsinc.com)) and contact any of the numerous references listed.

GPRS appreciates the opportunity to offer our services, and we look forward to continuing to work with you on future projects. Please feel free to contact us for additional information or with any questions you may have regarding this report.

Signed,

A handwritten signature in black ink that reads "Kody Tolleson". The signature is written in a cursive style with a large loop at the end of the last name.

Kody Tolleson  
Project Manager—Northern California



Direct: 510-468-8610

[kody.tolleson@gprsinc.com](mailto:kody.tolleson@gprsinc.com)

[www.gprsinc.com](http://www.gprsinc.com)

## APPENDIX C: LABORATORY ANALYTICAL REPORT

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

16 July 2019

Joe Mangine  
Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland, CA 94606  
RE: 1544 W San Carlos Street

Enclosed are the results of analyses for samples received by the laboratory on 07/11/19 08:22. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Mike Jaroudi  
Project Manager



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

Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

**Reported:**  
07/16/19 13:57

**ANALYTICAL REPORT FOR SAMPLES**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B1-5	T192308-01	Soil	07/09/19 12:59	07/11/19 08:22
B2-10	T192308-06	Soil	07/09/19 13:44	07/11/19 08:22
B3-20	T192308-12	Soil	07/09/19 14:11	07/11/19 08:22

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Mike Jaroudi, Project Manager

Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

**Reported:**  
07/16/19 13:57

**DETECTIONS SUMMARY**

**Sample ID:** B1-5

**Laboratory ID:** T192308-01

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No Results Detected

**Sample ID:** B2-10

**Laboratory ID:** T192308-06

---

No Results Detected

**Sample ID:** B3-20

**Laboratory ID:** T192308-12

---

No Results Detected

---

SunStar Laboratories, Inc.



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---

Mike Jaroudi, Project Manager

Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

Reported:  
07/16/19 13:57

**B1-5**

**T192308-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Extractable Petroleum Hydrocarbons by 8015B**

C6-C12 (GRO)	ND	10	mg/kg	1	9071110	07/11/19	07/11/19	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		102 %	65-135		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8260B**

Bromobenzene	ND	0.0046	mg/kg	1	9071101	07/11/19	07/15/19	EPA 8260B/5035	
Bromochloromethane	ND	0.0046	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0046	"	"	"	"	"	"	
Bromoform	ND	0.0046	"	"	"	"	"	"	
Bromomethane	ND	0.0046	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0046	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0046	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0046	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0046	"	"	"	"	"	"	
Chlorobenzene	ND	0.0046	"	"	"	"	"	"	
Chloroethane	ND	0.0046	"	"	"	"	"	"	
Chloroform	ND	0.0046	"	"	"	"	"	"	
Chloromethane	ND	0.0046	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0046	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0046	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0046	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0092	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0046	"	"	"	"	"	"	
Dibromomethane	ND	0.0046	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0046	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0046	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0046	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0046	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0046	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0046	"	"	"	"	"	"	

SunStar Laboratories, Inc.



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Mike Jaroudi, Project Manager

Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

Reported:  
07/16/19 13:57

**B1-5**  
**T192308-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethene	ND	0.0046	mg/kg	1	9071101	07/11/19	07/15/19	EPA 8260B/5035	
cis-1,2-Dichloroethene	ND	0.0046	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0046	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0046	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0046	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0046	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0046	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0046	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0046	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0046	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0046	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0046	"	"	"	"	"	"	
Methylene chloride	ND	0.0046	"	"	"	"	"	"	
Naphthalene	ND	0.0046	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0046	"	"	"	"	"	"	
Styrene	ND	0.0046	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0046	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0046	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0028	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0046	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0046	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0046	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0046	"	"	"	"	"	"	
Trichloroethene	ND	0.0028	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0046	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0046	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0046	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0046	"	"	"	"	"	"	
Vinyl chloride	ND	0.0046	"	"	"	"	"	"	
Benzene	ND	0.0046	"	"	"	"	"	"	
Toluene	ND	0.0046	"	"	"	"	"	"	

SunStar Laboratories, Inc.



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Mike Jaroudi, Project Manager

Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

**Reported:**  
07/16/19 13:57

**B1-5**  
**T192308-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Volatile Organic Compounds by EPA Method 8260B**

Ethylbenzene	ND	0.0046	mg/kg	1	9071101	07/11/19	07/15/19	EPA 8260B/5035	
m,p-Xylene	ND	0.0092	"	"	"	"	"	"	"
o-Xylene	ND	0.0046	"	"	"	"	"	"	"
Tert-amyl methyl ether	ND	0.018	"	"	"	"	"	"	"
Tert-butyl alcohol	ND	0.046	"	"	"	"	"	"	"
Di-isopropyl ether	ND	0.018	"	"	"	"	"	"	"
Ethyl tert-butyl ether	ND	0.018	"	"	"	"	"	"	"
Methyl tert-butyl ether	ND	0.018	"	"	"	"	"	"	"
<i>Surrogate: Toluene-d8</i>		<i>107 %</i>	<i>76.1-127</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>
<i>Surrogate: 4-Bromofluorobenzene</i>		<i>105 %</i>	<i>85.9-114</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>
<i>Surrogate: Dibromofluoromethane</i>		<i>121 %</i>	<i>77.8-142</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>

SunStar Laboratories, Inc.



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Mike Jaroudi, Project Manager

Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

**Reported:**  
07/16/19 13:57

**B2-10**  
**T192308-06 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Extractable Petroleum Hydrocarbons by 8015B**

C6-C12 (GRO)	ND	10	mg/kg	1	9071110	07/11/19	07/11/19	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		107 %	65-135		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8260B**

Bromobenzene	ND	0.0041	mg/kg	1	9071101	07/11/19	07/11/19	EPA 8260B/5035	
Bromochloromethane	ND	0.0041	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0041	"	"	"	"	"	"	
Bromoform	ND	0.0041	"	"	"	"	"	"	
Bromomethane	ND	0.0041	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0041	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0041	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0041	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0041	"	"	"	"	"	"	
Chlorobenzene	ND	0.0041	"	"	"	"	"	"	
Chloroethane	ND	0.0041	"	"	"	"	"	"	
Chloroform	ND	0.0041	"	"	"	"	"	"	
Chloromethane	ND	0.0041	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0041	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0041	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0041	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0081	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0041	"	"	"	"	"	"	
Dibromomethane	ND	0.0041	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0041	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0041	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0041	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0041	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0041	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0041	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0041	"	"	"	"	"	"	

SunStar Laboratories, Inc.



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Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

Reported:  
07/16/19 13:57

**B2-10**  
**T192308-06 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0041	mg/kg	1	9071101	07/11/19	07/11/19	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0041	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	0.0041	"	"	"	"	"	"	"
1,3-Dichloropropane	ND	0.0041	"	"	"	"	"	"	"
2,2-Dichloropropane	ND	0.0041	"	"	"	"	"	"	"
1,1-Dichloropropene	ND	0.0041	"	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	0.0041	"	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	0.0041	"	"	"	"	"	"	"
Hexachlorobutadiene	ND	0.0041	"	"	"	"	"	"	"
Isopropylbenzene	ND	0.0041	"	"	"	"	"	"	"
p-Isopropyltoluene	ND	0.0041	"	"	"	"	"	"	"
Methylene chloride	ND	0.0041	"	"	"	"	"	"	"
Naphthalene	ND	0.0041	"	"	"	"	"	"	"
n-Propylbenzene	ND	0.0041	"	"	"	"	"	"	"
Styrene	ND	0.0041	"	"	"	"	"	"	"
1,1,2,2-Tetrachloroethane	ND	0.0041	"	"	"	"	"	"	"
1,1,1,2-Tetrachloroethane	ND	0.0041	"	"	"	"	"	"	"
Tetrachloroethene	ND	0.0024	"	"	"	"	"	"	"
1,2,3-Trichlorobenzene	ND	0.0041	"	"	"	"	"	"	"
1,2,4-Trichlorobenzene	ND	0.0041	"	"	"	"	"	"	"
1,1,2-Trichloroethane	ND	0.0041	"	"	"	"	"	"	"
1,1,1-Trichloroethane	ND	0.0041	"	"	"	"	"	"	"
Trichloroethene	ND	0.0024	"	"	"	"	"	"	"
Trichlorofluoromethane	ND	0.0041	"	"	"	"	"	"	"
1,2,3-Trichloropropane	ND	0.0041	"	"	"	"	"	"	"
1,3,5-Trimethylbenzene	ND	0.0041	"	"	"	"	"	"	"
1,2,4-Trimethylbenzene	ND	0.0041	"	"	"	"	"	"	"
Vinyl chloride	ND	0.0041	"	"	"	"	"	"	"
Benzene	ND	0.0041	"	"	"	"	"	"	"
Toluene	ND	0.0041	"	"	"	"	"	"	"
Ethylbenzene	ND	0.0041	"	"	"	"	"	"	"

SunStar Laboratories, Inc.



*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Mike Jaroudi, Project Manager



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

Partner Engineering & Science, Inc.--Oakland 1017 22nd Ave. Suite 107 Oakland CA, 94606	Project: 1544 W San Carlos Street Project Number: 19-250390.2 Project Manager: Joe Mangine	Reported: 07/16/19 13:57
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**B2-10**  
**T192308-06 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Volatile Organic Compounds by EPA Method 8260B**

m,p-Xylene	ND	0.0081	mg/kg	1	9071101	07/11/19	07/11/19	EPA 8260B/5035	
o-Xylene	ND	0.0041	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	0.016	"	"	"	"	"	"	
Tert-butyl alcohol	ND	0.041	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.016	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.016	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.016	"	"	"	"	"	"	
Surrogate: Toluene-d8		106 %	76.1-127		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		108 %	85.9-114		"	"	"	"	
Surrogate: Dibromofluoromethane		124 %	77.8-142		"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Mike Jaroudi, Project Manager

Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

Reported:  
07/16/19 13:57

**B3-20**  
**T192308-12 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Extractable Petroleum Hydrocarbons by 8015B**

C6-C12 (GRO)	ND	10	mg/kg	1	9071110	07/11/19	07/11/19	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		108 %	65-135		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8260B**

Bromobenzene	ND	0.0095	mg/kg	1	9071101	07/11/19	07/11/19	EPA 8260B/5035	
Bromochloromethane	ND	0.0095	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0095	"	"	"	"	"	"	
Bromoform	ND	0.0095	"	"	"	"	"	"	
Bromomethane	ND	0.0095	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0095	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0095	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0095	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0095	"	"	"	"	"	"	
Chlorobenzene	ND	0.0095	"	"	"	"	"	"	
Chloroethane	ND	0.0095	"	"	"	"	"	"	
Chloroform	ND	0.0095	"	"	"	"	"	"	
Chloromethane	ND	0.0095	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0095	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0095	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0095	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.019	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0095	"	"	"	"	"	"	
Dibromomethane	ND	0.0095	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0095	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0095	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0095	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0095	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0095	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0095	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0095	"	"	"	"	"	"	

SunStar Laboratories, Inc.



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Mike Jaroudi, Project Manager

Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

Reported:  
07/16/19 13:57

**B3-20**  
**T192308-12 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0095	mg/kg	1	9071101	07/11/19	07/11/19	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0095	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	0.0095	"	"	"	"	"	"	"
1,3-Dichloropropane	ND	0.0095	"	"	"	"	"	"	"
2,2-Dichloropropane	ND	0.0095	"	"	"	"	"	"	"
1,1-Dichloropropene	ND	0.0095	"	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	0.0095	"	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	0.0095	"	"	"	"	"	"	"
Hexachlorobutadiene	ND	0.0095	"	"	"	"	"	"	"
Isopropylbenzene	ND	0.0095	"	"	"	"	"	"	"
p-Isopropyltoluene	ND	0.0095	"	"	"	"	"	"	"
Methylene chloride	ND	0.0095	"	"	"	"	"	"	"
Naphthalene	ND	0.0095	"	"	"	"	"	"	"
n-Propylbenzene	ND	0.0095	"	"	"	"	"	"	"
Styrene	ND	0.0095	"	"	"	"	"	"	"
1,1,2,2-Tetrachloroethane	ND	0.0095	"	"	"	"	"	"	"
1,1,1,2-Tetrachloroethane	ND	0.0095	"	"	"	"	"	"	"
Tetrachloroethene	ND	0.0057	"	"	"	"	"	"	"
1,2,3-Trichlorobenzene	ND	0.0095	"	"	"	"	"	"	"
1,2,4-Trichlorobenzene	ND	0.0095	"	"	"	"	"	"	"
1,1,2-Trichloroethane	ND	0.0095	"	"	"	"	"	"	"
1,1,1-Trichloroethane	ND	0.0095	"	"	"	"	"	"	"
Trichloroethene	ND	0.0057	"	"	"	"	"	"	"
Trichlorofluoromethane	ND	0.0095	"	"	"	"	"	"	"
1,2,3-Trichloropropane	ND	0.0095	"	"	"	"	"	"	"
1,3,5-Trimethylbenzene	ND	0.0095	"	"	"	"	"	"	"
1,2,4-Trimethylbenzene	ND	0.0095	"	"	"	"	"	"	"
Vinyl chloride	ND	0.0095	"	"	"	"	"	"	"
Benzene	ND	0.0095	"	"	"	"	"	"	"
Toluene	ND	0.0095	"	"	"	"	"	"	"
Ethylbenzene	ND	0.0095	"	"	"	"	"	"	"

SunStar Laboratories, Inc.



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Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

**Reported:**  
07/16/19 13:57

**B3-20**  
**T192308-12 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Volatile Organic Compounds by EPA Method 8260B**

m,p-Xylene	ND	0.019	mg/kg	1	9071101	07/11/19	07/11/19	EPA 8260B/5035	
o-Xylene	ND	0.0095	"	"	"	"	"	"	"
Tert-amyl methyl ether	ND	0.038	"	"	"	"	"	"	"
Tert-butyl alcohol	ND	0.095	"	"	"	"	"	"	"
Di-isopropyl ether	ND	0.038	"	"	"	"	"	"	"
Ethyl tert-butyl ether	ND	0.038	"	"	"	"	"	"	"
Methyl tert-butyl ether	ND	0.038	"	"	"	"	"	"	"
<i>Surrogate: Toluene-d8</i>		<i>108 %</i>		<i>76.1-127</i>					
<i>Surrogate: 4-Bromofluorobenzene</i>		<i>111 %</i>		<i>85.9-114</i>					
<i>Surrogate: Dibromofluoromethane</i>		<i>124 %</i>		<i>77.8-142</i>					

SunStar Laboratories, Inc.



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Mike Jaroudi, Project Manager



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

Partner Engineering & Science, Inc.--Oakland  
 1017 22nd Ave. Suite 107  
 Oakland CA, 94606

Project: 1544 W San Carlos Street  
 Project Number: 19-250390.2  
 Project Manager: Joe Mangine

Reported:  
 07/16/19 13:57

**Extractable Petroleum Hydrocarbons by 8015B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 9071110 - EPA 3550B GC**

**Blank (9071110-BLK1)**

Prepared & Analyzed: 07/11/19

C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: <i>p</i> -Terphenyl	108		"	98.0		110	65-135			

**LCS (9071110-BS1)**

Prepared & Analyzed: 07/11/19

C13-C28 (DRO)	460	10	mg/kg	490		94.4	75-125			
Surrogate: <i>p</i> -Terphenyl	106		"	98.0		108	65-135			

**LCS Dup (9071110-BSD1)**

Prepared & Analyzed: 07/11/19

C13-C28 (DRO)	490	10	mg/kg	490		99.7	75-125	5.53	20	
Surrogate: <i>p</i> -Terphenyl	106		"	98.0		108	65-135			

SunStar Laboratories, Inc.

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Partner Engineering & Science, Inc.--Oakland  
 1017 22nd Ave. Suite 107  
 Oakland CA, 94606

Project: 1544 W San Carlos Street  
 Project Number: 19-250390.2  
 Project Manager: Joe Mangine

Reported:  
 07/16/19 13:57

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

**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 9071101 - EPA 5035 GCMS**

**Blank (9071101-BLK1)**

Prepared & Analyzed: 07/11/19

Bromobenzene	ND	0.0050	mg/kg							
Bromochloromethane	ND	0.0050	"							
Bromodichloromethane	ND	0.0050	"							
Bromoform	ND	0.0050	"							
Bromomethane	ND	0.0050	"							
n-Butylbenzene	ND	0.0050	"							
sec-Butylbenzene	ND	0.0050	"							
tert-Butylbenzene	ND	0.0050	"							
Carbon tetrachloride	ND	0.0050	"							
Chlorobenzene	ND	0.0050	"							
Chloroethane	ND	0.0050	"							
Chloroform	ND	0.0050	"							
Chloromethane	ND	0.0050	"							
2-Chlorotoluene	ND	0.0050	"							
4-Chlorotoluene	ND	0.0050	"							
Dibromochloromethane	ND	0.0050	"							
1,2-Dibromo-3-chloropropane	ND	0.010	"							
1,2-Dibromoethane (EDB)	ND	0.0050	"							
Dibromomethane	ND	0.0050	"							
1,2-Dichlorobenzene	ND	0.0050	"							
1,3-Dichlorobenzene	ND	0.0050	"							
1,4-Dichlorobenzene	ND	0.0050	"							
Dichlorodifluoromethane	ND	0.0050	"							
1,1-Dichloroethane	ND	0.0050	"							
1,2-Dichloroethane	ND	0.0050	"							
1,1-Dichloroethene	ND	0.0050	"							
cis-1,2-Dichloroethene	ND	0.0050	"							
trans-1,2-Dichloroethene	ND	0.0050	"							
1,2-Dichloropropane	ND	0.0050	"							
1,3-Dichloropropane	ND	0.0050	"							
2,2-Dichloropropane	ND	0.0050	"							
1,1-Dichloropropene	ND	0.0050	"							
cis-1,3-Dichloropropene	ND	0.0050	"							
trans-1,3-Dichloropropene	ND	0.0050	"							
Hexachlorobutadiene	ND	0.0050	"							
Isopropylbenzene	ND	0.0050	"							

SunStar Laboratories, Inc.

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Mike Jaroudi, Project Manager



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Partner Engineering & Science, Inc.--Oakland  
 1017 22nd Ave. Suite 107  
 Oakland CA, 94606

Project: 1544 W San Carlos Street  
 Project Number: 19-250390.2  
 Project Manager: Joe Mangine

Reported:  
 07/16/19 13:57

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

**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 9071101 - EPA 5035 GCMS**

**Blank (9071101-BLK1)**

Prepared & Analyzed: 07/11/19

p-Isopropyltoluene	ND	0.0050	mg/kg							
Methylene chloride	ND	0.0050	"							
Naphthalene	ND	0.0050	"							
n-Propylbenzene	ND	0.0050	"							
Styrene	ND	0.0050	"							
1,1,2,2-Tetrachloroethane	ND	0.0050	"							
1,1,1,2-Tetrachloroethane	ND	0.0050	"							
Tetrachloroethene	ND	0.0030	"							
1,2,3-Trichlorobenzene	ND	0.0050	"							
1,2,4-Trichlorobenzene	ND	0.0050	"							
1,1,2-Trichloroethane	ND	0.0050	"							
1,1,1-Trichloroethane	ND	0.0050	"							
Trichloroethene	ND	0.0030	"							
Trichlorofluoromethane	ND	0.0050	"							
1,2,3-Trichloropropane	ND	0.0050	"							
1,3,5-Trimethylbenzene	ND	0.0050	"							
1,2,4-Trimethylbenzene	ND	0.0050	"							
Vinyl chloride	ND	0.0050	"							
Benzene	ND	0.0050	"							
Toluene	ND	0.0050	"							
Ethylbenzene	ND	0.0050	"							
m,p-Xylene	ND	0.010	"							
o-Xylene	ND	0.0050	"							
Tert-amyl methyl ether	ND	0.020	"							
Tert-butyl alcohol	ND	0.050	"							
Di-isopropyl ether	ND	0.020	"							
Ethyl tert-butyl ether	ND	0.020	"							
Methyl tert-butyl ether	ND	0.020	"							
<i>Surrogate: Toluene-d8</i>	<i>0.0426</i>		<i>"</i>	<i>0.0398</i>		<i>107</i>	<i>76.1-127</i>			
<i>Surrogate: 4-Bromofluorobenzene</i>	<i>0.0412</i>		<i>"</i>	<i>0.0398</i>		<i>103</i>	<i>85.9-114</i>			
<i>Surrogate: Dibromofluoromethane</i>	<i>0.0480</i>		<i>"</i>	<i>0.0398</i>		<i>120</i>	<i>77.8-142</i>			

SunStar Laboratories, Inc.

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Mike Jaroudi, Project Manager

Partner Engineering & Science, Inc.--Oakland  
1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

Reported:  
07/16/19 13:57

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

**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 9071101 - EPA 5035 GCMS**

**LCS (9071101-BS1)**

Prepared & Analyzed: 07/11/19

Chlorobenzene	0.0962	0.0050	mg/kg	0.0996		96.6	75-125			
1,1-Dichloroethene	0.0863	0.0050	"	0.0996		86.6	75-125			
Trichloroethene	0.0935	0.0030	"	0.0996		93.9	75-125			
Benzene	0.0948	0.0050	"	0.0996		95.2	75-125			
Toluene	0.0993	0.0050	"	0.0996		99.7	75-125			
Surrogate: Toluene-d8	0.0429		"	0.0398		108	76.1-127			
Surrogate: 4-Bromofluorobenzene	0.0411		"	0.0398		103	85.9-114			
Surrogate: Dibromofluoromethane	0.0474		"	0.0398		119	77.8-142			

**LCS Dup (9071101-BSD1)**

Prepared & Analyzed: 07/11/19

Chlorobenzene	0.105	0.0050	mg/kg	0.0996		106	75-125	9.04	20	
1,1-Dichloroethene	0.0966	0.0050	"	0.0996		97.0	75-125	11.3	20	
Trichloroethene	0.103	0.0030	"	0.0996		104	75-125	9.96	20	
Benzene	0.106	0.0050	"	0.0996		106	75-125	10.9	20	
Toluene	0.109	0.0050	"	0.0996		110	75-125	9.39	20	
Surrogate: Toluene-d8	0.0428		"	0.0398		107	76.1-127			
Surrogate: 4-Bromofluorobenzene	0.0423		"	0.0398		106	85.9-114			
Surrogate: Dibromofluoromethane	0.0468		"	0.0398		118	77.8-142			

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1017 22nd Ave. Suite 107  
Oakland CA, 94606

Project: 1544 W San Carlos Street  
Project Number: 19-250390.2  
Project Manager: Joe Mangine

**Reported:**  
07/16/19 13:57

### Notes and Definitions

DET Analyte DETECTED  
ND Analyte NOT DETECTED at or above the reporting limit  
NR Not Reported  
dry Sample results reported on a dry weight basis  
RPD Relative Percent Difference

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SunStar Laboratories, Inc.

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---

Mike Jaroudi, Project Manager



**SunStar  
Laboratories, Inc.**

**Chain of Custody Record**

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE  
25712 Commcentre Drive, Lake Forest, CA 92630  
949-297-5020

Client: Partner Engineering + Science Inc (ESI)  
Address: 1017 2nd Ave Ste 107, Oakland, CA 94606  
Phone: 979-921-5007 Fax: \_\_\_\_\_  
Project Manager: Joe Masera jmasera@partnersi.com

Date: 7/9/19 Page: \_\_\_\_\_ Of \_\_\_\_\_  
Project Name: 1544 W San Carlos Street  
Collector: N. Helav N. Marwan Client Project #: 19-250380.2  
Batch #: TI92308 EDF #: \_\_\_\_\_

nmasera@partnersi.com

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals	Laboratory ID #	Comments/Preservative	Total # of containers
B1-5	7/9/19	12:58	Soil	Qic/Vols		X						X			01		
B1-10		1:06													02		
B1-15		1:14													03		
B1-20		1:25													04		
B2-5		1:36										X			05		
B2-10		1:44													06		
B2-15		1:48													07		
B2-20		1:52													08		
B3-5		1:59													09		
B3-10		2:02													10		
B3-15		2:07													11		
B3-20		2:11				X									12		
Relinquished by: (signature) _____ Date / Time <u>7/9/19 2:45pm</u>			Received by: (signature) <u>Ed Brown</u> Date / Time <u>7/10/19 9:50</u>			Total # of containers			Chain of Custody seals <input checked="" type="checkbox"/> N/A			Seals intact? <input checked="" type="checkbox"/> N/A			Received good condition/cold		
Relinquished by: (signature) _____ Date / Time <u>7-11-19 8:22</u>			Received by: (signature) _____ Date / Time <u>7-11-19 8:22</u>			Turn around time: <u>Stand</u>			Seals intact? <input checked="" type="checkbox"/> N/A			Received good condition/cold			Notes		

Sample disposal instructions: Disposal @ \$2.00 each \_\_\_\_\_ Return to client \_\_\_\_\_ Pickup \_\_\_\_\_

COC-160793

## SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T192308  
 Client Name: Partner ESI - Oakland Project: 1544 W San Carlos Street  
 Delivered by:  Client  SunStar Courier  GSO  FedEx  Other  
 If Courier, Received by: \_\_\_\_\_ Date/Time Courier Received: \_\_\_\_\_  
 Lab Received by: Travis Date/Time Lab Received: 7-11-19 8:22  
 Total number of coolers received: 1

Temperature:	Cooler #1	1.8	°C +/- the CF (+ 1.2°C) =	3.0	°C corrected temperature
Temperature:	Cooler #2		°C +/- the CF (+ 1.2°C) =		°C corrected temperature
Temperature:	Cooler #3		°C +/- the CF (+ 1.2°C) =		°C corrected temperature

**Temperature criteria = ≤ 6°C (no frozen containers)**
Within criteria?
 Yes
 No

**If NO:**

Samples received on ice?  Yes  No → Complete Non-Conformance Sheet  
 If on ice, samples received same day collected?  Yes → Acceptable  No → Complete Non-Conformance Sheet

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

\* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date: DM 7-11-19

**Comments:**  
 \_\_\_\_\_  
 \_\_\_\_\_



**WORK ORDER**

**T192308**

**Client: Partner Engineering & Science, Inc.--Oakland**  
**Project: 1544 W San Carlos Street**

**Project Manager: Mike Jaroudi**  
**Project Number: 19-250390.2**

**Report To:**

Partner Engineering & Science, Inc.--Oakland  
 Joe Mangine  
 1017 22nd Ave. Suite 107  
 Oakland, CA 94606

Date Due: 07/16/19 17:00 (3 day TAT)

Received By: Travis Berner

Date Received: 07/11/19 08:22

Logged In By: Dan Marteski

Date Logged In: 07/11/19 09:48

Samples Received at: 3°C  
 Custody Seals Yes Received On Ice Yes  
 Containers Intact Yes  
 COC/Labels Agree No  
 Preservation Confir Yes

Analysis	Due	TAT	Expires	Comments
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**T192308-01 B1-5 [Soil] Sampled 07/09/19 12:59 (GMT-08:00) Pacific Time (US &**

8015 Carbon Chain	07/16/19 15:00	3	07/23/19 12:59	
8260 5035	07/16/19 15:00	3	07/23/19 12:59	+OXY

**T192308-02 B1-10 [Soil] Sampled 07/09/19 13:06 (GMT-08:00) Pacific Time (US HOLD &**

[NO ANALYSES]

**T192308-03 B1-15 [Soil] Sampled 07/09/19 13:19 (GMT-08:00) Pacific Time (US HOLD &**

[NO ANALYSES]

**T192308-04 B1-20 [Soil] Sampled 07/09/19 13:25 (GMT-08:00) Pacific Time (US HOLD &**

[NO ANALYSES]

**T192308-05 B2-5 [Soil] Sampled 07/09/19 13:36 (GMT-08:00) Pacific Time (US HOLD &**

[NO ANALYSES]

**T192308-06 B2-10 [Soil] Sampled 07/09/19 13:44 (GMT-08:00) Pacific Time (US &**

8015 Carbon Chain	07/16/19 15:00	3	07/23/19 13:44	
8260 5035	07/16/19 15:00	3	07/23/19 13:44	+OXY

**WORK ORDER**

**T192308**

<b>Client:</b> Partner Engineering & Science, Inc.--Oakland	<b>Project Manager:</b> Mike Jaroudi
<b>Project:</b> 1544 W San Carlos Street	<b>Project Number:</b> 19-250390.2

Analysis	Due	TAT	Expires	Comments
<b>T192308-07 B2-15 [Soil] Sampled 07/09/19 13:48 (GMT-08:00) Pacific Time (US HOLD &amp; [NO ANALYSES]</b>				
<b>T192308-08 B2-20 [Soil] Sampled 07/09/19 13:52 (GMT-08:00) Pacific Time (US HOLD &amp; [NO ANALYSES]</b>				
<b>T192308-09 B3-5 [Soil] Sampled 07/09/19 13:59 (GMT-08:00) Pacific Time (US HOLD &amp; [NO ANALYSES]</b>				
<b>T192308-10 B3-10 [Soil] Sampled 07/09/19 14:03 (GMT-08:00) Pacific Time (US HOLD &amp; [NO ANALYSES]</b>				
<b>T192308-11 B3-15 [Soil] Sampled 07/09/19 14:07 (GMT-08:00) Pacific Time (US HOLD &amp; [NO ANALYSES]</b>				
<b>T192308-12 B3-20 [Soil] Sampled 07/09/19 14:11 (GMT-08:00) Pacific Time (US &amp;</b>				
8015 Carbon Chain	07/16/19 15:00	3	07/23/19 14:11	
8260 5035	07/16/19 15:00	3	07/23/19 14:11	+OXY