

Appendix B
Soil and Soil Vapor Report



October 5, 2022
Project No. BRIDGEQC-00001

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Subject: **Subsurface Investigation Report: Additional Soil and Soil Vapor**
2350 Qume Drive and 2150 Commerce Drive
San Jose, California

Dear Ms. Andes:

Enercon Services, Inc. (ENERCON) has completed a subsurface investigation of the property located at 2350 Qume Drive and 2150 Commerce Drive in the city of San Jose, California (site). Work was conducted in general accordance with the proposal dated August 1, 2022, between Allen Matkins Leck Gamble Mallory & Natsis LLP (Allen Matkins), who represents Qume and Commerce, LLC (client), and ENERCON. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site. We appreciate the opportunity to be of service to you on this project. If there are any questions, please feel free to call the undersigned at your convenience.

Sincerely,

Enercon Services, Inc.

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Staff Scientist

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TLH/PAR/MP/aw

Distribution: (1) Addressee

**SUBSURFACE INVESTIGATION REPORT
ADDITIONAL SOIL AND SOIL VAPOR**

**2350 QUME DRIVE AND 2150 COMMERCE DRIVE
SAN JOSE, CALIFORNIA**



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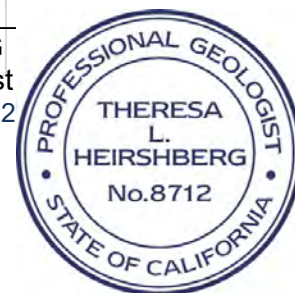


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1.0 INTRODUCTION

Enercon Services, Inc. (ENERCON) was retained by Allen Matkins Leck Gamble Mallory & Natsis LLP (Allen Matkins), who represents Qume and Commerce, LLC (“client”), to complete a subsurface investigation at the property located at 2350 Qume Drive and 2150 Commerce Drive in the city of San Jose, California (“site” or “subject property”). Qume and Commerce, LLC recently purchased the site for commercial redevelopment. As part of this transaction, Ardent Environmental Group, Inc. (Ardent), an Enercon Services, Inc. (ENERCON) acquired company, was retained to complete a Phase I Environmental Site Assessment (ESA) for the site (Ardent, 2021a) and then an initial subsurface investigation (Ardent, 2021b) which included collecting soil vapor samples around the existing buildings as part of a screening technique.

The initial subsurface investigation found slightly higher concentrations of selected volatile organic compounds (VOCs) in three soil vapor samples. Based on these findings, ENERCON recommended completing an additional subsurface investigation to further assess these findings.

2.0 BACKGROUND

The original site assessed during the Phase I ESA consisted of three commercial buildings located at 2350 Qume Drive (referred to as “Building 1”), 2222 Qume Drive (referred to as “Building 2”), and 2150 Commerce Drive (referred to as “Building 3”), see Figures 1 and 2. In general Building 1 has been used for office, research and development (R&D), and manufacturing/assembling purposes; Building 2 has been used for office and educational purposes; and Building 3 has been used for manufacturing/assembling activities. Currently, BD assembles medical devices such as cell sorters and analyzers (CSAs), manufactures biopharmaceutical reagents used with the CSA machines, conducts R&D to improve and/or design new products, and educates its customers in the use of the CSA machines. The Phase I ESA identified environmental concerns (documentation of storage and use of halogenated hydrocarbons (i.e., chlorinated solvents) was reported) that resulted in the recommendation of an initial subsurface investigation. The following presents a summary of Ardent’s initial subsurface investigation and recommendations for additional investigation:

Ardent completed an initial subsurface investigation around the exterior of the site buildings as a screening for potential “hot-spots” of VOC contamination. A hot-spot is defined as a particular soil vapor point showing more elevated concentrations of VOCs when compared to surrounding sample points, or an increasing trend of concentrations in a particular location on the site. Based on the analytical results of the initial subsurface investigation where higher concentrations of VOCs (specifically PCE, chloroform, or petroleum hydrocarbon-based VOCs) were detected in three soil vapor samples (SG2, SG4, and SG9) collected near Buildings 1 and 3, three potential hot-spots were identified (Ardent, 2021b) as described below.

- **Building 1**

Constituents of concern were detected in soil vapor.

Boring SG4: Concentrations of chloroform and tetrachloroethylene (PCE) exceeded the very conservative California Regional Water Quality Control Board, San Francisco Bay Region Environmental Screening Levels for industrial/commercial land use (SFBRWQCB-ESLi) in the soil vapor sample collected from SG4 (chloroform at 170 micrograms per cubic meter (ug/m^3) and PCE at $150 \text{ ug}/\text{m}^3$), located immediately east of Building 1 (Figure 3). These constituents were also much higher than the surrounding sample points (SG1, SG2, SG3 and SG5) indicating a possible hot-spot at SG4.

Boring SG2: Petroleum hydrocarbon constituents including benzene and ethylbenzene were noted at concentrations of $47 \text{ ug}/\text{m}^3$ and $190 \text{ ug}/\text{m}^3$, respectively, that exceeded the very conservative SFBRWQCB-ESLi ($14 \text{ ug}/\text{m}^3$ and $160 \text{ ug}/\text{m}^3$) in soil vapor from SG2 located immediately north of Building 1 (Figure 3). These constituents, along with toluene, xylenes, 1,3,5-trimethylbenzene (1,3,5-TMB), and 1,2,4-trimethylbenzene (1,2,4-TMB), were noted at higher concentrations in this sample point (SG2) when compared to surrounding points (SG1, SG3, SG4 and SG5), see Figure 5. Based on this information, SG2 was also considered a possible hot-spot.

- **Building 2**

Constituents of concern were not detected in soil vapor that exceeded the very conservative SFRWQCB-ESLi in the soil vapor samples collected in the vicinity of Building 2.

- **Building 3**

Boring SG9: PCE was detected in the soil vapor sample collected from SG9 located southwest of Building 3 (Figure 7). This detected concentration of $77 \text{ ug}/\text{m}^3$ in SG9 slightly exceeded the very conservative SFBRWQCB-ESLi value of $67 \text{ ug}/\text{m}^3$ and was slightly more elevated than the surrounding sample points. Based on this information, SG9 was considered a possible hot-spot.

Therefore, ENERCON recommended an additional subsurface investigation in the vicinity of these three borings located at Building 1 (2350 Qume Drive) and Building 3 (2150 Commerce Drive) to determine the lateral extent of soil vapor impacts. Step-out borings were proposed.

3.0 PHYSICAL SETTING

ENERCON reviewed available sources of information regarding the subject property physical setting including topographic, geologic, and hydrogeologic conditions. This section discusses general characteristics of the subject property and vicinity that may influence the scope of work and potential findings.

3.1 Site Topography

Based on the review of the United States Geological Survey (USGS) 7.5-Minute Series, Milpitas, Calaveras Reservoir, San Jose East, and San Jose West, California, Topographic Quadrangle Map dated 1980, the site has an elevation of approximately 65 feet above mean sea level (msl) and slopes to the west.

3.2 Geology

The site is located within the central portion of the Coast Ranges. The city of San Jose is bounded by the San Andreas Fault to the west and the Calaveras Fault to the east. The site is underlain by alluvium deposits of Quaternary age. The alluvium consists of gravel, sand, sandy silt, silt, and clay with shale pebbles.

Review of the United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Web Soil Survey (WSS) website indicated the site is mapped as underlain by 70 percent urban land. In general, the soil is profiled as consisting of sandy loam, silty clay loam, very gravelly sand, and loam, with strongly contrasting textural stratification at depths of 16 to 40 inches below ground surface (bgs). The soil is also identified to have a "well drained" drainage class.

3.3 Oil & Gas Maps and Methane Zone

The site is not located within an oil field and no oil or natural gas wells have been drilled on-site.

3.4 Hydrogeology

Prior to performing any subsurface assessment activities at the site, local groundwater information was obtained from a Case Closure Letter associated with a historical underground storage tank removal, groundwater was measured at a depth of approximately 15 feet bgs. Groundwater is anticipated to flow northwestward, generally following surface topography towards the San Francisco Bay. During completion of the initial subsurface investigation, groundwater was not encountered beneath the site.

4.0 OBJECTIVES

To address the environmental findings from the initial subsurface investigation, the following objectives were determined for this additional subsurface investigation:

- Further assess a possible source of the PCE, chloroform, and petroleum hydrocarbon-based VOCs found in soil vapor samples SG2 and SG4 located near Building 1; and
- Further assess a possible source of the PCE found in soil vapor samples SG9 located near Building 3.

5.0 SUBSURFACE INVESTIGATION

To further assess whether a significant release has occurred at the site, ENERCON completed an additional subsurface investigation to assess the three possible hot-spots. The subsurface investigation included the collection of soil and soil gas samples. The subsurface investigation was completed over two weekends in a phased manner between August 27 and 28, 2022, and September 10, 2022, to not interfere with tenant business operations. The subsurface investigation was performed by Mr. Matthew Pensaw and completed under the direction and oversight of Ms. Theresa L. Heirshberg, a Professional Geologist from ENERCON. Drilling services (including hand-augering) were provided by Cascade Drilling, LP of Richmond, California, a C-57 State-licensed drilling contractor. Soil samples collected during this investigation were submitted for analysis to Enviro-Chem, Inc. of Pomona, California. Soil vapor samples were analyzed onsite in a mobile laboratory by Jones Environmental, Inc. of Santa Fe Springs, California.

5.1 Pre-Field Activities

Prior to conducting field work, ENERCON prepared a site-specific Health and Safety Plan (HASP) addressing the scope of work, potential contaminants, safety hazards, and safety

procedures that could be encountered during the subsurface investigation. On August 13, 2022, ENERCON pre-marked the exterior boring locations to clear the locations of subsurface utilities by notifying Underground Service Alert (USA).

5.2 Field Activities

Drilling activities, soil sampling, and the installation of soil vapor monitoring points began on August 27 and were completed on August 28, 2022. During this first weekend, the advancement of sixteen step out borings (designated SG2A through SG2F, SG4A through SG4E, and SG9A through SG9E) located at further distances from hot-spot points SG2, SG4, and SG9 (Figures 3 through 8) was performed. Once the concrete or asphalt surfaces were cored, the soil borings were advanced to the maximum depth or to refusal, whichever occurred first. Drilling was completed using hand auger equipment. Soil boring was advanced to depths of approximately 5 feet bgs; except for borings SG2D and SG4D which were drilled to approximately 3 feet bgs due to drilling refusal. The soil borings were used to collect 5-foot soil samples and then installation of soil vapor monitoring points. No soil samples were collected from the two borings with refusal, but shallower soil vapor monitoring points were still installed.

5.2.1 Soil Observations and Sample Collection

During drilling activities, soil samples were collected at approximately 5-foot bgs from each soil boring and were screened in the field for soil types, lithological changes, environmental concerns (i.e., staining, odor, etc.), and headspace photoionization detector (PID) readings. Boring logs presenting soil lithology, field screening observations, and PID readings are presented in Appendix A.

Subsurface soil lithology at Building 1 consisted of layers of clayey silt (ML) from below asphalt cap to 5-feet bgs in borings (SG2A, SG2B); silty fine sand (SM) overlying silty clay (CL) from below concrete cap to 5-feet bgs in borings (SG2C, SG4C); pea gravel (GP) from below concrete cap to 3-feet bgs in borings (SG2D, SG4D); and silty clay (CL) from below concrete cap or natural surface grade to 5-feet bgs in borings (SG2E, SG2F, SG4A, SG4B, SG4E).

Subsurface soil lithology at Building 3 consisted of layers of fine sandy silt (ML) from below asphalt cap to 5-feet bgs in borings (SG9A, SG9B, SG9C); clayey silt (ML) from below concrete cap to 5-feet bgs in boring (SG9D); and silty clay (CL) overlying clayey silt (ML) from below concrete cap to 5-feet bgs in boring (SG9E).

Soil cuttings and samples were screened in the field for stains and odors. No stained or odorous soils were noted. PID readings were zero for all borings; except SG9D (0.6 parts per million (ppm) at 1-foot and 0.1 ppm at 4-foot) and SG9E (0.7 ppm at 1-foot and 1.2 ppm at 4-foot), which had very low readings. Soil samples were collected in jars.

During advancement of borings SG2D and SG4D, pea gravel was encountered from the surface to approximately 3 feet bgs (possibly associated with building footing or foundation design). Due to the lack of adhesion in this material, borehole cave-ins could not be prevented at these locations. The gravel was removed by hand methods to the maximum depth practicable (approximately 3 feet), and soil vapor monitoring points were constructed at this depth. Due to the material type (gravel), no soil samples were collected at these borings.

5.2.2 Installation of Soil Vapor Monitoring Points

Following the collection of soil samples, all boring locations were installed with soil vapor monitoring points (SVMP) at approximately 5 feet bgs (Figure 2); except for borings SG2D and SG4D which had SVMP at approximately 3 feet bgs. The SVMP were constructed of 0.25-inch Nylaflow tubing equipped with a sample tip. The sample tips were placed in approximately 1-foot filter pack consisting of No. 2/12 sand, followed by approximately 0.5-foot of dry granular bentonite. The remaining portion of the borehole was sealed with hydrated granular bentonite. Following installation, each boring was refinished at the surface with a well box. Soil vapor monitoring point construction details are provided on the boring logs in Appendix A.

5.2.3 Soil Vapor Sampling

On September 10, 2022, over forty-eight hours after installation, each soil vapor monitoring point was measured for pressure (zero in Hg at all points) and purged of three

volumes of air using a purge pump equipped with a low flow regulator (approximately 200 milliliters per minute [ml/min]). Sixteen soil vapor samples were collected.

5.3 Sample Analysis

Soil samples were collected in jars. Soil samples were placed on ice in a cooler. Chain-of-Custody forms were filled out and protocols followed. Soil samples were transported to a state certified laboratory for analysis. One soil sample per boring was analyzed for constituents, except from borings SG2D and SG4D. Soil vapor samples were collected from each monitoring point using an airtight glass syringe and immediately analyzed by Jones Environmental, a State-certified mobile laboratory.

5.3.1 Soil Analyses

Each soil sample was analyzed for the chemicals of concern detected in soil vapor exceeding the SFBRWQCB-ESLi values during the initial investigation (i.e., PCE, chloroform, benzene, and ethylbenzene). All soil samples to be analyzed for VOCs were preserved in the field in accordance with EPA Method No. 5035. A summary of the laboratory results for soil analyses is presented in Table 2.

5.3.2 Soil Vapor Analyses

Each soil vapor sample was analyzed for VOCs in general accordance with EPA Method 8260B – Volatile Organics by GC/MS + Oxygenates. A summary of the laboratory results for soil gas is presented in Table 1.

6.0 ANALYTICAL RESULTS

Analytical results are presented in Tables 1 and 2. Table 1 shows detected concentrations of VOCs in soil vapor. Table 2 shows detected concentrations of select VOCs (i.e., PCE, chloroform, benzene, and ethylbenzene) in soil. Results are discussed in Section 7.0 in relation to regulatory guidelines.

7.0 REGULATORY GUIDELINES AND DATA EVALUATION

The following presents the regulatory guidelines used by ENERCON to evaluate the laboratory results and data collected from soil and soil vapor sampling at the site.

7.1 Regulatory Guidelines for Soil Gas

Detectable concentrations of VOCs in soil gas were compared to state and federal regulatory screening levels for the protection of human health through possible vapor intrusion. The California Department of Toxic Substances Control (DTSC) and United States Environmental Protection Agency (EPA) provide screening levels for ambient air at industrial/commercial properties for the protection of human health. The soil gas screening levels were calculated by modifying the ambient air screening values with the DTSC-approved attenuation factor of 0.001 for an existing commercial building, and attenuation factor of 0.0005 for a future commercial building. Laboratory results were also compared to each other to assess whether “hot spots” (individual points with much higher concentrations than surrounding points) or concentration trends (increasing concentrations towards one particular area of the site) were present. These types of conditions, if present, might suggest a possible on-site source.

7.1.1 Evaluation of Laboratory Results for Soil Vapor Samples

As presented in Table 1, laboratory results of the soil vapor samples indicated no detectable to low concentrations of VOCs beneath the site that were collected at depths of 5 feet bgs.

Building 1: Chloroform and PCE at SG4

During the initial investigation, chloroform and PCE were detected at concentrations of 170 and 150 $\mu\text{g}/\text{m}^3$ in SG4, exceeding the very conservative SFBRWQCB-ESLi values of 18 and 67 $\mu\text{g}/\text{m}^3$, respectively (Figure 3). As noted on Figure 3, five step-out soil borings were advanced around this point to further assess a possible source. With the exception of sample point SG4A and SG4B (both located east of Building 1 and outside the building pad), laboratory results of soil vapor samples from the remaining three soil vapor monitoring points indicated no detectable to low concentrations of PCE and chloroform, well below the SFBRWQCB-ESLi values, and the DTSC-SLi and EPA-RSLi values using both the 0.001 (existing commercial building) and 0.0005 attenuation factor (future commercial building). Laboratory results of chloroform in SG4B indicated concentrations slightly more elevated than the remaining detectable concentrations (at 904 $\mu\text{g}/\text{m}^3$), slightly above the EPA-RSLi values using the 0.001 attenuation factor for an existing

commercial building (530 ug/m³) and below the 0.0005 attenuation factor for a future commercial building (1,060 ug/m³).

The only soil vapor results with concentrations above the very conservative SFBRWQCB-ESLi value were located outside the building pad of Building 1 (PCE and chloroform in SG4, and chloroform in SG4A and SG4B). In addition, laboratory results of all soil samples collected from borings drilled beneath the building pad and outside the building pad of Building 1 indicated no detectable concentrations of chloroform and PCE. Based on these results, there is no evidence of a significant release, and no human health risk is present to the current occupants due to possible vapor intrusion, to future workers during redevelopment, or threat to groundwater. The chloroform concentrations detected in soil vapor outside the building pad of Building 1 are likely due to a breakdown of chlorine in drinking water which is applied to raised bed vegetable gardens and vegetation in the location of these sample points.

Since none of the soil vapor concentrations exceeded the DTSC-SLi or EPA-RSLi values using the attenuation factor of 0.0005 for a future commercial building, no human health risk is present to future occupants due to possible vapor intrusion.

Building 1: Petroleum Hydrocarbon Constituents at SG2

During the initial investigation, concentrations of benzene (47 ug/m³) and ethylbenzene (190 ug/m³) were detected in soil vapor collected from sample point SG2, exceeding the very conservative SFBRWQCB-ESLi values of 14 and 160 ug/m³, respectively (Table 1 and Figure 5). These concentrations were much higher than the surrounding sample points. It should be noted that other petroleum hydrocarbon constituents, such as toluene, xylenes, 1,3,5-trimethylbenzene (1,3,5-TMB) and 1,2,4-trimethylbenzene (1,2,4-TMB) were also reported in this sample point at much higher concentrations than the surrounding sample points, although still did not exceed the very conservative SFBRWQCB-ESLi values.

As noted on Figure 5, no detectable to low concentrations of these constituents, namely benzene and ethylbenzene, were reported in the remaining soil vapor samples collected during this investigation (Table 1 and Figure 5).

Since the concentrations of benzene and ethylbenzene did not exceed the DTSC-SLi or EPA-RSLi values using either the 0.001 attenuation factor for an existing commercial building or the 0.0005 attenuation factor for a future commercial building, no human health risk is present for an existing occupant or future occupant based on a possible vapor intrusion, and no threat to groundwater is present. No significant source area has been detected. Due to the lack of contaminants in soil samples, no future worker health risks are present.

Building 3: PCE at SG9

During the initial investigation, PCE was detected at concentrations of 77 ug/m³ in SG9, exceeding the very conservative SFBRWQCB-ESLi values of 67 ug/m³ (Figure 7). As noted on Figure 7, five soil borings were advanced around this point to further assess a possible source. Laboratory results of soil vapor samples indicated no detectable to low concentrations of PCE, well below the SFRWQCB-ESLi values, and the DTSC-SLi value using both the 0.001 for an existing commercial building and 0.0005 attenuation factor for a future commercial building (Table 1 and Figure 7).

The only soil vapor results with concentrations above the very conservative SFRWQCB-ESLi value were located outside the building pad of Building 3 (PCE in SG9). In addition, laboratory results of all soil samples collected from borings drilled beneath the building pad and outside the building pad of Building 3 indicated no detectable concentrations of PCE. Based on these results, there is no evidence of a significant release, and no human health risk is present to the current occupants due to possible vapor intrusion, to future workers during redevelopment, or threat to groundwater.

Since none of the soil vapor concentrations exceeded the DTSC-SLi or EPA-RSLi values using the attenuation factor of 0.0005 for a future commercial building, no human health risk is present to future occupants due to possible vapor intrusion.

7.2 Regulatory Guidelines for Soil

The DTSC and the EPA maintain cleanup criteria for soil that are based on protection of human health. Detectable concentrations of VOCs in soil are compared to the DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment Note 3 soil

screening levels for industrial/commercial land use (DTSC-SLi) and/or the EPA Regional Screening Levels for soil applicable to industrial/commercial land use (EPA-RSLi). These very conservative guidelines are based on the protection of human health through dermal contact, inhalation, and ingestion.

7.2.1 Evaluation of Laboratory Results for Soil Samples

All the select VOCs (i.e., PCE, chloroform, benzene, and ethylbenzene) analyzed for in soil were found to be below their laboratory reporting limit with no detectable (ND) concentrations. Laboratory results of soil samples indicated no detectable concentrations of PCE in all soil borings (Table 2 and Figure 4 and 8). Laboratory results of soil samples indicated no detectable concentrations of chloroform in all soil borings (Table 2 and Figure 4). Laboratory results of soil samples indicated no detectable concentrations of benzene and ethylbenzene collected from all of the soil borings (Table 2 and Figure 6). No soil samples exceeded the regulatory screening levels (Table 2).

8.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

ENERCON has performed an additional subsurface investigation to assess whether elevated concentrations of selected chemicals are present in soil vapor and soil in near three possible hot-spots identified during a previous subsurface investigation. The additional subsurface investigation included the collection of soil and soil vapor samples. Based on the results of the soil and soil vapor analysis completed during this investigation, ENERCON reaches the following conclusions and provides the following recommendations:

General Results of Investigations

During the initial subsurface investigation by Ardent, three potential hot-spots of soil vapor concentrations slightly exceeding the SFBRWQCB-ESLi values for chloroform, PCE, or petroleum hydrocarbon constituents, namely benzene and ethylbenzene, were noted in sample points SG2, SG4, and SG9 around Buildings 1 and 3. To further assess a possible source, ENERCON completed an additional investigation by collecting soil vapor and soil samples around these points. Laboratory results of soil vapor samples indicated similar to or lower concentrations of these constituents. Laboratory results of soil samples collected from all of the soil borings indicated no detectable concentrations of chloroform,

PCE, benzene, and ethylbenzene. Based on these results, no significant source area has been identified and no threat to groundwater is present.

Although the concentrations of chloroform in soil gas in the vicinity of Building 1 exceed the EPA-RSLi value using the 0.001 attenuation factor for an existing commercial building, these concentrations did not exceed the EPA-RSLi value using the 0.0005 attenuation factor for a future commercial building. The chloroform concentrations detected in soil vapor outside the building pad of Building 1 are likely due to a breakdown of chlorine in drinking water which is applied to raised bed vegetable gardens and vegetation in the location of these sample points. Based on these results, no human health risk to existing or future occupants is present due to possible vapor intrusion.

Recommendations

Based on the results of these investigations, ENERCON recommends no further investigations, no remediation and no mitigation at the site.

9.0 REFERENCES

Ardent Environmental Group, Inc. (Ardent), 2021a, Phase I Environmental Site Assessment, 2150 Commerce Drive, and 2222 and 2350 Qume Drive, San Jose, California: Report prepared for Bridge Acquisition, LLC, Los Angeles, California, and Invesco CMI Investments, LP, Dallas, Texas, dated July 23, 2021.

Ardent Environmental Group, Inc. (Ardent), 2021b, Results of a Soil and Soil Vapor Investigation, 2150 Commerce Drive, and 2222 and 2350 Qume Drive, San Jose, California: Report prepared for Bridge Acquisition, LLC, Los Angeles, California, and Invesco CMI Investments, LP, Dallas, Texas, dated July 27, 2021.

Department of Toxic Substances Control (DTSC), 2011, Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air, dated October.

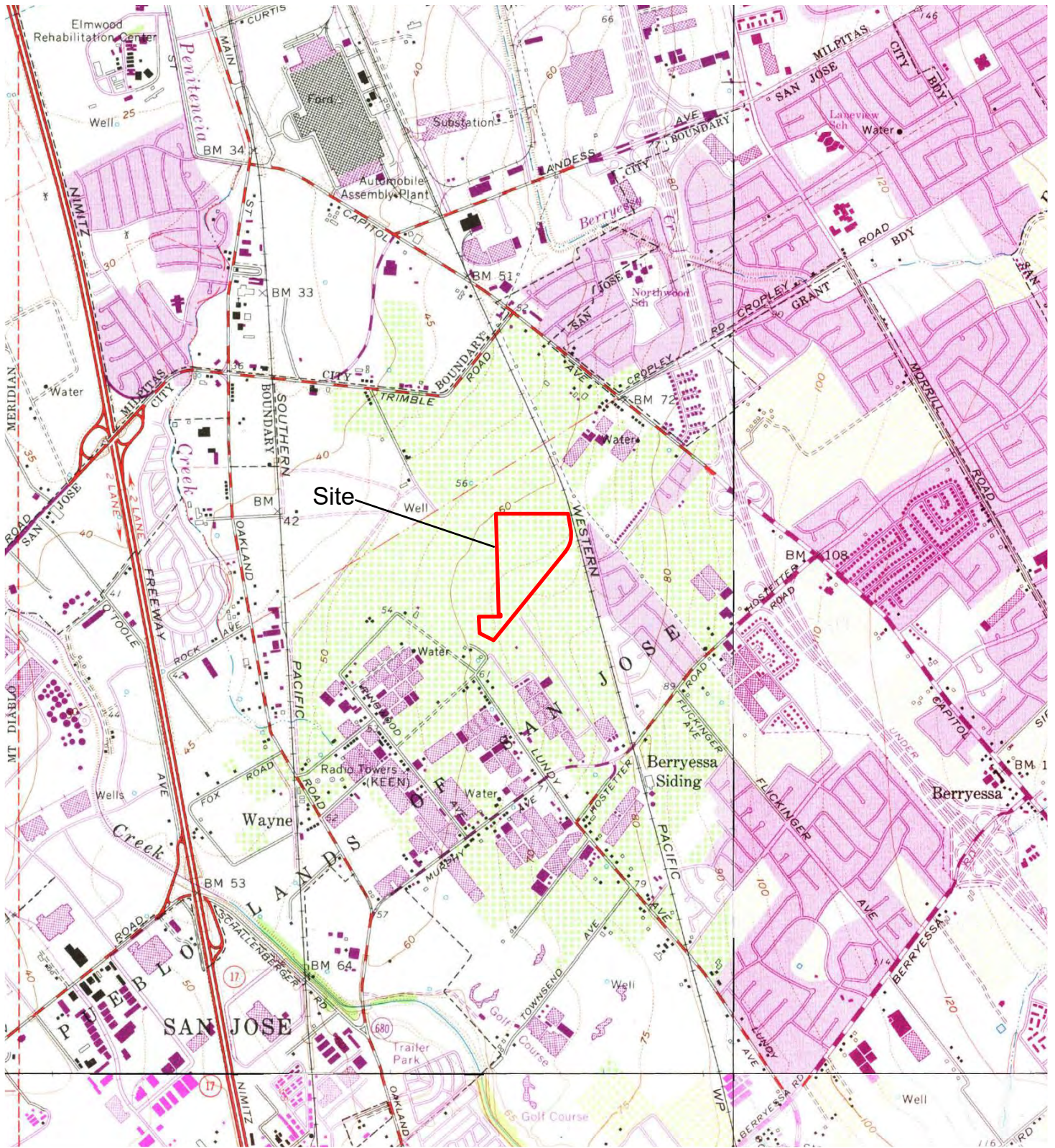
Department of Toxic Substances Control (DTSC), 2015, Advisory Active Soil Gas Investigations, dated July.

Department of Toxic Substances Control (DTSC), Human and Ecological Risk Office (HERO), 2020, Human Health Risk Assessment (HHRA) Note Number 3, Screening Levels (DTSC-SLi), dated June, revised May 2022.

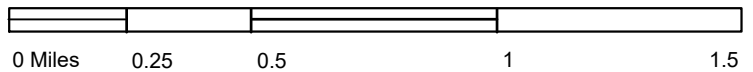
Ettinger, R. A., Luis, S., Weinberg, N., McAlary, T., Plantz, G., Dawson, H. E., , Sickenger, J., ERM, Boston, MA, Geosyntec Consultants, Santa Barbara, California, Ontario, ON, and Washington, DC, Haley & Aldrich, Oakland, California, KP Public Affairs, Sacramento, California, and Ramboll, Irvine, California (Ettinger et al.), 2018, Empirical Analysis of Vapor Intrusion Attenuation Factors for Sub-Slab and Soil Vapor – An Updated Assessment for California Sites: Unpublished document presented at the Vapor Intrusion, Remediation, and Site Closure Conference, dated December 5 and 6.

EPA Region 9, 2021, Regional Screening Levels (RSLs) Summary Table, dated May.

Regional Water Quality Control Board, San Francisco Bay Region, Environmental Screening Levels (SFRWQCB-ESL), 2019, dated January.



Source: United States Geological Survey (USGS) 7.5 minute series, San Jose, California, Topographic Quadrangle Map dated 1973



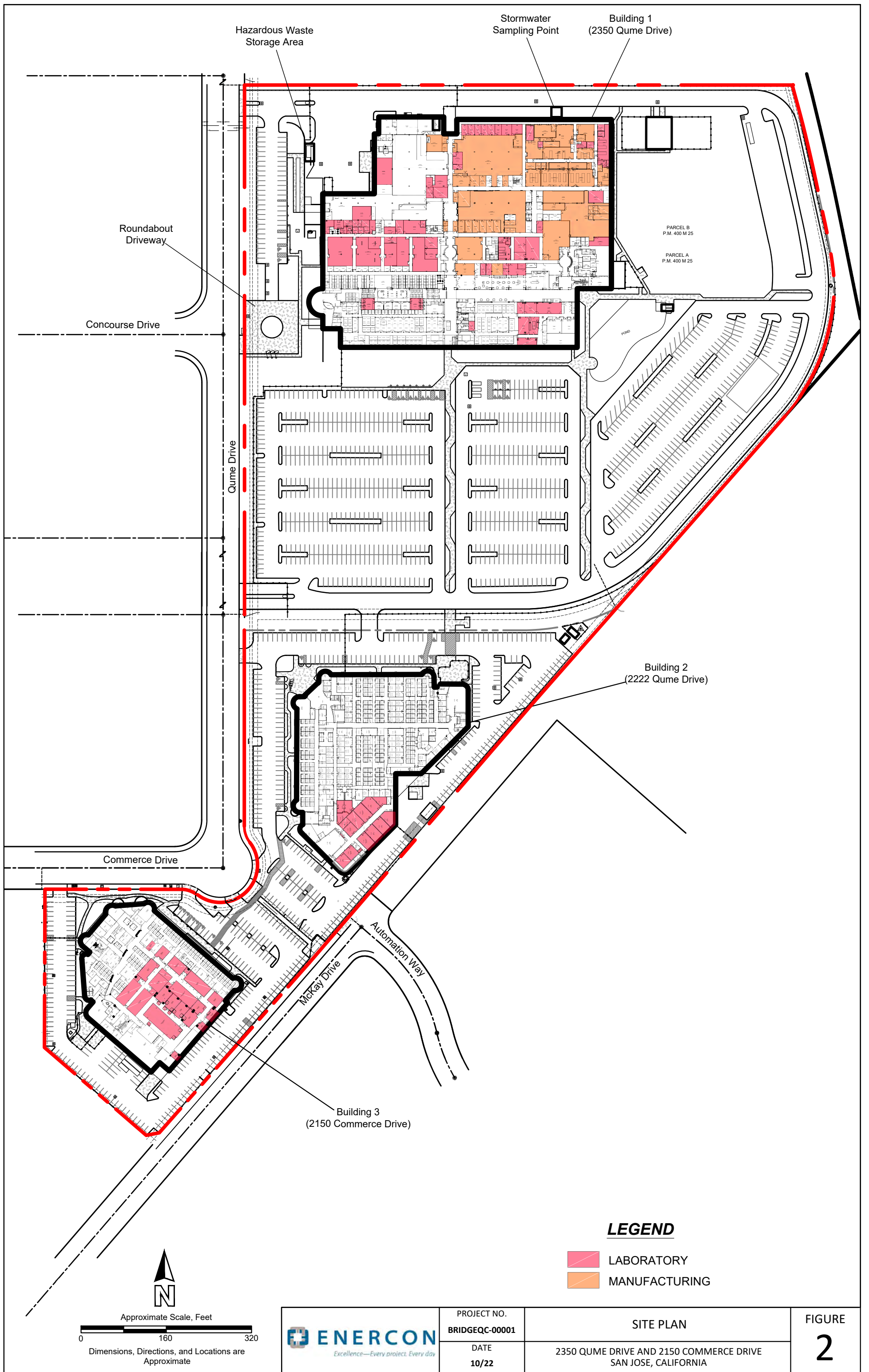
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DATE
10/22

SITE LOCATION MAP

2350 QUME DRIVE AND 2150 COMMERCE DRIVE
SAN JOSE, CALIFORNIA

FIGURE
1



Hazardous Waste Storage Area

Chloroform	11	Chloroform	ND<5	Chloroform	ND<8
PCE	ND<8	PCE	1.8	PCE	ND<8

Chloroform	ND<8
PCE	ND<8

Stormwater Sampling Point

Chloroform	ND<8
PCE	ND<8

LEGEND

- Approximate site boundary
- Previous soil vapor sample point location and designation
- Step-out soil vapor sample point location and designation
- LABORATORY
- MANUFACTURING
- | | |
|------------|-----|
| PCE | 2.3 |
| Chloroform | 1.2 |

 Concentrations of PCE and chloroform in 5-foot soil vapor samples in ug/m³
- ug/m³ Micrograms per cubic meter
- PCE Tetrachloroethene
- ND No detectable concentration above the laboratory reporting limit

SFBRWQCB-ESLi for industrial/commercial land use using a 0.03 attenuation factor:

PCE = 67 in ug/m³
Chloroform = 18 in ug/m³

DTSC-SLi or EPA-RSLi for industrial/commercial land use using a 0.0005 attenuation factor for future commercial building:

PCE = 4,000 ug/m³
Chloroform = 1,060 ug/m³

Chloroform	ND<8
PCE	ND<8

Chloroform	ND<8
PCE	ND<8

Chloroform	2.3
PCE	1.2

Chloroform	ND<8
PCE	ND<8

Chloroform	ND<8
PCE	ND<8

Chloroform	ND<8
PCE	ND<8

Chloroform	50
PCE	ND<8

Chloroform	ND<8
PCE	ND<8

Chloroform	904
PCE	ND<8

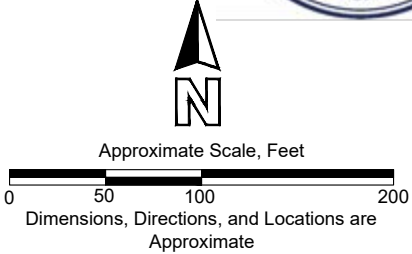
Chloroform	170
PCE	150

Chloroform	8.7
PCE	3.7

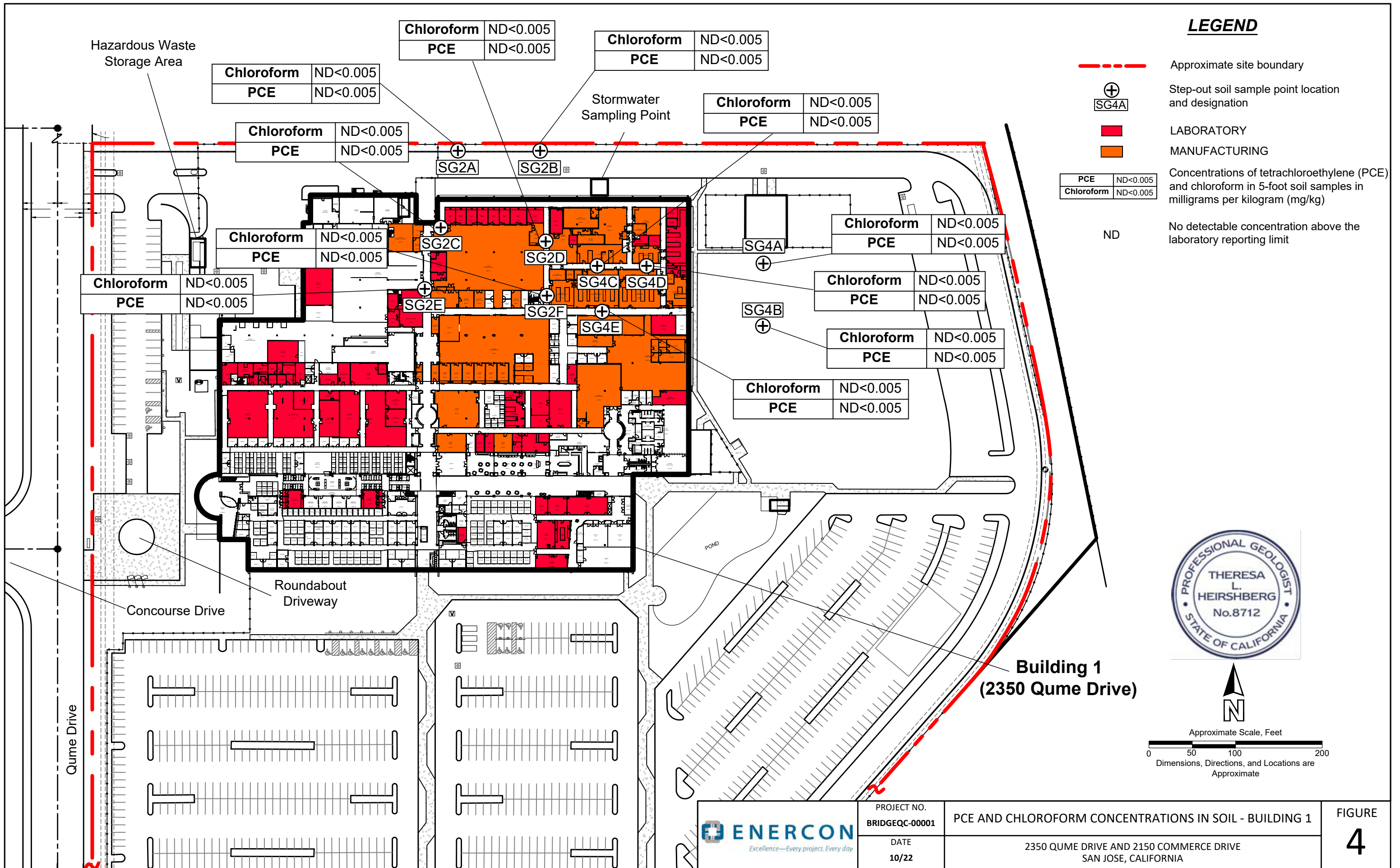
Concourse Drive

Roundabout Driveway

**Building 1
(2350 Qume Drive)**

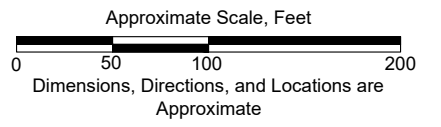


	PROJECT NO. BRIDGEQC-00001	PCE AND CHLOROFORM CONCENTRATIONS IN SOIL VAPOR - BUILDING 1 2350 QUME DRIVE AND 2150 COMMERCE DRIVE SAN JOSE, CALIFORNIA	FIGURE 3
	DATE 10/22		



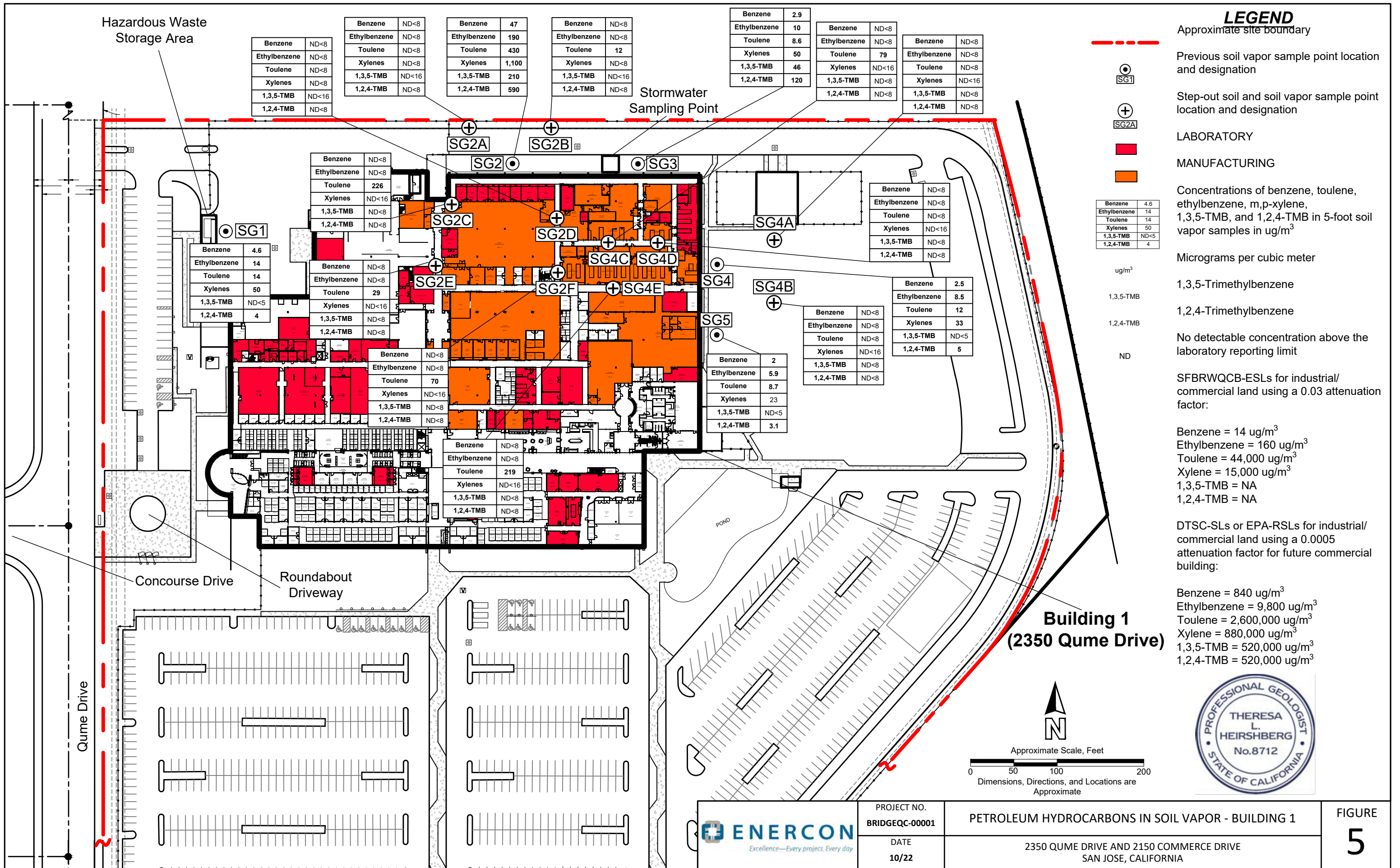
LEGEND

- - - - Approximate site boundary
 - +
SG4A Step-out soil sample point location and designation
 - LABORATORY
 - MANUFACTURING
- | | |
|------------|----------|
| PCE | ND<0.005 |
| Chloroform | ND<0.005 |
- Concentrations of tetrachloroethylene (PCE) and chloroform in 5-foot soil samples in milligrams per kilogram (mg/kg)
- ND No detectable concentration above the laboratory reporting limit



**Building 1
(2350 Qume Drive)**

	PROJECT NO. BRIDGEQC-00001	PCE AND CHLOROFORM CONCENTRATIONS IN SOIL - BUILDING 1	FIGURE 4
	DATE 10/22	2350 QUME DRIVE AND 2150 COMMERCE DRIVE SAN JOSE, CALIFORNIA	



LEGEND

- Approximate site boundary
 - Previous soil vapor sample point location and designation
 - Step-out soil and soil vapor sample point location and designation
 - █ LABORATORY
 - █ MANUFACTURING
- Concentrations of benzene, toluene, ethylbenzene, m,p-xylene, 1,3,5-TMB, and 1,2,4-TMB in 5-foot soil vapor samples in ug/m³
- Micrograms per cubic meter
- ug/m³
 - 1,3,5-TMB
 - 1,2,4-TMB
 - ND
- No detectable concentration above the laboratory reporting limit

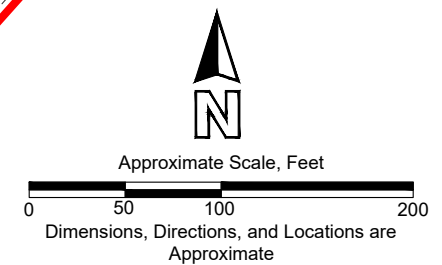
SFBRWQCB-ESLs for industrial/commercial land using a 0.03 attenuation factor:

- Benzene = 14 ug/m³
- Ethylbenzene = 160 ug/m³
- Toluene = 44,000 ug/m³
- Xylene = 15,000 ug/m³
- 1,3,5-TMB = NA
- 1,2,4-TMB = NA

DTSC-SLs or EPA-RSLs for industrial/commercial land using a 0.0005 attenuation factor for future commercial building:

- Benzene = 840 ug/m³
- Ethylbenzene = 9,800 ug/m³
- Toluene = 2,600,000 ug/m³
- Xylene = 880,000 ug/m³
- 1,3,5-TMB = 520,000 ug/m³
- 1,2,4-TMB = 520,000 ug/m³

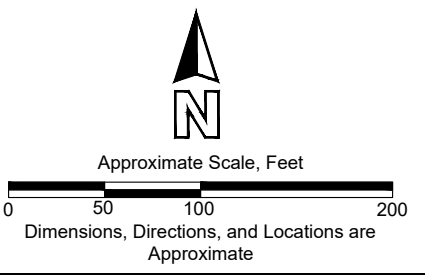
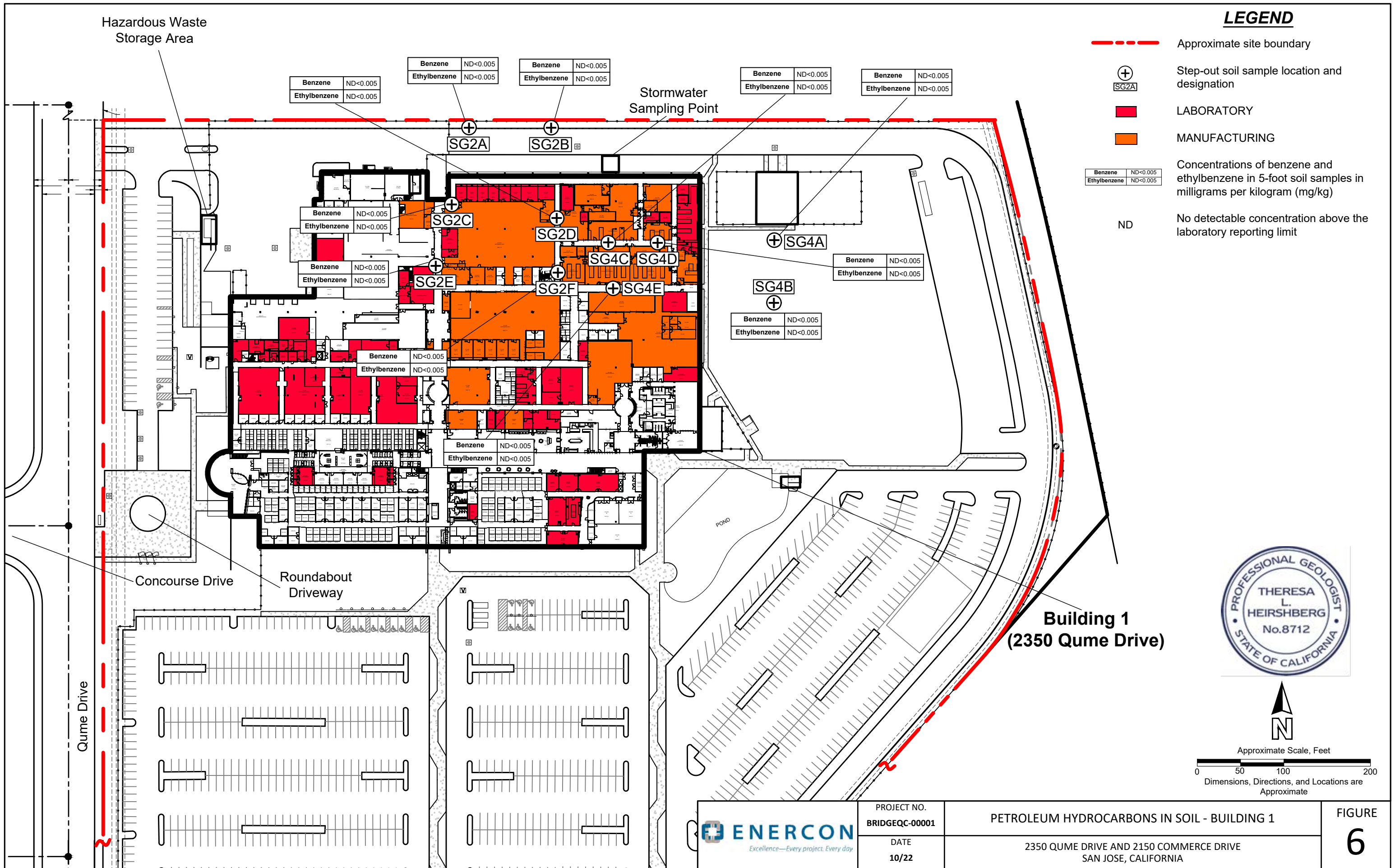
**Building 1
(2350 Qume Drive)**



	PROJECT NO. BRIDGEQC-00001	PETROLEUM HYDROCARBONS IN SOIL VAPOR - BUILDING 1	FIGURE 5
	DATE 10/22	2350 QUME DRIVE AND 2150 COMMERCE DRIVE SAN JOSE, CALIFORNIA	

LEGEND

- - - - - Approximate site boundary
 - +
SG2A Step-out soil sample location and designation
 - LABORATORY
 - MANUFACTURING
- | | |
|--------------|----------|
| Benzene | ND<0.005 |
| Ethylbenzene | ND<0.005 |
- Concentrations of benzene and ethylbenzene in 5-foot soil samples in milligrams per kilogram (mg/kg)
- ND No detectable concentration above the laboratory reporting limit



	PROJECT NO. BRIDGEQC-00001	PETROLEUM HYDROCARBONS IN SOIL - BUILDING 1	FIGURE 6
	DATE 10/22	2350 QUME DRIVE AND 2150 COMMERCE DRIVE SAN JOSE, CALIFORNIA	

Commerce Drive

Building 3
(2150 Commerce Drive)

McKay Drive

SG10
(2.9)

SG9A
(ND)

SG9E
(ND)

SG9D
(ND)

SG7
(6.4)

SG8
(22)

SG9
(77)






SG9B
(25)

SG9C
(65)

Former
"Chemical Storage"

Former
"Waste Treatment
Area"

LEGEND

-  Approximate site boundary
-  Previous soil vapor sample point location and designation
SG7
-  Step-out soil and soil vapor sample point location and designation
SG9A
- (6.4) Concentrations of PCE in 5-foot soil vapor samples in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)
- (ND) No detectable concentrations above the laboratory reporting limit
-  LABORATORY
-  MANUFACTURING



Approximate Scale, Feet
0 25 50 100
Dimensions, Directions, and Locations are Approximate

SFBRWQCB-ESL for industrial/ commercial land using a 0.03 attenuation factor:

PCE = $67 \mu\text{g}/\text{m}^3$

DTSC-SL for industrial/ commercial land using a 0.0005 attenuation factor for future commercial building:

PCE = $4,000 \mu\text{g}/\text{m}^3$



PROJECT NO.
BRIDGEQC-00001
DATE
10/22

PCE CONCENTRATIONS IN SOIL VAPOR -
BUILDING 3
2350 QUME DRIVE AND 2150 COMMERCE DRIVE
SAN JOSE, CALIFORNIA

FIGURE
7

Commerce Drive

Building 3
(2150 Commerce Drive)



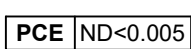



McKay Drive

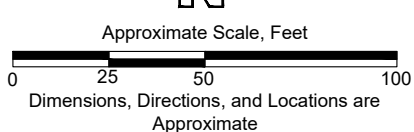
OVERHANG


Former
"Chemical Storage"

Former
"Waste Treatment
Area"

LEGEND

-  Approximate site boundary
-  Step-out soil sample point location and designation
-  Concentrations of tetrachloroethylene (PCE) in 5-foot soil samples in milligrams per kilogram (mg/kg)
-  (ND) No detectable concentrations above the laboratory reporting limit
-  LABORATORY
-  MANUFACTURING



	PROJECT NO. BRIDGEQC-00001	PCE CONCENTRATIONS IN SOIL - BUILDING 3	FIGURE 8
	DATE 10/22	2350 QUME DRIVE AND 2150 COMMERCE DRIVE SAN JOSE, CALIFORNIA	

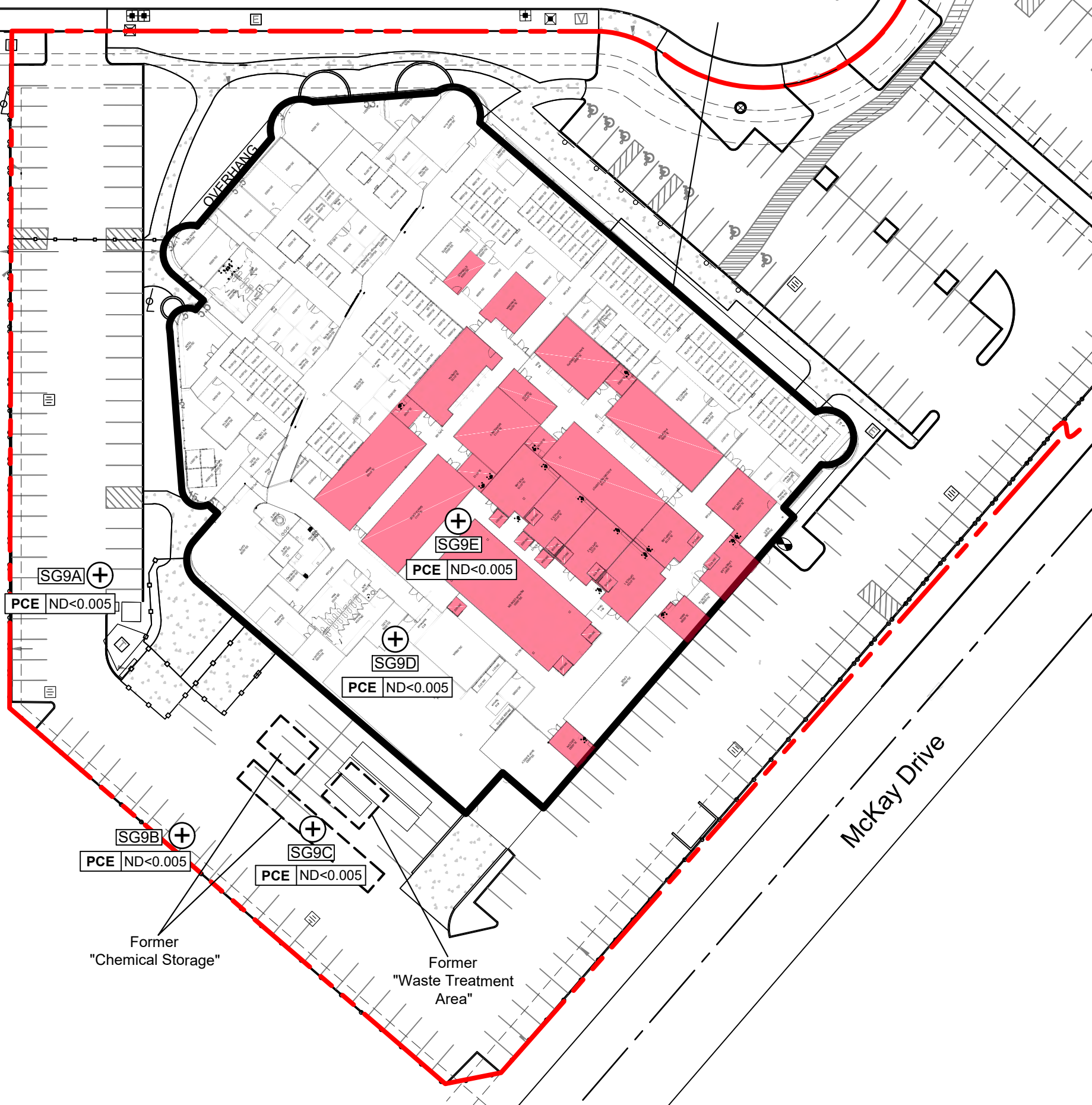


TABLE 2 – LABORATORY RESULTS OF SOIL SAMPLES

Sample ID	Date Sampled	Depth (feet bgs)	VOCs (mg/kg)			
			Chloroform	PCE	Benzene	Ethylbenzene
SG2A	8/28/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG2B	8/28/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG2C	8/28/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG2D	---	---	---	---	---	---
SG2E	8/28/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG2F	8/28/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG4A	8/27/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG4A - REP	8/27/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG4B	8/27/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG4C	8/28/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG4D	---	---	---	---	---	---
SG4E	8/28/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG9A	8/27/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG9B	8/27/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG9C	8/27/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG9D	8/27/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
SG9E	8/27/2022	5	ND<0.005	ND<0.005	ND<0.005	ND<0.005
Regulatory Screening Levels						
SFBRWQCB-ESLi			1.4	2.7	1.4	26
DTSC-SLi			NA	2.7	1.4	NA
EPA-RSLi			1.4	100	5.1	25
Notes:						
ID - identification						
feet bgs - feet below ground surface						
VOCs - volatile organic compounds analyzed in general accordance with EPA Method No. 8260B						
mg/kg - milligrams per kilogram						
PCE - tetrachloroethane						
ND - no detectable concentrations above the laboratory reporting limit						
SFBRWQCB-ESLi - California Regional Water Quality Control Board, San Francisco Bay Region, Environmental Screening Levels for industrial/commercial land use, dated January 2018						
DTSC-SLi - California Department of Toxic Substances Control, Human and Ecological Risk Office (HERO), Human Health Risk Assessment (HHRA), Note 3, Screening Levels for industrial/commercial land use, dated June 2020						
EPA-RSLi - Environmental Protection Agency, Region 9, Regional Screening Levels for industrial/commercial land use, dated November 2021						
--- - not analyzed. No sample collected due to refusal at 3 feet						
NA - not available / not applicable						

APPENDIX A
Boring Logs

BORING LOG EXPLANATION SHEET

DEPTH (feet)	SAMPLES		BLOWS/ FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	SYMBOL	CLASSIFICATION U.S.C.C.	
	Bulk	Driven						
0	■							Bulk sample.
5		⊗						<p>Driven sample collected from modified split-barrel sampler, continuous push sampler, or hand auger sampler.</p> <p>No recovery from modified split-barrel sampler, continuous push sampler, or hand auger sampler.</p>
			X-X-X (XX)					Total blow counts.
				B1-3				Soil sample identification.
10					x.x			Photoionization Detector concentrations in parts per million.
						SM		U.S.C.S. soil description and classification.
15								Solid line denotes actual change.
								Dashed line denotes approximate change.
								<p>▽ Groundwater encountered at time of drilling.</p> <p>▼ Groundwater encountered at end of drilling.</p> <p>▽ Groundwater measured after drilling.</p>
20								The total depth line is a solid line that is drawn at the bottom of the boring

BORING LOG

EXPLANATION OF BORING LOG SYMBOLS



Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG2A

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/28/22 **COMPLETED** 8/28/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.3					3 inches ASPHALT	
0			ML		(ML) Dark yellowish brown (10 YR 4/2), damp, clayey SILT	Well Box
0						Hydrated granular bentonite
0						Dry granular bentonite
5	SG2A-5					#2/12 sand
5.0						

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



GENERAL BH / TP / WELL - GINT STD US.GDT - 10/5/22 10:49 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINTCL\PROJECTS\101233006 WL.GPJ



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 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG2B

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/28/22 **COMPLETED** 8/28/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.3					3 inches ASPHALT	
0			ML		(ML) Dark yellowish brown (10 YR 4/2), damp, clayey SILT with trace fine gravel	Well Box
0						Hydrated granular bentonite
0						Dry granular bentonite
5	SG2B-5					#2/12 sand

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



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 Fax: 951-736-7560

WELL NUMBER SG2C

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/28/22 **COMPLETED** 8/28/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
		0	SM		0.3 4 inches CONCRETE (SM) Moderate yellowish brown (10 YR 5/4), damp, silty fine SAND	Well Box
		0	CL		(CL) Dark yellowish brown (10 YR 4/2), damp, silty CLAY	Hydrated granular bentonite Dry granular bentonite #2/12 sand
5	SG2C-5					

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



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 Fax: 951-736-7560

WELL NUMBER SG2D

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/28/22 **COMPLETED** 8/28/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.5					6 inches CONCRETE	
3.0		0	GP		(GP) Pea GRAVEL	

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 3.0 feet





Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG2E

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/28/22 **COMPLETED** 8/28/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.8					10 inches CONCRETE	Well Box
0			CL		(CL) Dark yellowish brown (10 YR 4/2), damp, silty CLAY	Hydrated granular bentonite
0						Dry granular bentonite
5	SG2E-5					#2/12 sand

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



GENERAL BH / TP / WELL - GINT STD US.GDT - 10/5/22 10:49 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINTCL\PROJECTS\101233006 WL.GPJ



Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG2F

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/28/22 **COMPLETED** 8/28/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0					6 inches CONCRETE	Well Box
			CL		(CL) Dark yellowish brown (10 YR 4/2), damp, silty CLAY with trace fine gravel	Hydrated granular bentonite
0						Dry granular bentonite
5	SG2F-5					#2/12 sand

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



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Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG4A

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/27/22 **COMPLETED** 8/27/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
5	SG4A-5	0	CL		(CL) Olive gray (5 Y 3/2), moist, silty CLAY Becomes moderate olive brown (5 Y 4/4) at 2 feet	 Well Box Hydrated granular bentonite Dry granular bentonite #2/12 sand

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet




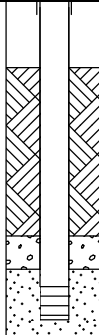
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Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG4B

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/27/22 **COMPLETED** 8/27/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0		0	CL		(CL) Olive gray (5 Y 3/2), dry to damp, silty CLAY	 <p>Well Box Hydrated granular bentonite Dry granular bentonite #2/12 sand</p>
5	SG4B-5	0			Becomes moderate olive brown (5 Y 4/4) at 3 feet	

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



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 1827 Capital Street, Suite 103
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 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG4C

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/28/22 **COMPLETED** 8/28/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
		0	SM		0.5 6 inches CONCRETE 4.0 (SM) Moderate yellowish brown (10 YR 5/4), damp, silty fine SAND	Well Box Hydrated granular bentonite
		0	CL		4.0 5.0 (CL) Dark yellowish brown (10 YR 4/2), damp, silty CLAY	Dry granular bentonite #2/12 sand
5	SG4C-5					

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



GENERAL BH / TP / WELL - GINT STD U.S.GDT - 10/5/22 10:49 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINTCL\PROJECTS\101233006 WL.GPJ



Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG4D

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/28/22 **COMPLETED** 8/28/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.5					6 inches CONCRETE	
3.0		0	GP		(GP) Pea GRAVEL	

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 3.0 feet





Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG4E

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/28/22 **COMPLETED** 8/28/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0					6 inches CONCRETE	
0			CL		(CL) Dark yellowish brown (10 YR 4/2), damp, silty CLAY	
5	SG4E-5					

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



GENERAL BH / TP / WELL - GINT STD US.GDT - 10/5/22 10:49 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINTCL\PROJECTS\101233006 WL.GPJ



Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG9A

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/27/22 **COMPLETED** 8/27/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.3					3 inches ASPHALT	
0			ML		(ML) Moderate yellowish brown (10 YR 5/4), dry to damp, fine sandy SILT	Well Box
0						Hydrated granular bentonite
0						Dry granular bentonite
5	SG9A-5					#2/12 sand
5.0						

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



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Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG9B

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce

PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA

DATE STARTED 8/27/22 **COMPLETED** 8/27/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches

DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**

DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---

LOGGED BY Matthew Penksaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---

NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.3					3 inches ASPHALT	
0			ML		(ML) Moderate yellowish brown (10 YR 5/4), dry to damp, fine sandy SILT with trace fine gravel	Well Box
0						Hydrated granular bentonite
0						Dry granular bentonite
5	SG9B-5					#2/12 sand

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



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Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG9C

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce

PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA

DATE STARTED 8/27/22 **COMPLETED** 8/27/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches

DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**

DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---

LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---

NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.3					3 inches ASPHALT	
0			ML		(ML) Moderate yellowish brown (10 YR 5/4), damp, fine sandy SILT with trace fine gravel	Well Box
0						Hydrated granular bentonite
0						Dry granular bentonite
5	SG9C-5					#2/12 sand

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



GENERAL BH / TP / WELL - GINT STD US.GDT - 10/5/22 10:49 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINTCL\PROJECTS\101233006 WL.GPJ



Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG9D

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/27/22 **COMPLETED** 8/27/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.5					6 inches CONCRETE	
0.6			ML		(ML) Dark yellowish brown (10 YR 4/2), damp, clayey SILT	
0.1	SG9D-5				Some fine gravel noted at 4 feet	
5					5.0	

- No groundwater encountered
- No stained or odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet





Enercon Services, Inc.
 1827 Capital Street, Suite 103
 Corona, California 92878
 Telephone: 951-736-5334
 Fax: 951-736-7560

WELL NUMBER SG9E

CLIENT Allen Matkins **PROJECT NAME** Qume & Commerce
PROJECT NUMBER BRIDGEQC-00001 (101233006) **PROJECT LOCATION** 2350 Qume Dr. and 2150 Commerce Dr., San Jose CA
DATE STARTED 8/27/22 **COMPLETED** 8/27/22 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25-inches
DRILLING CONTRACTOR Cascade Drilling, L.P. **GROUND WATER LEVELS:**
DRILLING METHOD Hand Auger **AT TIME OF DRILLING** ---
LOGGED BY Matthew Pensaw **CHECKED BY** Theresa L. Heirshberg, MS PG **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	PID (ppm)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0						
0.5					6 inches CONCRETE	
0.7			CL		(CL) Moderate olive brown (5 Y 4/4), damp, silty CLAY with slight petroleum hydrocarbon odor noted	
3.0			ML		(ML) Dark yellowish brown (10 YR 4/2), damp, clayey SILT with some fine gravel	
1.2						
5	SG9E-5					

- No groundwater encountered
- No stained soil and slight odorous soil noted
- Soil vapor monitoring point constructed of 0.25-inch diameter Teflon tubing
- Bottom of borehole at 5.0 feet



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APPENDIX B
Laboratory Reports



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	ENERCON	Report date:	9/10/2022
Client Address:	1827 Capital Street Corona, CA	Jones Ref. No.:	G-0489
		Client Ref. No.:	101233006
Attn:	Theresa Heirshberg	Date Sampled:	9/10/2022
		Date Received:	9/10/2022
Project:	Qume & Commerce	Date Analyzed:	9/10/2022
Project Address:	2150 Commerce Drive and 2350 Qume Drive San Jose, CA	Physical State:	Soil Gas

ANALYSES REQUESTED

1. EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Sampling – Soil Gas samples were collected in glass gas-tight syringes equipped with Teflon plungers.

A tracer gas mixture of n-pentane, n-hexane, isopropyl alcohol, and n-propyl alcohol was placed at the tubing-surface interface before sampling. These compounds were analyzed during the 8260B analytical run to determine if there were surface leaks into the subsurface due to improper installation of the probe. No tracer was detected in any of the samples reported herein.

The sampling rate was approximately 200 cc/min, except when noted differently on the chain of custody record, using a glass gas-tight syringe. Purging was completed using a pump set at approximately 200 cc/min, except when noted differently on the chain of custody record. A default of 3 purge volumes was used as recommended by July 2015 DTSC/RWQCB guidance documents.

Prior to purging and sampling of soil gas at each point, a shut-in test was conducted to check for leaks in the above ground fittings. The shut-in test was performed on the above ground apparatus by evacuating the line to a vacuum of 100 inches of water, sealing the entire system and watching the vacuum for at least one minute. A vacuum gauge attached in parallel to the apparatus measured the vacuum. If there was any observable loss of vacuum, the fittings were adjusted as needed until the vacuum did not change noticeably. The soil gas sample was then taken.

No flow conditions occur when a sampling rate greater than 10 mL/min cannot be maintained without applying a vacuum greater than 100 inches of water to the sampling train. The sampling train is left at a vacuum for no less than three minutes. If the vacuum does not subside appreciably after three minutes, the sample location is determined to be a no flow sample.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Sampling Blanks were analyzed every 12 hours as prescribed by the method. In addition, a Laboratory Control Sample (LCS) and Laboratory Control Sample Duplicate (LCSD) were analyzed with each batch of Soil Gas samples. A duplicate/replicate sample was analyzed each day of the sampling activity. All samples were injected into the GC/MS system within 30 minutes of collection.

Approval: _____

Annalise O'Toole
Mobile Lab Manager



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	ENERCON	Report date:	9/10/2022
Client Address:	1827 Capital Street Corona, CA	Jones Ref. No.:	G-0489
		Client Ref. No.:	101233006
Attn:	Theresa Heirshberg	Date Sampled:	9/10/2022
		Date Received:	9/10/2022
Project:	Qume & Commerce	Date Analyzed:	9/10/2022
Project Address:	2150 Commerce Drive and 2350 Qume Drive San Jose, CA	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	SG9D-5	SG9E-5	SG9A-5	SG9B-5	SG9C-5		
<u>Jones ID:</u>	G-0489-01	G-0489-02	G-0489-03	G-0489-04	G-0489-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	8	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	16	µg/m3
Bromoform	ND	ND	ND	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
Chloroform	ND	ND	ND	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	40	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	17	ND	ND	ND	16	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	10	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	SG9D-5	SG9E-5	SG9A-5	SG9B-5	SG9C-5		
<u>Jones ID:</u>	G-0489-01	G-0489-02	G-0489-03	G-0489-04	G-0489-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Freon 113	ND	ND	ND	34	600	16	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	ND	ND	ND	8	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Styrene	ND	ND	ND	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	16	µg/m3
Tetrachloroethene	ND	ND	ND	25	65	8	µg/m3
Toluene	ND	ND	54	56	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	ND	11	8	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	33	39	54	16	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	ND	ND	ND	16	µg/m3
o-Xylene	ND	ND	ND	ND	ND	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Tracer:							
n-Pentane	ND	ND	ND	ND	ND	80	µg/m3
n-Hexane	ND	ND	ND	ND	ND	80	µg/m3
Isopropyl Alcohol	ND	ND	ND	ND	ND	80	µg/m3
n-Propyl Alcohol	ND	ND	ND	ND	ND	80	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	118%	123%	124%	122%	117%	60 - 140	
Toluene-d8	93%	92%	93%	94%	94%	60 - 140	
4-Bromofluorobenzene	87%	85%	86%	84%	87%	60 - 140	
<u>Batch ID:</u>	G1-091022-01	G1-091022-01	G1-091022-01	G1-091022-01	G1-091022-01		

ND = Value below reporting limit



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562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	ENERCON	Report date:	9/10/2022
Client Address:	1827 Capital Street Corona, CA	Jones Ref. No.:	G-0489
		Client Ref. No.:	101233006
Attn:	Theresa Heirshberg	Date Sampled:	9/10/2022
		Date Received:	9/10/2022
Project:	Qume & Commerce	Date Analyzed:	9/10/2022
Project Address:	2150 Commerce Drive and 2350 Qume Drive San Jose, CA	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	SG2C-5	SG2E-5	SG2D-5	SG2F-5	SG4C-5		
<u>Jones ID:</u>	G-0489-06	G-0489-07	G-0489-08	G-0489-09	G-0489-10	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	8	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	16	µg/m3
Bromoform	ND	ND	ND	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
Chloroform	ND	ND	ND	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	40	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	ND	ND	18	16	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	10	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	SG2C-5	SG2E-5	SG2D-5	SG2F-5	SG4C-5		
<u>Jones ID:</u>	G-0489-06	G-0489-07	G-0489-08	G-0489-09	G-0489-10	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Freon 113	ND	ND	ND	ND	ND	16	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	ND	ND	ND	8	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Styrene	ND	ND	ND	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	16	µg/m3
Tetrachloroethene	ND	ND	ND	ND	ND	8	µg/m3
Toluene	226	29	ND	70	79	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	9	ND	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	ND	ND	ND	16	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	8	µg/m3
m,p-Xylene	22	ND	ND	ND	ND	16	µg/m3
o-Xylene	ND	ND	ND	ND	ND	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Tracer:							
n-Pentane	ND	ND	ND	ND	ND	80	µg/m3
n-Hexane	ND	ND	ND	ND	ND	80	µg/m3
Isopropyl Alcohol	ND	ND	ND	ND	ND	80	µg/m3
n-Propyl Alcohol	ND	ND	ND	ND	ND	80	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	122%	120%	121%	120%	119%	60 - 140	
Toluene-d8	92%	92%	93%	92%	92%	60 - 140	
4-Bromofluorobenzene	87%	84%	86%	87%	87%	60 - 140	
<u>Batch ID:</u>	G1-091022-01	G1-091022-01	G1-091022-01	G1-091022-01	G1-091022-01		

ND = Value below reporting limit



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	ENERCON	Report date:	9/10/2022
Client Address:	1827 Capital Street Corona, CA	Jones Ref. No.:	G-0489
		Client Ref. No.:	101233006
Attn:	Theresa Heirshberg	Date Sampled:	9/10/2022
		Date Received:	9/10/2022
Project:	Qume & Commerce	Date Analyzed:	9/10/2022
Project Address:	2150 Commerce Drive and 2350 Qume Drive San Jose, CA	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	SG4D-5	SG4E-5	SG2A-5	SG2B-5	SG4A-5		
<u>Jones ID:</u>	G-0489-11	G-0489-12	G-0489-13	G-0489-14	G-0489-15	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	8	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	16	µg/m3
Bromoform	ND	ND	ND	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
Chloroform	ND	ND	11	ND	50	8	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	40	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	10	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	SG4D-5	SG4E-5	SG2A-5	SG2B-5	SG4A-5		
<u>Jones ID:</u>	G-0489-11	G-0489-12	G-0489-13	G-0489-14	G-0489-15	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Freon 113	ND	ND	41	31	141	16	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	ND	ND	ND	8	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Styrene	ND	ND	ND	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	16	µg/m3
Tetrachloroethene	ND	ND	ND	ND	ND	8	µg/m3
Toluene	ND	219	ND	12	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	ND	ND	ND	16	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	ND	ND	ND	16	µg/m3
o-Xylene	ND	ND	ND	ND	ND	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Tracer:							
n-Pentane	ND	ND	ND	ND	ND	80	µg/m3
n-Hexane	ND	ND	ND	ND	ND	80	µg/m3
Isopropyl Alcohol	ND	ND	ND	ND	ND	80	µg/m3
n-Propyl Alcohol	ND	ND	ND	ND	ND	80	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	124%	125%	125%	125%	124%	60 - 140	
Toluene-d8	91%	91%	93%	93%	91%	60 - 140	
4-Bromofluorobenzene	85%	87%	84%	86%	87%	60 - 140	
<u>Batch ID:</u>	G1-091022-01	G1-091022-01	G1-091022-01	G1-091022-01	G1-091022-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	ENERCON	Report date:	9/10/2022
Client Address:	1827 Capital Street Corona, CA	Jones Ref. No.:	G-0489
		Client Ref. No.:	101233006
Attn:	Theresa Heirshberg	Date Sampled:	9/10/2022
		Date Received:	9/10/2022
Project:	Qume & Commerce	Date Analyzed:	9/10/2022
Project Address:	2150 Commerce Drive and 2350 Qume Drive San Jose, CA	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	SG4A-5 REP	SG4B-5		
<u>Jones ID:</u>	G-0489-16	G-0489-17	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	8	µg/m3
Bromobenzene	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	16	µg/m3
Bromoform	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	8	µg/m3
Chloroform	45	904	8	µg/m3
2-Chlorotoluene	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	40	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	8	µg/m3
Dibromomethane	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	16	µg/m3
1,1-Dichloroethane	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	10	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Sample ID:	SG4A-5 REP	SG4B-5		
Jones ID:	G-0489-16	G-0489-17	Reporting Limit	Units
Analytes:				
cis-1,3-Dichloropropene	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Freon 113	121	ND	16	µg/m3
Hexachlorobutadiene	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	8	µg/m3
Methylene chloride	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	8	µg/m3
Styrene	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	16	µg/m3
Tetrachloroethene	ND	ND	8	µg/m3
Toluene	ND	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	8	µg/m3
Trichloroethene	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	16	µg/m3
1,2,3-Trichloropropane	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
Tracer:				
n-Pentane	ND	ND	80	µg/m3
n-Hexane	ND	ND	80	µg/m3
Isopropyl Alcohol	ND	ND	80	µg/m3
n-Propyl Alcohol	ND	ND	80	µg/m3
Dilution Factor	1	1		
Surrogate Recoveries:			QC Limits	
Dibromofluoromethane	123%	125%	60 - 140	
Toluene-d ₈	92%	92%	60 - 140	
4-Bromofluorobenzene	86%	86%	60 - 140	
Batch ID:	G1-091022- 01	G1-091022- 01		

ND = Value below reporting limit



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562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	ENERCON	Report date:	9/10/2022
Client Address:	1827 Capital Street Corona, CA	Jones Ref. No.:	G-0489
		Client Ref. No.:	101233006
Attn:	Theresa Heirshberg	Date Sampled:	9/10/2022
		Date Received:	9/10/2022
Project:	Qume & Commerce	Date Analyzed:	9/10/2022
Project Address:	2150 Commerce Drive and 2350 Qume Drive San Jose, CA	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	METHOD	SAMPLING		
	BLANK	BLANK		
	091022- G1MB1	091022- G1SB1	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	8	µg/m3
Bromobenzene	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	16	µg/m3
Bromoform	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	8	µg/m3
Chloroform	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	40	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	8	µg/m3
Dibromomethane	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	16	µg/m3
1,1-Dichloroethane	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	10	µg/m3

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	METHOD	SAMPLING		
	BLANK	BLANK		
<u>Jones ID:</u>	091022- G1MB1	091022- G1SB1	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
cis-1,3-Dichloropropene	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Freon 113	ND	ND	16	µg/m3
Hexachlorobutadiene	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	8	µg/m3
Methylene chloride	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	8	µg/m3
Styrene	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	16	µg/m3
Tetrachloroethene	ND	ND	8	µg/m3
Toluene	ND	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	8	µg/m3
Trichloroethene	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	16	µg/m3
1,2,3-Trichloropropane	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
Tracer:				
n-Pentane	ND	ND	80	µg/m3
n-Hexane	ND	ND	80	µg/m3
Isopropyl Alcohol	ND	ND	80	µg/m3
n-Propyl Alcohol	ND	ND	80	µg/m3
<u>Dilution Factor</u>	1	1		
Surrogate Recoveries:			QC Limits	
Dibromofluoromethane	124%	122%	60 - 140	
Toluene-d8	93%	94%	60 - 140	
4-Bromofluorobenzene	83%	90%	60 - 140	
Batch ID:	G1-091022- 01	G1-091022- 01		

ND = Value below reporting limit



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90671
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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: ENERCON
Client Address: 1827 Capital Street
Corona, CA

Report date: 9/10/2022
Jones Ref. No.: G-0489
Client Ref. No.: 101233006

Attn: Theresa Heirshberg

Date Sampled: 9/10/2022
Date Received: 9/10/2022

Project: Qume & Commerce
Project Address: 2150 Commerce Drive and 2350 Qume Drive
San Jose, CA

Date Analyzed: 9/10/2022
Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Batch ID: G1-091022-01

Jones ID: **091022-G1LCS1** **091022-G1LCSD1** **091022-G1CCV1**

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	64%	78%	19.8%	60 - 140	84%	80 - 120
1,1-Dichloroethene	113%	101%	10.8%	60 - 140	90%	80 - 120
Cis-1,2-Dichloroethene	99%	95%	3.7%	70 - 130	100%	80 - 120
1,1,1-Trichloroethane	112%	110%	1.8%	70 - 130	112%	80 - 120
Benzene	96%	90%	6.9%	70 - 130	101%	80 - 120
Trichloroethene	108%	103%	4.2%	70 - 130	104%	80 - 120
Toluene	94%	86%	9.4%	70 - 130	97%	80 - 120
Tetrachloroethene	108%	101%	6.9%	70 - 130	107%	80 - 120
Chlorobenzene	103%	102%	0.8%	70 - 130	100%	80 - 120
Ethylbenzene	88%	87%	1.4%	70 - 130	96%	80 - 120
1,2,4 Trimethylbenzene	72%	71%	2.2%	70 - 130	91%	80 - 120
<u>Surrogate Recovery:</u>						
Dibromofluoromethane	125%	122%		60 - 140	117%	60 - 140
Toluene-d ₈	94%	88%		60 - 140	94%	60 - 140
4-Bromofluorobenzene	90%	90%		60 - 140	96%	60 - 140

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



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 Santa Fe Springs, CA 90670
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 Fax (714) 449-9685
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Soil-Gas Chain-of-Custody Record

Client
ENERCON

Project Name
Qume & Commerce

Project Address
2150 Commerce Drive and 2350 Qume Drive

San Jose, CA

Email

Phone

Report To
Theresa Heirshberg

Sampler
Madison Jones

Date
 9/10/2022

Client Project #
 101233006

Turn Around Requested

Immediate Attention
 Rush 24 Hours
 Rush 48 Hours
 Rush 72 Hours
 Normal
 Mobile Lab

Reporting Limits

Standard Low Level* MDL* **Units**
 *surcharge for these limits

Purge Number:
 1P 3P 7P 10P

Shut-In Test: Y / N

Report Options
 EDD _____
 EDF* - 10% Surcharge _____
 *Global ID _____

Tracer

n-pentane
 n-hexane
 n-propanol
 Isopropyl Alcohol
 1,1-DFA

Analysis Requested

Sample Matrix: Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)	Magnehelic Vacuum (In/H ₂ O)	Number of Containers
SG	X	<2	1
SG	X	10	1
SG	X	<2	1
SG	X	<2	1
SG	X	<2	1
SG	X	<2	1
SG	X	<2	1
SG	X	<2	1
SG	X	<2	1
SG	X	<2	1

LAB USE ONLY

Jones Project #
G-0489

Page
 1 of 2

Sample Container:
 GASTIGHT GLASS SYRINGE
 If different than above, see Notes.

Sample ID	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample ID	Purge Rate (mL/min)	Pump Used	Magnehelic	Sample Matrix: Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)	Magnehelic Vacuum (In/H ₂ O)	Number of Containers	Notes & Special Instructions
SG9D-5	3	1270	9/10/22	7:49	7:53	G-0489-01	200	SUNNY	118012	SG	X	<2	1	
SG9E-5	3	1270	9/10/22	8:00	8:09	G-0489-02	200	ZARAK	M100.106	SG	X	10	1	
SG9A-5	3	1270	9/10/22	8:21	8:26	G-0489-03	200	VENOM	M100.500	SG	X	<2	1	
SG9B-5	3	1270	9/10/22	8:48	8:43	G-0489-04	200	SUNNY	M100.501	SG	X	<2	1	
SG9C-5	3	1270	9/10/22	8:55	9:03	G-0489-05	200	ZARAK	118012	SG	X	<2	1	
SG2C-5	3	1270	9/10/22	9:23	9:24	G-0489-06	200	VENOM	M100.106	SG	X	<2	1	
SG2E-5	3	1270	9/10/22	9:40	9:42	G-0489-07	200	SUNNY	M100.500	SG	X	<2	1	
SG2D-5	3	1270	9/10/22	9:55	10:01	G-0489-08	200	ZARAK	M100.501	SG	X	<2	1	
SG2F-5	3	1270	9/10/22	10:13	10:17	G-0489-09	200	VENOM	118012	SG	X	<2	1	
SG4C-5	3	1270	9/10/22	11:23	11:25	G-0489-10	200	SUNNY	M100.106	SG	X	<2	1	

Representative Signature Matthew Penskaw	Printed Name Matthew Penskaw	Laboratory Signature	Printed Name Madison Jones	10	Total Number of Containers
Company ENERCON	Date 9/10/2022	Time 13:50	Company JONES ENVIRONMENTAL, INC.	Date 9/10/2022	Time 13:50
Representative Signature	Printed Name	Laboratory Signature	Printed Name	Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.	
Company	Date	Time	Company	Date	Time



11007 Forest Pl.
 Santa Fe Springs, CA 90670
 (714) 449-9937
 Fax (714) 449-9685
 www.jonesenv.com

Soil-Gas Chain-of-Custody Record

Client
ENERCON

Date
 9/10/2022

Purge Number:
 1P 3P 7P 10P

Report Options
 EDD _____
 EDF* - 10% Surcharge _____

LAB USE ONLY

Jones Project #

G-0489

Project Name
Qume & Commerce

Client Project #
 101233006

Shut-In Test: Y / N

*Global ID _____

Project Address
2150 Commerce Drive and 2350 Qume Drive

Turn Around Requested

- Immediate Attention
- Rush 24 Hours
- Rush 48 Hours
- Rush 72 Hours
- Normal
- Mobile Lab

Tracer

- n-pentane
- n-hexane
- n-propanol
- Isopropyl Alcohol
- 1,1-DFA
- _____

Analysis Requested

Sample Matrix:	Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)					Magnetic Vacuum (In/H ₂ O)	Number of Containers

Reporting Limits

- Standard
 - Low Level*
 - MDL*
- *surcharge for these limits*

Units

San Jose, CA

Email

Phone

Report To **Theresa Heirshberg** **Sampler** **Madison Jones**

Page

2 of 2

Sample Container:

GASTIGHT GLASS SYRINGE

If different than above, see Notes.

Sample ID	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample ID	Purge Rate (mL/min)	Pump Used	Magnehelic	Sample Matrix:	Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)					Magnetic Vacuum (In/H ₂ O)	Number of Containers	Notes & Special Instructions	
SG4D-5	3	1270	9/10/22	11:34	11:42	G-0489-11	200	ZARAK	M100.500	SG	X						<2	1		
SG4E-5	3	1270	9/10/22	11:48	11:58	G-0489-12	200	VENOM	M100.501	SG	X						<2	1		
SG2A-5	3	1270	9/10/22	12:14	12:15	G-0489-13	200	SUNNY	118012	SG	X						<2	1		
SG2B-5	3	1270	9/10/22	12:18	12:32	G-0489-14	200	ZARAK	M100.106	SG	X						<2	1		
SG4A-5	3	1270	9/10/22	12:47	12:48	G-0489-15	200	VENOM	M100.500	SG	X						<2	1		
SG4A-5 REP	-	-	9/10/22	12:51	13:05	G-0489-16	-	-	M100.500	SG	X						<2	1		
SG4B-5	3	1270	9/10/22	13:11	13:21	G-0489-17	200	SUNNY	M100.501	SG	X						<2	1		

Representative Signature _____ **Printed Name** Matthew Penskaw

Laboratory Signature _____ **Printed Name** Madison Jones

7 Total Number of Containers

Company ENERCON **Date** 9/10/2022 **Time** 13:50

Company JONES ENVIRONMENTAL, INC. **Date** 9/10/2022 **Time** 13:50

Representative Signature _____ **Printed Name**

Laboratory Signature _____ **Printed Name**

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Company _____ **Date** _____ **Time** _____

Company _____ **Date** _____ **Time** _____

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: September 13, 2022

Ms. Pamela Andes, Esq.
Allen Matkins Leck Gamble Mallory & Natsis LLP
2010 Main Street, Suite 800
Irvine, CA 92614
Tel: (949) 553-1313 E-Mail: PAndes@AllenMatkins.com

Project: **Qume & Commerce**
Project No.: **101233006**
Lab I.D.: **220830-4 through -17**

Dear Ms. Andes:

The **analytical results** for the soil samples, received by our laboratory on August 30, 2022, are attached. The samples were received chilled, intact and accompanying chain of custody record.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,



Pearl Wong
Quality Manager

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or Manager's Designee, as verified by the above signature which applies to this PDF File as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of ELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Allen Matkins Leck Gamble Mallory & Natsis LLP
2010 Main Street, Suite 800
Irvine, CA 92614
Tel: (949) 553-1313 E-Mail: PAndes@AllenMatkins.com

PROJECT: Qume & Commerce PROJECT NO.: 101233006
MATRIX: SOIL DATE RECEIVED: 08/30/22
SAMPLING DATE: 08/27&28/22 DATE ANALYZED: 08/31/22
REPORT TO: MS. PAMELA ANDES, ESQ. DATE REPORTED: 09/13/22

EPA 5030B/8260B FOR CHLOROFORM/TETRACHLOROETHENE
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

Table with 5 columns: SAMPLE I.D., LAB I.D., CHLOROFORM, TETRACHLOROETHENE, DF. Rows include SG2A-5 through SG4E-5 and Method Blank, all showing ND results.

PQL 0.005 0.005

COMMENTS:

DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: [Signature]
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Allen Matkins Leck Gamble Mallory & Natsis LLP
2010 Main Street, Suite 800
Irvine, CA 92614
Tel: (949) 553-1313 E-Mail: PAndes@AllenMatkins.com

PROJECT: Qume & Commerce PROJECT NO.: 101233006
MATRIX: SOIL DATE RECEIVED: 08/30/22
SAMPLING DATE: 08/27&28/22 DATE ANALYZED: 08/31/22
REPORT TO: MS. PAMELA ANDES, ESO. DATE REPORTED: 09/13/22

EPA 5030B/8260B FOR BENZENE/ETHYLBENZENE
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	BENZENE	ETHYLBENZENE	DF
SG2A-5	220830-4	ND	ND	1
SG2B-5	220830-5	ND	ND	1
SG2C-5	220830-6	ND	ND	1
SG2E-5	220830-7	ND	ND	1
SG2F-5	220830-8	ND	ND	1
SG4A-5	220830-9	ND	ND	1
SG4B-5	220830-10	ND	ND	1
SG4C-5	220830-11	ND	ND	1
SG4E-5	220830-12	ND	ND	1
Method Blank		ND	ND	1

PQL

0.005

0.005


COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = DF X PQL

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Allen Matkins Leck Gamble Mallory & Natsis LLP**
2010 Main Street, Suite 800
Irvine, CA 92614
Tel: (949) 553-1313 E-Mail: PAndes@AllenMatkins.com

PROJECT: **Qume & Commerce** PROJECT NO.: **101233006**
MATRIX: **SOIL** DATE RECEIVED: **08/30/22**
SAMPLING DATE: **08/27/22** DATE ANALYZED: **08/31/22**
REPORT TO: **MS. PAMELA ANDES, ESQ.** DATE REPORTED: **09/13/22**


EPA 5030B/8260B FOR TETRACHLOROETHENE
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	TETRACHLOROETHENE	DF
SG9A-5	220830-13	ND	1
SG9B-5	220830-14	ND	1
SG9C-5	220830-15	ND	1
SG9D-5	220830-16	ND	1
SG9E-5	220830-17	ND	1
Method Blank		ND	1

PQL 0.005

COMMENTS:

DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766

Tel (909)590-5905

Fax (909)590-5907

8260B QA/QC Report

Date Analyzed: 8/31/2022

Matrix: Solid/Soil/Liquid

Machine: D

Unit: mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 220830-4 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	0.050	0.047	94%	0.042	84%	10%	75-125	0-20
Chlorobenzene	0	0.050	0.041	82%	0.039	78%	4%	75-125	0-20
1,1-Dichloroethene	0	0.050	0.060	120%	0.058	116%	4%	75-125	0-20
Toluene	0	0.050	0.045	90%	0.041	82%	8%	75-125	0-20
Trichloroethene (TCE)	0	0.050	0.053	106%	0.049	98%	8%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	0.050	0.045	90%	75-125
Chlorobenzene	0.050	0.039	78%	75-125
Chloroform	0.050	0.053	106%	75-125
1,1-Dichloroethene	0.050	0.058	116%	75-125
Ethylbenzene	0.050	0.041	82%	75-125
o-Xylene	0.050	0.041	82%	75-125
m,p-Xylene	0.100	0.082	82%	75-125
Toluene	0.050	0.045	90%	75-125
1,1,1-Trichloroethane	0.050	0.059	118%	75-125
Trichloroethene (TCE)	0.050	0.049	98%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			M-BLK	220830-4	220830-5	220830-6	220830-7	220830-8	220830-9
Dibromofluoromethane	50.0	70-130	124%	97%	80%	68*	78%	105%	100%
Toluene-d8	50.0	70-130	102%	103%	104%	103%	103%	103%	102%
4-Bromofluorobenzene	50.0	70-130	100%	98%	102%	98%	99%	98%	98%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			220830-10	220830-11	220830-12	220830-13	220830-14	220830-15	220830-16
Dibromofluoromethane	50.0	70-130	103%	93%	93%	101%	107%	94%	80%
Toluene-d8	50.0	70-130	103%	103%	103%	102%	101%	103%	103%
4-Bromofluorobenzene	50.0	70-130	99%	97%	96%	98%	99%	94%	96%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			220830-17						
Dibromofluoromethane	50.0	70-130	92%						
Toluene-d8	50.0	70-130	102%						
4-Bromofluorobenzene	50.0	70-130	95%						

* = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.

S.R. = Sample Results

%RC = Percent Recovery

spk conc = Spike Concentration

ACP %RC = Accepted Percent Recovery

MS = Matrix Spike

MSD = Matrix Spike Duplicate

Analyzed/Reviewed By: 

Final Reviewer: 

