

SUBSURFACE ENVIRONMENTAL SITE ASSESSMENT REPORT

Commercial Retail Property
295 East Virginia Street
San Jose, California 95112

Prepared For:

**AMG and Associates, LLC
16633 Ventura Boulevard, #1014
Encino, California 91436**

**KCE-2014-023E-R2
September 10, 2014**

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	SITE DESCRIPTION.....	1
III.	BACKGROUND.....	1
IV.	FIELD ACTIVITIES – SUBSURFACE SOIL INVESTIGATION.....	2
V.	GEOLOGY AND SUBSURFACE CONDITIONS.....	3
VI.	ANALYTICAL RESULTS	3
VII.	SUMMARY AND RECOMMENDATION	3
VIII.	LIMITATIONS.....	5
IX.	SIGNATURE AND CERTIFICATION.....	6

Attachments: Appendix A - Figures 1 and 2
Appendix B - Table 1
Appendix C - Laboratory Report and Chain of Custody Documentation
Appendix D - Field Borehole Logs

I. INTRODUCTION

This report presents the results of subsurface environmental site assessment work conducted by KCE Matrix, Inc. (KCE Matrix) for the subject property. The purpose of this investigation was to assess potential subsurface soil contamination from operation of a former gasoline fuel facility at the subject site. The scope of work performed by KCE Matrix consisted of the following:

- Geologic logging during drilling of nine exploratory borings.
- Soil sampling for nine exploratory borings.
- Project coordination and management.
- Sample delivery to a state certified environmental testing laboratory with corresponding chain of custody documentation.
- Laboratory analyses.
- Data analysis, interpretation, and preparation of this report summarizing the subsurface environmental assessment work conducted.

II. SITE DESCRIPTION

The subject site is located on the western corner of the intersection of East Virginia Street and South 7th Street in San Jose, California. The subject property contains a building structure located on the central, eastern portion of the site that appears to have been used previously as a gasoline service station building. An overhead canopy is located on the southeastern portion of the property where there are two pump islands and the apparent location of former product dispensers. The western and southern most portion of the property is essentially vacant land and appears to have been used previously as a Propane gas storage and distribution facility. A Location Map is shown in Appendix A, Figure 1, and a site plan of the subject site is presented in Appendix A, as Figure 2.

III. BACKGROUND

In May and June of 2014, a Phase I Environmental Site Assessment (ESA) was performed for the subject property by KCE Matrix. Based on the assessment work performed, several recognized environmental conditions were identified for the subject property including the operation of former UST's on site from at least 1972 through 1984. The results of the Phase I ESA performed by KCE Matrix are presented in a summary report (KCE-2014-023E-R1) prepared by KCE Matrix dated July 3, 2014.

The subsurface environmental assessment work performed during this investigation was designed to assess subsurface areas in the immediate vicinity of the most likely former locations of UST's and product dispensers as identified during the Phase I ESA.

IV. FIELD ACTIVITIES – SUBSURFACE SOIL INVESTIGATION

On August 5, 2014, nine exploratory borings (designated as EB-1 through EB-9) were drilled and sampled at the subject site using direct-push probe field equipment. Four of the nine exploratory borings (designated as EB-1 through EB-4) were drilled and sampled to a depth of 23 feet below ground surface (bgs) in the vicinity of where the former UST's were most likely located on site. One of the nine exploratory borings (designated as EB-5) was drilled and sampled to a depth of 15 feet bgs in the vicinity of the former UST's. The four other exploratory borings (designated as EB-6 through EB-9) were drilled and sampled to a depth of 10 feet bgs in the vicinity of the former fuel dispensers. Groundwater was encountered at depths ranging from approximately 21 feet bgs to 23 feet bgs in four of the nine exploratory borings (designated as EB-1 through EB-4) during drilling activities. The locations of the nine exploratory borings are shown in Appendix A, Figure 2.

Subsurface drilling activities were conducted by or under the supervision of KCE Matrix's California State Certified Professional Civil Engineer or Certified Engineering Geologist. The subsurface materials penetrated are described in the attached Field Borehole Logs, which are included in Appendix D of this report. Soil samples were collected for lithologic logging purposes at five-foot intervals. In addition, 19 soil samples were selected for laboratory analysis as follows:

- For the borings designated as EB-1 and EB-5, soil samples were collected for laboratory analyses at depths of 10 and 15 feet bgs. (4 total samples).
- For the borings designated as EB-2 through EB-4, soil samples were collected for laboratory analyses at depths of 10, 15 and 20 feet bgs. (9 total samples).
- For the borings designated as EB-6 and EB-8, soil samples were collected for laboratory analyses at depths of five and 10 feet bgs. (4 total samples).
- For the borings designated as EB-7 and EB-9, soil samples were collected for laboratory analyses at a depth of five feet bgs. (2 total samples).

The soil samples were collected in one-inch sampling liners driven into the subsurface using direct-push probe field equipment. Immediately after the soil samples were extracted from the subsurface, a portion of the one-inch plastic sampling liners holding the soil samples were sealed with plastic caps and Teflon tape, labeled, and stored in a cooler, on ice, until delivery to a state certified laboratory. The remaining portions of the samples were then vapor tested using a Photo Ionization Detector (PID). The PID used during this investigation has serial number 592-906766 and was calibrated with Isobutylene (i-C₄H₈) at a concentration of 100 parts per million by Volume (ppmV). The PID results for the soil vapors are reported on the attached Field Borehole Logs, which are included in Appendix D of this report.

Upon completion of this subsurface investigative field work, the boreholes were backfilled and resurfaced. No soil cuttings were generated during this investigation.

V. GEOLOGY AND SUBSURFACE CONDITIONS

Based on the results of site assessment activities conducted by KCE Matrix on August 5, 2014, the subsurface of the subject property appears to be underlain essentially by clay and sandy clay to a depth of approximately 23 feet bgs, the maximum depth explored. Groundwater was encountered at depths ranging from approximately 21 feet bgs to 23 feet bgs in four of the nine exploratory borings (designated as EB-1 through EB-4) during drilling activities.

VI. ANALYTICAL RESULTS

The soil samples collected during this investigation were analyzed by Chemtek Environmental Laboratories, Inc. (Chemtek) in Santa Fe Springs, California. The soil samples were accompanied by properly executed chain of custody documentation. Chemtek is an environmental testing laboratory certified by the California State Department of Health Services (ELAP Certificate Number 1435).

The 19 selected soil samples (designated as EB-1(10), EB-1(15), EB-2(10), EB-2(15), EB-2(20), EB-3(10), EB-3(15), EB-3(20), EB-4(10), EB-4(15), EB-4(20), EB-5(10), EB-5(15), EB-6(5), EB-6(10), EB-7(5), EB-8(5), EB-8(10) and EB-9(5)) collected from exploratory borings EB-1 through EB-9 were analyzed for volatile hydrocarbons (gasoline) by EPA method 8260B, and Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) and Methy-Tert-Butyl-Ether (MTBE) by EPA method 8260B. The analytical results of the 19 soil samples are presented in Appendix B, Table 1. Copies of the laboratory report and corresponding chain of custody documentation are presented in Appendix C of this report.

VII. SUMMARY AND RECOMMENDATIONS

The following summarizes the subsurface environmental site assessment activities conducted during this investigation:

- On August 5, 2014, nine exploratory borings (designated as EB-1 through EB-9) were drilled and sampled at the subject site. During drilling activities, groundwater was encountered in four of the nine exploratory borings (designated as EB-1 through EB-4) at depths ranging from approximately 21 feet bgs to 23 feet bgs.
- On August 5, 2014; nineteen (19) selected soil samples were collected for laboratory analysis during drilling of nine exploratory borings (designated as EB-1 through EB-9). The soil samples were analyzed for volatile hydrocarbons (gasoline), BTEX and MTBE by EPA method 8260B as presented in Section VI of this report.

- The analytical results of the soil sample collected at a depth of 15 feet bgs from exploratory boring EB-4 indicated concentrations of volatile hydrocarbons (gasoline) at 354 milligrams per kilogram (mg/kg), Ethylbenzene at 2,070 micrograms per kilogram ($\mu\text{g}/\text{kg}$), Benzene at 1,560 $\mu\text{g}/\text{kg}$, Xylenes at 65 $\mu\text{g}/\text{kg}$ and Toluene at 27 $\mu\text{g}/\text{kg}$. MTBE was not detected in the soil sample collected from exploratory boring EB-4 at a depth of 15 feet bgs. In addition, the analytical results of the two other soil samples collected from exploratory boring EB-4 at depths of 10 feet bgs and 20 feet bgs indicated no detectable concentrations of volatile hydrocarbons (gasoline), BTEX and MTBE.
- The analytical results of the soil sample collected at a depth of 15 feet bgs from exploratory boring EB-3 indicated concentrations of volatile hydrocarbons (gasoline) at 249 mg/kg, Ethylbenzene at 616 $\mu\text{g}/\text{kg}$, and Benzene at 71 $\mu\text{g}/\text{kg}$. Toluene, Xylenes and MTBE were not detected in the soil sample collected from exploratory boring EB-3 at a depth of 15 feet bgs. In addition, the analytical results of the two other soil samples collected from exploratory boring EB-3 at depths of 10 feet bgs and 20 feet bgs indicated no detectable concentrations of volatile hydrocarbons (gasoline), BTEX and MTBE.
- The analytical results of the soil sample collected at a depth of 15 feet bgs from exploratory boring EB-2 indicated a 22.5 mg/kg concentration of volatile hydrocarbons (gasoline), and concentrations of BTEX ranging from 2 $\mu\text{g}/\text{kg}$ to 87 $\mu\text{g}/\text{kg}$. MTBE was not detected in the soil sample collected from exploratory boring EB-2 at depth of 15 feet bgs. In addition, the analytical results of the two other soil samples collected from exploratory boring EB-2 at depths of 10 feet bgs and 20 feet bgs indicated no detectable concentrations of volatile hydrocarbons (gasoline), BTEX and MTBE.
- The analytical results of the soil samples collected from exploratory borings EB-1 and EB-5 at a depth of 15 feet bgs indicated concentrations of volatile hydrocarbons (gasoline) at 22.7 mg/kg and 51.5 mg/kg, respectively, and concentrations of BTEX ranging from 7 $\mu\text{g}/\text{kg}$ to 384 $\mu\text{g}/\text{kg}$. MTBE was not detected in the soil samples collected from exploratory borings EB-1 and EB-5 at a depth of 15 feet bgs. In addition, the analytical results of the two other soil samples collected from exploratory borings EB-1 and EB-5 at a depth of 10 feet bgs indicated no detectable concentrations of volatile hydrocarbons (gasoline), BTEX and MTBE.
- The analytical results of the six soil samples collected from exploratory borings EB-6 through EB-9 at depths ranging from five bgs to 10 feet bgs indicated no detectable concentrations of volatile hydrocarbons (gasoline), BTEX and MTBE.

With regard to the subsurface soil assessment work performed in the immediate vicinity of the most likely locations of the former UST's (borings designated as EB-1 through EB-5), relatively high concentrations of petroleum hydrocarbon constituents were detected in the soil samples

collected from exploratory borings EB-3 and EB-4 at a depth of 15 feet bgs. Trace to minor concentrations of petroleum hydrocarbon constituents were also detected in the soil samples collected from exploratory boring EB-1, EB-2 and EB-5 at a depth of 15 feet bgs. In addition, groundwater was encountered in four of these five exploratory borings (designated as EB-1 through EB-4) at depths ranging from approximately 21 feet bgs to 23 feet bgs, during drilling activities.

With regard to the subsurface soil assessment work performed in the immediate vicinity of the former fuel product dispensers (borings designated as EB-6 through EB-9), petroleum hydrocarbon contamination was not detected in the six soil samples collected from these four exploratory borings.

Based on the results of the subsurface soil assessment work performed during this investigation, the subsurface soil at the subject site in the immediate vicinity of exploratory borings EB-1 through EB-5 (drilled and sampled in the vicinity of where the former UST's were most likely located) has been impacted by petroleum hydrocarbon contamination and the extent of contamination is not defined. Furthermore, the petroleum hydrocarbon contamination detected in subsurface soil is in relatively close vertical proximity to groundwater.

Based on the analytical results of the soil samples collected during this investigation, KCE Matrix recommends that additional subsurface soil investigation be performed in the immediate vicinity of exploratory borings EB-1 through EB-5 to define the extent of contamination, as necessary. Furthermore, based on the fact that groundwater was encountered at the subject site at depths ranging from 21 to 23 feet bgs, KCE Matrix recommends that groundwater at the subject site also be assessed in the immediate vicinity of exploratory borings EB-1 through EB-5 to assess and attempt to define any potential impact of subsurface soil contamination to groundwater.

VIII. LIMITATIONS

Site-specific subsurface conditions such as soil deposits and rock formations may vary in thickness, lithology, saturation strength and other properties across any site beyond what available documentation indicates. Therefore, it is possible that undocumented or concealed improvements or alterations to the property could exist beyond the inquiry of the activities conducted during this site assessment. In addition, environmental changes, either naturally occurring or artificially induced, may cause changes or alterations (which can be significant) to the property as compared to the conditions found at the time that this assessment was conducted.

Based on the best available investigative technologies, no amount of assessment can guarantee that the subject property does not contain contaminants or hazardous substances. The activities conducted during this limited investigation cannot identify all potential concerns for the subject property, and do not eliminate the possibility that the subject property is completely free of environmental concerns.

KCE Matrix has analyzed and evaluated the information collected during this investigation using what we believe to be the currently applicable engineering techniques and principles. KCE Matrix assumes no liability from other parties involved in losses sustained as a result of decisions made based on interpretations of this report. KCE Matrix makes no warranty, either expressed or implied, regarding the work conducted, except that our services were performed in accordance with the generally accepted professional principles and practices existing for such work.

This report and all information obtained during this site assessment are considered confidential and will not be released without written permission by the owner of the subject property, the owner authorized entity conducting this assessment, or as required by law. The owner of the subject property is typically responsible for mitigation of contamination, corrective or remedial action, and disclosure of any information obtained during this site assessment or information contained in this report.

IX. SIGNATURE AND CERTIFICATION

KCE Matrix appreciates the opportunity to have provided services for this project. Should you have any questions regarding this report, please do not hesitate to contact me at 818-500-0355.

Sincerely,

KCE Matrix, Inc.



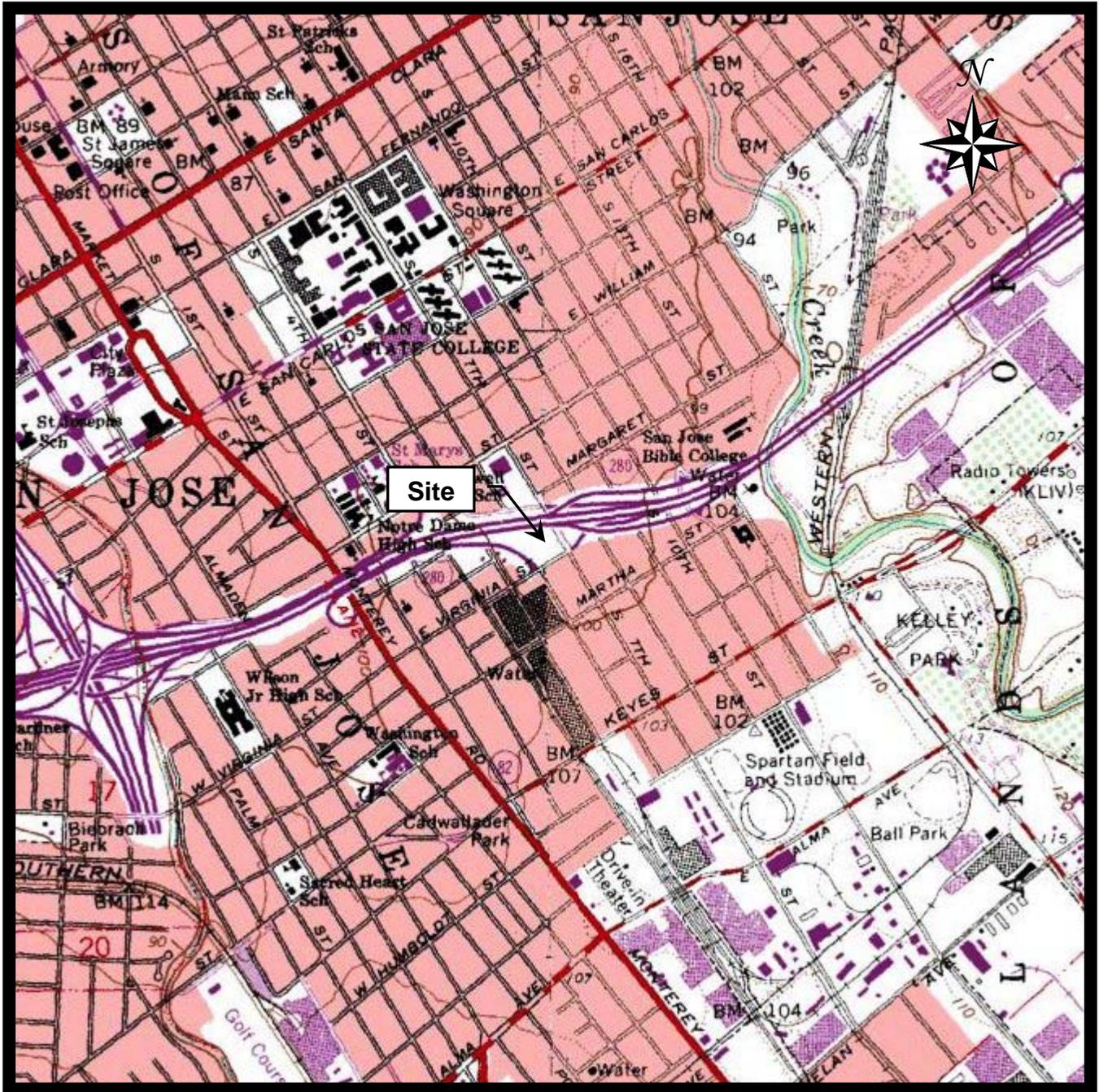
Aram B. Kaloustian, P.E.
Project Manager



License No. C52428
Expiration Date: 12/31/14

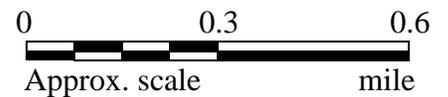
APPENDIX A

(FIGURES 1 AND 2)



Map center is Latitude 37.3272, Longitude -121.875

Subject site is located on the USGS **San Jose East** quadrangle (Map Source Year: 1980)



Adapted from MyTopo.com – Map Pass Subscription Service

SITE LOCATION MAP

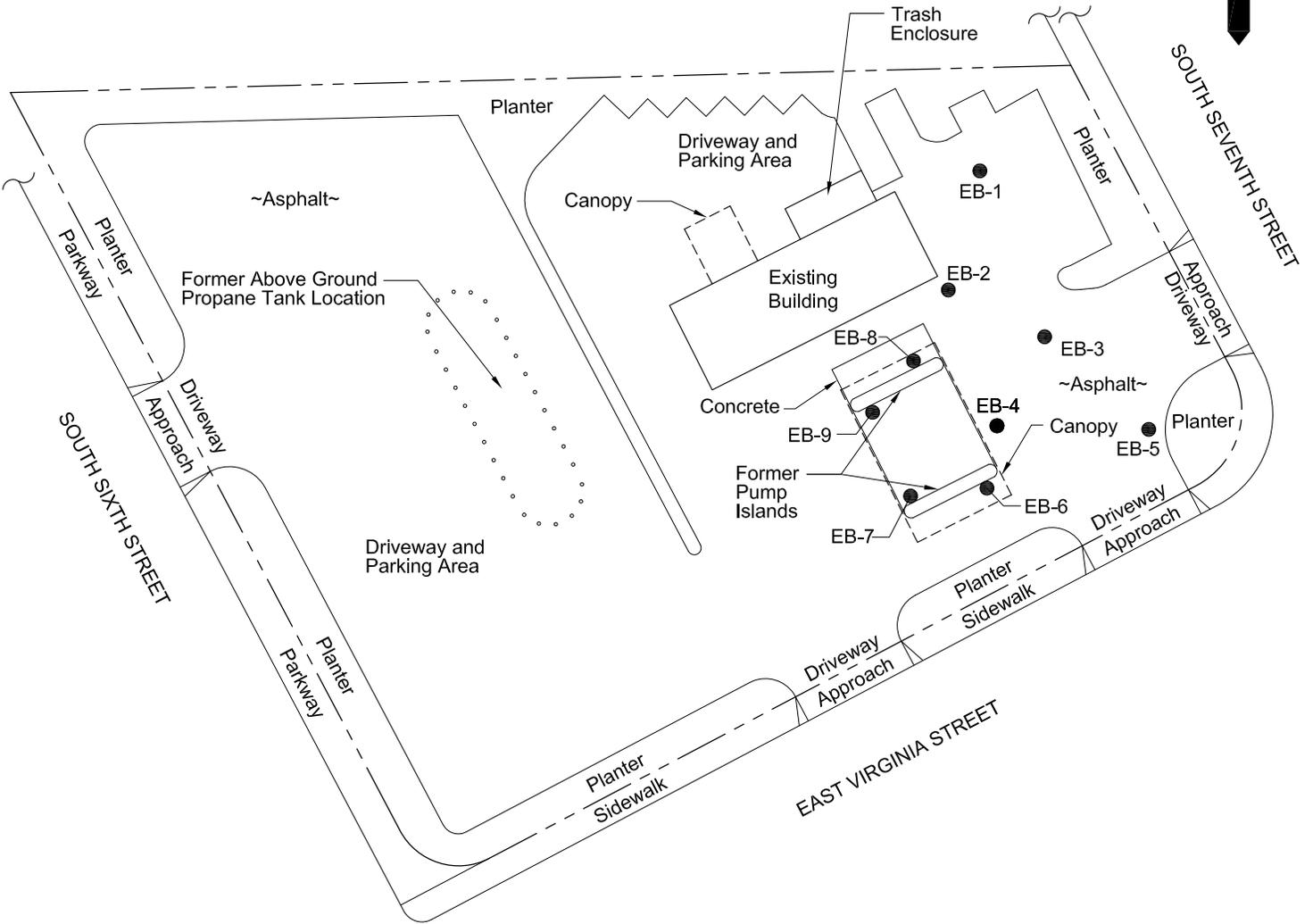
KCE | **M** | **A** | **T** | **R** | **I** | **X**

COMMERCIAL RETAIL PROPERTY
295 EAST VIRGINIA STREET
SAN JOSE, CALIFORNIA

PROJECT ID: KCE-2014-023E

FIGURE 1

SINCLAIR FREEWAY RTE 280



LEGEND

● Exploratory Boring



SITE PLAN - EXPLORATORY BORING LOCATIONS

KCE | M | A | T | R | I | X

COMMERCIAL RETAIL PROPERTY
295 EAST VIRGINIA STREET
SAN JOSE, CALIFORNIA

PROJECT ID: KCE-2014-023E

FIGURE 2

APPENDIX B

(TABLE 1)

TABLE 1**ANALYTICAL LABORATORY RESULTS FOR SOIL SAMPLES**

Commercial Retail Property

295 East Virginia Street, San Jose, California 95112

(Soil samples collected on August 5, 2014 by KCE Matrix, Inc.)

Sample Identification	Depth (Feet)	EPA 8260B					
		Volatile Hydrocarbons (Gasoline) mg/Kg	Benzene ug/Kg	Toluene ug/Kg	Ethylbenzene ug/Kg	Total Xylenes ug/Kg	MTBE ug/Kg
EB-1 (10)	10	ND	ND	ND	ND	ND	ND
EB-1 (15)	15	51.5	384	ND	108	ND	ND
EB-2 (10)	10	ND	ND	ND	ND	ND	ND
EB-2 (15)	15	22.5	87	2	21	9	ND
EB-2 (20)	20	ND	ND	ND	ND	ND	ND
EB-3 (10)	10	ND	ND	ND	ND	ND	ND
EB-3 (15)	15	249	71	ND	616	ND	ND
EB-3 (20)	20	ND	ND	ND	ND	ND	ND
EB-4 (10)	10	ND	ND	ND	ND	ND	ND
EB-4 (15)	15	354	1,560	27	2,070	65	ND
EB-4 (20)	20	ND	ND	ND	ND	ND	ND
EB-5 (10)	10	ND	ND	ND	ND	ND	ND
EB-5 (15)	15	22.7	28	ND	8	7	ND
EB-6 (5)	5	ND	ND	ND	ND	ND	ND
EB-6 (10)	10	ND	ND	ND	ND	ND	ND
EB-7 (5)	5	ND	ND	ND	ND	ND	ND
EB-8 (5)	5	ND	ND	ND	ND	ND	ND
EB-8 (10)	10	ND	ND	ND	ND	ND	ND
EB-9 (5)	5	ND	ND	ND	ND	ND	ND

MTBE = Methyl-Tertiary-Butyl-Ether

ND = Not Detected at or above Reporting Limit

ug/Kg = micrograms per kilogram

mg/Kg = milligrams per kilogram

APPENDIX C

**(LABORATORY REPORT AND CHAIN OF CUSTODY
DOCUMENTATION)**

CHEMTEK ENVIRONMENTAL LABORATORIES INC.

"An environment-friendly company"

13554 Larwin Circle, Santa Fe Springs, CA 90670

Tel. (562) 926-9848 FAX (562) 926-8324

CA Dept of Health Accredited. (ELAP No. 1435)

CERTIFICATE OF ANALYSIS

Job No. 408058

Date: 08-27-14

This is the Certificate of Analysis for the following samples:

Client : KCE Matrix
Contact person : Viken Melkonian
Project : Commercial Retail Property
(KCE-2014-023E)
Project site : 295 E. Virginia St
San Jose, CA
Date of sample : 08-05-14
Date received : 08-18-14
Number of samples : 19
Sample matrix : soil
Sample condition : Good

<u>SAMPLE IDENTIFICATION</u>	<u>DATE SAMPLED</u>	<u>LABORATORY NUMBER</u>
------------------------------	---------------------	--------------------------

<u>SAMPLE IDENTIFICATION</u>	<u>DATE SAMPLED</u>	<u>LABORATORY NUMBER</u>
EB-1(10)	08/05/14	408058-01A
EB-1(15)	08/05/14	408058-02A
EB-2(10)	08/05/14	408058-03A
EB-2(15)	08/05/14	408058-04A
EB-2(20)	08/05/14	408058-05A
EB-3(10)	08/05/14	408058-06A
EB-3(15)	08/05/14	408058-07A
EB-3(20)	08/05/14	408058-08A
EB-4(10)	08/05/14	408058-09A
EB-4(15)	08/05/14	408058-10A
EB-4(20)	08/05/14	408058-11A
EB-5(10)	08/05/14	408058-12A
EB-5(15)	08/05/14	408058-13A
EB-6(5)	08/05/14	408058-14A
EB-6(10)	08/05/14	408058-15A
EB-7(5)	08/05/14	408058-16A
EB-8(5)	08/05/14	408058-17A
EB-8(10)	08/05/14	408058-18A
EB-9(5)	08/05/14	408058-19A

Reviewed and Approved



Michael C.C. Lu
Laboratory Director

CHEMTEK ENVIRONMENTAL LAB.
LABORATORY ANALYSIS REPORT

Client : KCE Matrix
 Project : Commercial Retail Property (KCE-2014-023E)
 Project site : 295 E. Virginia St
 San Jose, CA

Job No. : 408058

Date: 08-27-14

Analysis: EPA 8260B (Volatile Organics by GC-MS) Unit: ppb or ug/kg

Sample matrix : soil

Compound	EB-1(10)	EB-1(15)	EB-2(10)	EB-2(15)	EB-2(20)	Detect Limit
Benzene	ND	384	ND	87	ND	1
Toluene	ND	ND	ND	2	ND	1
Ethylbenzene	ND	108	ND	21	ND	1
Total Xylenes	ND	ND	ND	9	ND	2
MTBE	ND	ND	ND	ND	ND	1
Sample Date	08-05-14	08-05-14	08-05-14	08-05-14	08-05-14	
Run Date	08-18-14	08-19-14	08-18-14	08-18-14	08-19-14	
DF	1	20	1	1	1	
Additional Run						

Compound	EB-3(10)	EB-3(15)	EB-3(20)	EB-4(10)	EB-4(15)	Detect Limit
Benzene	ND	71	ND	ND	1,560	1
Toluene	ND	ND	ND	ND	27	1
Ethylbenzene	ND	616	ND	ND	2,070	1
Total Xylenes	ND	ND	ND	ND	65	2
MTBE	ND	ND	ND	ND	ND	1
Sample Date	08-05-14	08-05-14	08-05-14	08-05-14	08-05-14	
Run Date	08-19-14	08-19-14	08-19-14	08-19-14	08-19-14	
DF	1	20	1	1	10	
Additional Run						

ND: NOT DETECTED BELOW (DF x Detection Limit)
 DF: DILUTION FACTOR

CHEMTEK ENVIRONMENTAL LAB.
LABORATORY ANALYSIS REPORT

Client : KCE Matrix
 Project : Commercial Retail Property (KCE-2014-023E)
 Project site : 295 E. Virginia St
 San Jose, CA

Job No. : 408058

Date: 08-27-14

Analysis: EPA 8260B (Volatile Organics by GC-MS) Unit: ppb or ug/kg

Sample matrix : soil

Compound	EB-4(20)	EB-5(10)	EB-5(15)	EB-6(5)	EB-6(10)	Detect Limit
Benzene	ND	ND	28	ND	ND	1
Toluene	ND	ND	ND	ND	ND	1
Ethylbenzene	ND	ND	8	ND	ND	1
Total Xylenes	ND	ND	7	ND	ND	2
MTBE	ND	ND	ND	ND	ND	1
Sample Date	08-05-14	08-05-14	08-05-14	08-05-14	08-05-14	
Run Date	08-19-14	08-19-14	08-27-14	08-19-14	08-19-14	
DF	1	1	2	1	1	
Additional Run						

Compound	EB-7(5)	EB-8(5)	EB-8(10)	EB-9(5)		Detect Limit
Benzene	ND	ND	ND	ND		1
Toluene	ND	ND	ND	ND		1
Ethylbenzene	ND	ND	ND	ND		1
Total Xylenes	ND	ND	ND	ND		2
MTBE	ND	ND	ND	ND		1
Sample Date	08-05-14	08-05-14	08-05-14	08-05-14		
Run Date	08-19-14	08-19-14	08-19-14	08-19-14		
DF	1	1	1	1		
Additional Run						

ND: NOT DETECTED BELOW (DF x Detection Limit)
 DF: DILUTION FACTOR

CHEMTEK ENVIRONMENTAL LAB.
LABORATORY ANALYSIS REPORT

Client : KCE Matrix
 Project : Commercial Retail Property (KCE-2014-023E)
 Project site : 295 E. Virginia St
 San Jose, CA

Job No. : 408058

Date: 08-27-14

Analysis: EPA 8260B(TPH Gas) Unit: mg/kg or ppm

Sample ID : See below
 Sample matrix : soil

Sample ID	DF	Result	Sample Date	Analysis Date
EB-1(10)	1	ND	08-05-14	08-18-14
EB-1(15)	20	51.5	08-05-14	08-19-14
EB-2(10)	1	ND	08-05-14	08-18-14
EB-2(15)	1	22.5	08-05-14	08-18-14
EB-2(20)	1	ND	08-05-14	08-19-14
EB-3(10)	1	ND	08-05-14	08-19-14
EB-3(15)	20	249	08-05-14	08-19-14
EB-3(20)	1	ND	08-05-14	08-19-14
EB-4(10)	1	ND	08-05-14	08-19-14
EB-4(15)	10	354	08-05-14	08-19-14
EB-4(20)	1	ND	08-05-14	08-19-14
EB-5(10)	1	ND	08-05-14	08-19-14
EB-5(15)	10	22.7	08-05-14	08-19-14
EB-6(5)	1	ND	08-05-14	08-19-14
EB-6(10)	1	ND	08-05-14	08-19-14
EB-7(5)	1	ND	08-05-14	08-19-14
EB-8(5)	1	ND	08-05-14	08-19-14
EB-8(10)	1	ND	08-05-14	08-19-14
EB-9(5)	1	ND	08-05-14	08-19-14
Method Blank		ND		08-19-14
Detection Limit		0.20		

ND: NOT DETECTED BELOW (DF x Detection Limit)
 DF: DILUTION FACTOR

CHEMTEK ENVIRONMENTAL LAB.
LABORATORY ANALYSIS REPORT

QA/QC REPORT

EPA 8260B
Unit: µg/kg

Job No. : 408058
Lab Sample ID : 408058-16A
Date Performed : 08-19-14

Analyte	Blk Res	%MS	%MSD	RPD	ACC
1,1-Dichloroethene	ND	128.2	105.9	19.1%	0-30
Benzene	ND	109.2	87.3	22.3%	0-30
Trichloroethylene	ND	96.9	79.7	19.5%	0-30
Toluene	ND	109.4	93.8	15.4%	0-30
Chlorobenzene	ND	71.0	68.2	4.0%	0-30

EPA 8260 (TPH Gas)
Unit: ppm or mg/kg

Job No. : 408058
Lab Sample ID : 408058-16A
Date Performed : 08-19-14

Analyte	Blk Result	%MS	%MSD	RPD	ACC
Gasoline (TPH)	ND	88.52	88.7	0.2%	0-30

APPENDIX D

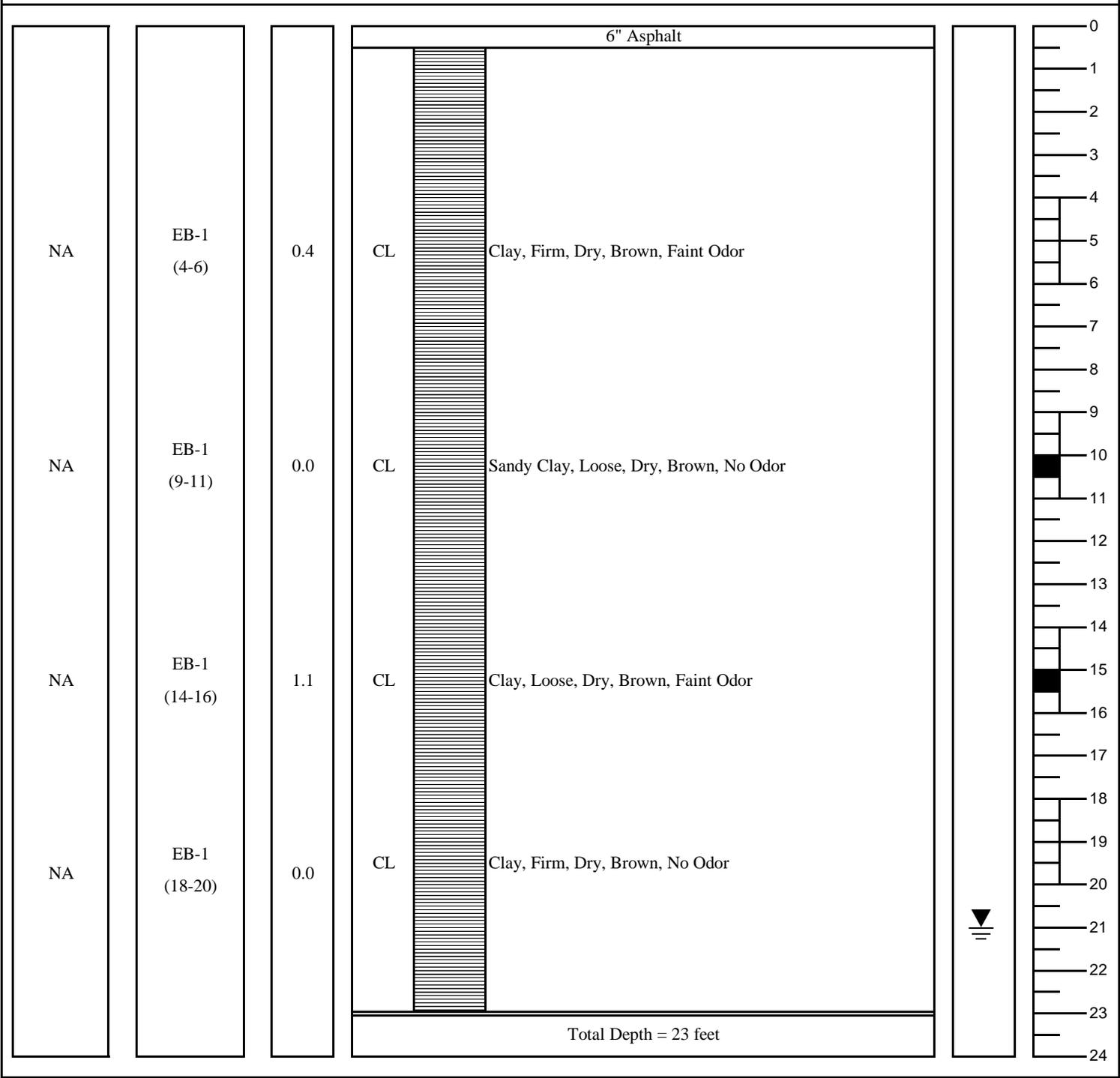
(FIELD BOREHOLE LOGS)

MAJOR DIVISION	GROUP SYMBOL	SOIL DESCRIPTION
GRAVELS (More than 1/2 of course fraction > No. 4 sieve size)		GW
		GP
		GM
		GC
SANDS (More than 1/2 of course fraction < No. 4 sieve size)		SW
		SP
		SM
		SC
SILTS & CLAYS Low Compressibility Liquid Limit < 50		ML
		CL
		OL
SILTS & CLAYS High Compressibility Liquid Limit > 50		MH
		CH
		OH
HIGHLY ORGANIC SOILS		Pt
DUAL (TRANSITION SOILS)	Soil characteristics are transitional between the soil classifications listed above	

CLASSIFICATION CHART (Unified Soil Classification System)

Project Number: KCE-2014-023E	Drilling Co: Interphase Environmental, Inc.
Project Name: Commercial Retail Property	Drilling Method: Geoprobe
Location: 295 East Virginia Street, San Jose, CA 95112	Field Geologist/Engineer: Hagop Tatian
Start Date: 8/5/2014	Boring Diameter: 1.5"
Date Completed: 8/5/2014	Casing Diameter: NA

Penetration Rate (# of Blows/6")	Sample interval	Sample PID Reading (in ppmV)	Lithology	Description	G.W. Level	Depth (ft)
----------------------------------	-----------------	------------------------------	-----------	-------------	------------	------------



Project Number: KCE-2014-023E	Drilling Co: Interphase Environmental, Inc.
Project Name: Commercial Retail Property	Drilling Method: Geoprobe
Location: 295 East Virginia Street, San Jose, CA 95112	Field Geologist/Engineer: Hagop Tatian
Start Date: 8/5/2014	Boring Diameter: 1.5"
Date Completed: 8/5/2014	Casing Diameter: NA

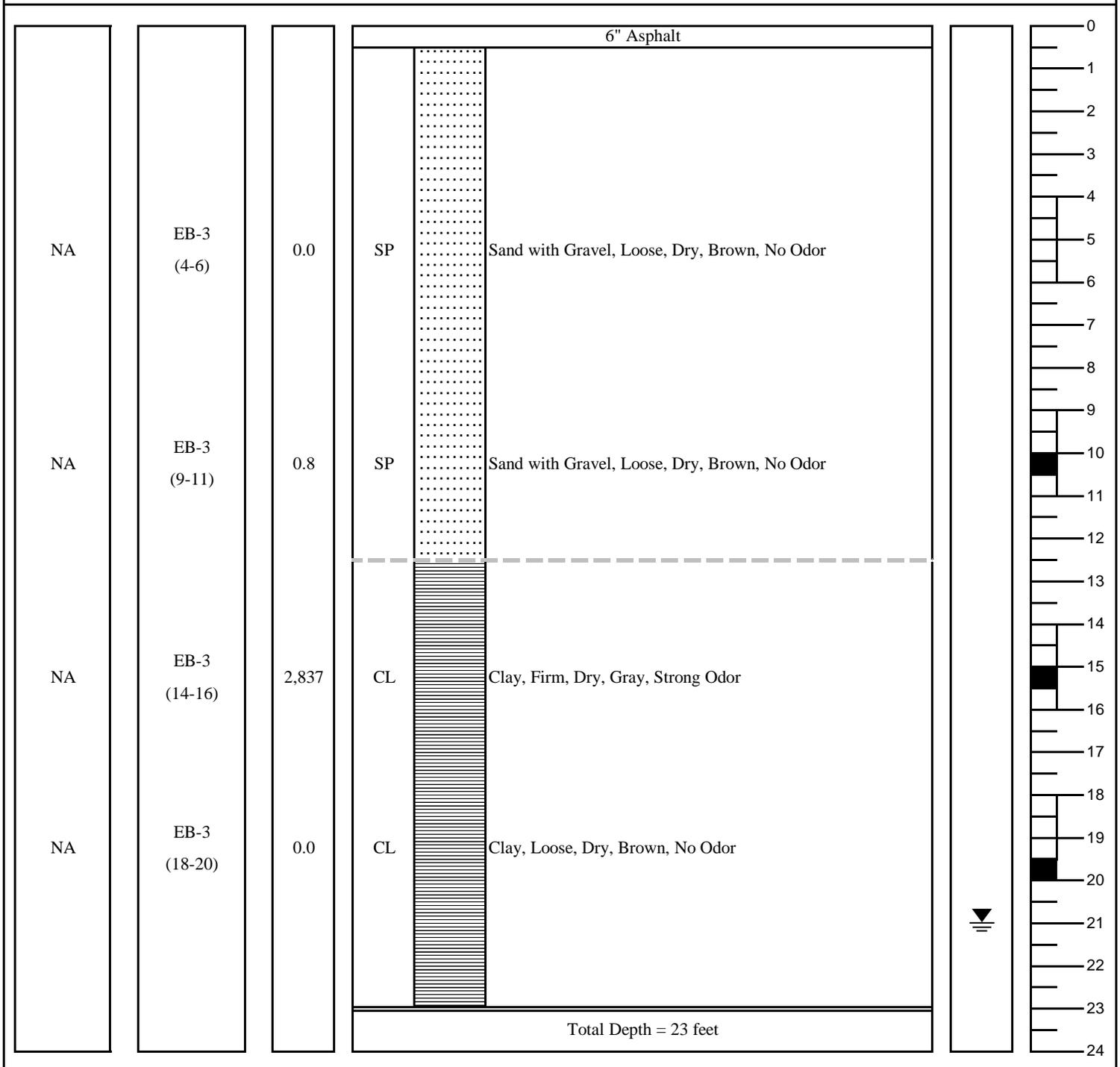
Penetration Rate (# of Blows/6")	Sample interval	Sample PID Reading (in ppmV)	Lithology	Description	G.W. Level	Depth (ft)
----------------------------------	-----------------	------------------------------	-----------	-------------	------------	------------

				6" Asphalt		0
NA	EB-2 (4-6)	0.0	CL	Clay, Firm, Dry, Brown, No Odor		1
NA	EB-2 (9-11)	0.0	CL	Sandy Clay, Loose, Dry, Brown, No Odor		2
NA	EB-2 (14-16)	325.7	CL	Clay, Firm, Dry, Grayish Brown, Strong Odor		3
NA	EB-2 (18-20)	0.0	CL	Clay, Firm, Dry, Brown, Faint Odor		4
				Total Depth = 23 feet		5
						6
						7
						8
						9
						10
						11
						12
						13
						14
						15
						16
						17
						18
						19
						20
						21
						22
						23
						24



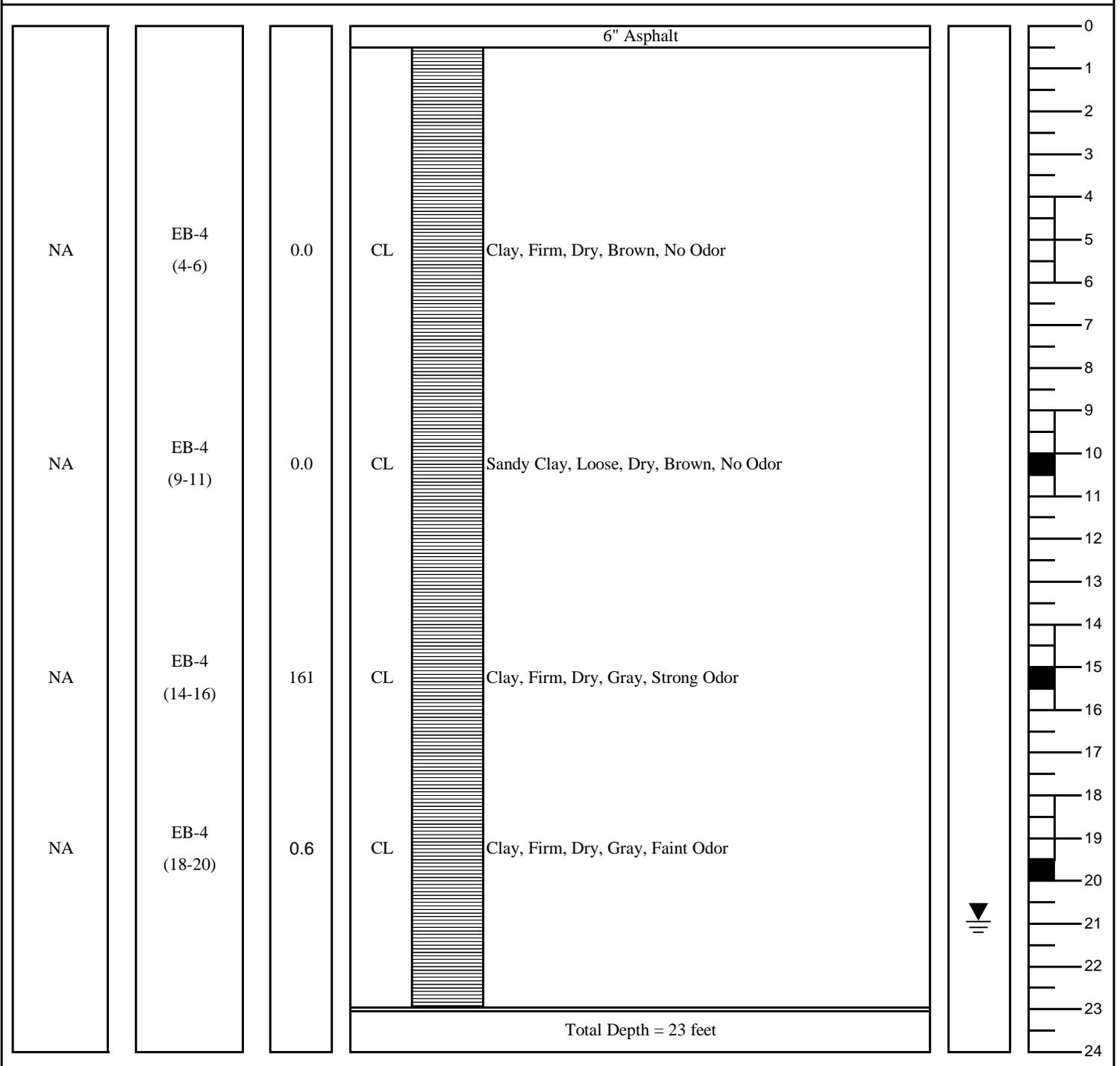
Project Number: KCE-2014-023E	Drilling Co: Interphase Environmental, Inc.
Project Name: Commercial Retail Property	Drilling Method: Geoprobe
Location: 295 East Virginia Street, San Jose, CA 95112	Field Geologist/Engineer: Hagop Tatian
Start Date: 8/5/2014	Boring Diameter: 1.5"
Date Completed: 8/5/2014	Casing Diameter: NA

Penetration Rate (# of Blows/6")	Sample interval	Sample PID Reading (in ppmV)	Lithology	Description	G.W. Level	Depth (ft)
-------------------------------------	-----------------	---------------------------------	-----------	-------------	------------	------------



Project Number: KCE-2014-023E	Drilling Co: Interphase Environmental, Inc.
Project Name: Commercial Retail Property	Drilling Method: Geoprobe
Location: 295 East Virginia Street, San Jose, CA 95112	Field Geologist/Engineer: Hagop Tatian
Start Date: 8/5/2014	Boring Diameter: 1.5"
Date Completed: 8/5/2014	Casing Diameter: NA

Penetration Rate (# of Blows/6")	Sample interval	Sample PID Reading (in ppmV)	Lithology	Description	G.W. Level	Depth (ft)
----------------------------------	-----------------	------------------------------	-----------	-------------	------------	------------



Project Number: KCE-2014-023E	Drilling Co: Interphase Environmental, Inc.
Project Name: Commercial Retail Property	Drilling Method: Geoprobe
Location: 295 East Virginia Street, San Jose, CA 95112	Field Geologist/Engineer: Hagop Tatian
Start Date: 8/5/2014	Boring Diameter: 1.5"
Date Completed: 8/5/2014	Casing Diameter: NA

Penetration Rate (# of Blows/6")	Sample interval	Sample PID Reading (in ppmV)	Lithology	Description	G.W. Level	Depth (ft)
-------------------------------------	-----------------	---------------------------------	-----------	-------------	------------	------------

NA	EB-5 (4-6)	0.0	CL	Clay, Firm, Dry, Brown, No Odor		0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
NA	EB-5 (9-11)	0.0	CL	Sandy Clay, Loose, Dry, Brown, No Odor		
NA	EB-5 (13-15)	342.6	CL	Clay, Firm, Dry, Gray, Strong Odor		
Total Depth = 15 Feet						

Project Number: KCE-2014-023E	Drilling Co: Interphase Environmental, Inc.
Project Name: Commercial Retail Property	Drilling Method: Geoprobe
Location: 295 East Virginia Street, San Jose, CA 95112	Field Geologist/Engineer: Hagop Tatian
Start Date: 8/5/2014	Boring Diameter: 1.5"
Date Completed: 8/5/2014	Casing Diameter: NA

Penetration Rate (# of Blows/6")	Sample interval	Sample PID Reading (in ppmV)	Lithology	Description	G.W. Level	Depth (ft)
-------------------------------------	-----------------	---------------------------------	-----------	-------------	------------	------------

				6" Asphalt		0
NA	EB-6 (4-6)	0.0	CL	Clay, Firm, Dry, Brown, No Odor		1
						2
						3
						4
						5
						6
						7
						8
NA	EB-6 (8-10)	0.0	CL	Sandy Clay, Loose, Dry, Brown, No Odor		9
						10
				Total Depth = 10 Feet		11
						12
						13
						14
						15
						16
						17
						18
						19
						20
						21
						22
						23
						24

Project Number: KCE-2014-023E	Drilling Co: Interphase Environmental, Inc.
Project Name: Commercial Retail Property	Drilling Method: Geoprobe
Location: 295 East Virginia Street, San Jose, CA 95112	Field Geologist/Engineer: Hagop Tatian
Start Date: 8/5/2014	Boring Diameter: 1.5"
Date Completed: 8/5/2014	Casing Diameter: NA

Penetration Rate (# of Blows/6")	Sample interval	Sample PID Reading (in ppmV)	Lithology	Description	G.W. Level	Depth (ft)
-------------------------------------	-----------------	---------------------------------	-----------	-------------	------------	------------

				6" Concrete		0
NA	EB-7 (4-6)	0.0	CL	Clay, Firm, Dry, Brown, No Odor		1
						2
						3
						4
						5
						6
						7
						8
NA	EB-7 (8-10)	0.0	CL	Sandy Clay, Loose, Dry, Brown, No Odor		9
						10
				Total Depth = 10 Feet		11
						12
						13
						14
						15
						16
						17
						18
						19
						20
						21
						22
						23
						24

Project Number: KCE-2014-023E	Drilling Co: Interphase Environmental, Inc.
Project Name: Commercial Retail Property	Drilling Method: Geoprobe
Location: 295 East Virginia Street, San Jose, CA 95112	Field Geologist/Engineer: Hagop Tatian
Start Date: 8/5/2014	Boring Diameter: 1.5"
Date Completed: 8/5/2014	Casing Diameter: NA

Penetration Rate (# of Blows/6")	Sample interval	Sample PID Reading (in ppmV)	Lithology	Description	G.W. Level	Depth (ft)
-------------------------------------	-----------------	---------------------------------	-----------	-------------	------------	------------

				6" Concrete		0
NA	EB-8 (4-6)	0.0	CL	Clay, Firm, Dry, Brown, No Odor		1
						2
						3
						4
						5
						6
						7
						8
NA	EB-8 (8-10)	0.0	CL	Sandy Clay, Loose, Dry, Brown, No Odor		9
						10
				Total Depth = 10 Feet		11
						12
						13
						14
						15
						16
						17
						18
						19
						20
						21
						22
						23
						24

Project Number: KCE-2014-023E	Drilling Co: Interphase Environmental, Inc.
Project Name: Commercial Retail Property	Drilling Method: Geoprobe
Location: 295 East Virginia Street, San Jose, CA 95112	Field Geologist/Engineer: Hagop Tatian
Start Date: 8/5/2014	Boring Diameter: 1.5"
Date Completed: 8/5/2014	Casing Diameter: NA

Penetration Rate (# of Blows/6")	Sample interval	Sample PID Reading (in ppmV)	Lithology	Description	G.W. Level	Depth (ft)
-------------------------------------	-----------------	---------------------------------	-----------	-------------	------------	------------

NA	EB-9 (4-6)	0.0	CL	<div style="border: 1px solid black; padding: 2px;">6" Concrete</div> <div style="border: 1px solid black; padding: 2px; background-color: #cccccc; width: 100px; height: 100px; display: inline-block;"></div> <div style="padding-left: 10px;">Clay, Firm, Dry, Brown, No Odor</div>		0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
NA	EB-9 (8-10)	0.0	CL	<div style="border: 1px solid black; padding: 2px;">Sandy Clay, Loose, Dry, Brown, No Odor</div>		
				Total Depth = 10 Feet		