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Engineering & Environmental Services

A Report Prepared for:

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PHASE II ENVIRONMENTAL SITE ASSESSMENT
AKATIFF PORTFOLIO
SAN JOSE, CALIFORNIA

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1.0 INTRODUCTION

This report has been prepared by PES Environmental, Inc. (PES) on behalf of TMG Partners (TMG) to document the results of a Phase II subsurface investigation conducted on eleven land parcels located in the Autumn-Montgomery neighborhood of San Jose, California, collectively referred to herein as the Akatiff Portfolio (the site or subject property). The site location and a site plan are shown on Plates 1 and 2, respectively. The investigation activities were conducted in January 2017 and included the collection and laboratory analysis of soil, groundwater, and soil vapor samples.

The subject property is located at the north corner of W. Julian Street and N. Autumn Street within a mixed commercial and residential neighborhood in San Jose, Santa Clara County, California. The site is bounded to the northwest by a railroad right-of-way with tracks, to the northeast by Autumn Parkway (which was under construction at the time of the subsurface investigation), to the southeast by W. Julian Street, and to the southwest by N. Autumn Street. Collectively, the subject property covers approximately 5.06 acres. The site currently contains six single- and two-story buildings, with the remaining areas covered by asphalt or concrete pavements used for parking and storage. The subject property is bisected by Old W. Julian Street, which runs in a southwest to northeast direction.

It is PES' understanding that TMG is considering purchasing and redeveloping this property for commercial office use, and has requested this investigation as part of pre-acquisition due diligence. PES is concurrently performing a Phase I Environmental Site Assessment (ESA) of the site in conjunction with the Phase II subsurface investigation. Preliminary historical information identified in the Phase I ESA, indicates that sometime prior to 1939, the northeastern portion of the subject property was developed and operated by the Greco Canning Company for fruit processing and canning. By 1950, the facility was operated as the Mission Valley Canning Company. Early use of the southeastern portion of the subject property consisted primarily of single-family residential, with a shift to commercial/industrial beginning in the late 1950s. In the early 1990s, a majority of the former cannery buildings were demolished, and the northwestern portion of the site was redeveloped as an asphalt-paved parking lot. A review of historical directories shows that in addition to the canning companies that operated on the northwestern portion of the site, buildings on the site were occupied by various commercial or business offices, auto repair and auto body shops, a tire company, a chemical stripping company, a painting company, a truck used parts store, a saw blade sharpening company, a tile company, and a parking company.

Several soil and groundwater investigations have been performed at the subject property related to removal and regulatory case closure of three underground storage tanks (USTs). The USTs were associated with the former cannery business and a former automotive service station. In addition, the buildings associated with the former cannery business underwent a facility closure process to remove and manage hazardous materials that were left by former tenants. The closure process involved testing, packing, decontamination, and offsite disposal of hazardous materials prior to demolition of former cannery buildings.

During the site inspection conducted in November 2016, hazardous material use and storage was observed on the subject property. The hazardous materials consisted of various chemicals and waste materials related to vehicle repair and service and painting, cleaning supplies, lubricants, and oils. Housekeeping practices for these materials was inconsistent, with little use of secondary containment or fire-proof storage cabinets for the liquid chemicals and wastes. Staining was observed on ground surfaces in many areas.

In addition, research conducted for the Phase I ESA identified a documented solvent release site (AC Label Company) to the southeast across North Autumn Street from the subject property. Soil and groundwater beneath the AC Label Company property were affected with chlorinated solvents. Remediation of soil vapor and groundwater resulted in the site receiving case closure by the California Regional Water Quality Control Board (RWQCB) and recording of a land use covenant in 2013. Based on the presumed north to northeast groundwater flow direction, there is a potential that affected groundwater migrated beneath the subject property.

Based on the preliminary results of the Phase I ESA, the Phase II subsurface investigation was conducted with the following objectives: (1) evaluate subsurface soil and groundwater for potential impacts due to historical and current site uses and tenant operations; (2) evaluate for the presence and nature of groundwater contamination from offsite, up-gradient sources; and (3) provide preliminary soil data to evaluate soil disposal and off-site re-use scenarios, and to support development budget planning.

2.0 SUBSURFACE INVESTIGATION ACTIVITIES

The following sections describe the field activities, sampling and laboratory analytical methods, and testing results for the investigation. The soil and grab groundwater sampling was performed from January 4 through 11, 2017, and consisted of completing 24 borings (SB-1 through SB-24). The soil vapor sampling was completed from January 9 through January 11, 2017, and consisted of completing 30 borings (SV1 through SV30). The approximate locations of the borings are shown on Plate 2. A majority of the borings were located on a modified grid pattern intended to optimize spatial coverage of the subject property, with additional borings located in areas of current or historical chemical use. Drilling and sampling activities were conducted under the direction of a California-registered geologist.

2.1 Field Preparation Activities

Based on the relatively shallow depth of the sampling activities, no soil boring permit was required from the Santa Clara Valley Water District. Underground Service Alert was contacted at least 72 hours prior to the start of drilling activities. C. Cruz Sub-Surface Locators, Inc. (C. Cruz) of Milpitas, California, a private utility locating company, was retained to clear the sample locations for subsurface utilities or other features. Cascade Drilling, L.P. (Cascade) of Richmond, and TEG – Northern California, Inc. (TEG) of Rancho Cordova, were retained to perform the drilling, sampling, and mobile laboratory services. Both are licensed drilling contractors possessing a valid C-57 California water well

contractor's license. In addition, a site-specific Health and Safety Plan (HASP) was prepared in accordance with applicable State and Federal Occupational Safety and Health Administration (OSHA) regulations for use during field work to address potential chemical and physical hazards associated with the subsurface investigation.

2.2 Sampling Methods and Procedures

Cascade and TEG utilized track- or truck-mounted direct-push drilling rigs to advance the 24 soil borings to depths ranging from 5 to 20 feet below ground surface (bgs). The sampling locations are shown on Plate 2.

Continuous soil cores were collected and logged from each soil and groundwater boring. PES observed the drilling and prepared lithologic logs of the borings using the Unified Soil Classification System (USCS). The lithologic logs are presented in Appendix A. The soil cores were screened for volatile organics using a photoionization detector (PID), and the readings were recorded on the lithologic log.

Filled soil and groundwater sample containers were labeled to indicate project location, job number, boring number, sample number, and time and date collected and then immediately placed in a thermally-insulated cooler containing ice. The samples were picked up by a courier for transport under chain-of-custody protocol to TestAmerica Laboratories, Inc. (TestAmerica), a California state-certified laboratory for the requested chemical analyses.

To reduce the potential for cross-contamination between sampling locations, downhole drilling and sampling equipment was thoroughly cleaned prior to initiating work and between sampling locations. Sampling equipment was washed in a dilute Alconox (or equivalent) solution, rinsed with potable water, and final rinsed with distilled water between each sampling location. Direct-push drilling equipment was decontaminated with a high-pressure hot water wash between sampling locations. Upon completion of sampling activities, each borehole was grouted to the surface with neat cement.

2.2.1 Soil Sampling

Continuous soil cores were collected by driving a 4-foot long sampler lined with a 3.5-inch diameter sample sleeve into undisturbed soil. Soil samples were collected in the acetate sample sleeve. The acetate sample sleeve was cut at the appropriate depth interval into a 6-inch long section, and sealed with Teflon liners and plastic end caps to prevent moisture and/or contaminant loss. Soil samples were generally collected at three depth intervals (1, 5, and 10 feet bgs) for laboratory analyses. Initially, only the shallow soil sample was analyzed. The two deeper samples were placed on hold at the laboratory for possible future analysis.

After receipt and review of the initial analytical results and soil lithology, the 5- and 10-foot bgs samples from four borings were analyzed. At borings SB-2, SB-10, and SB-23, the deeper samples were analyzed to provide spatial data coverage and augment interpretation of

site conditions. In addition, the deeper samples were analyzed from SB-5, where the highest concentration of lead was detected in the shallow sample.

2.2.2 Soil Sampling Analytical Program and Methods

Soil sample analysis consisted of the following:

- California Code of Regulations Title 22 list of 17 metals (Title 22 metals) by U.S. Environmental Protection Agency (U.S. EPA) Method 6010B and 7471B (for mercury);
- Total Petroleum Hydrocarbons quantified as gasoline (TPHg) by U.S. EPA Method 8015B;
- Total Petroleum Hydrocarbons quantified as diesel and motor oil (TPHd/mo) by U.S. EPA Method 8015B, a silica gel cleanup was included with this analysis to remove biogenic organics; and
- Polychlorinated biphenyls (PCBs) by U.S. EPA Method 8082 (shallow samples only).

2.2.3 Groundwater Sampling

In order to collect groundwater samples at the 24 borings, after soil sampling was complete the boreholes were advanced using direct push methods to a depth of approximately 20 feet below grade (i.e., extending approximately 6 feet into the saturated zone). To facilitate groundwater sampling, 10 feet of nominal 0.75-inch diameter polyvinyl chloride (PVC) well screen, and 10 feet of nominal 0.75-inch diameter PVC blank casing were placed inside the borings. A grab groundwater sample was collected from inside the PVC casing using a small diameter disposable polyethylene bailer. The groundwater sample was then immediately decanted from the bailer into appropriate laboratory-supplied sample bottles, which were slowly filled in a manner to minimize sample disturbance and potential headspace or air bubbles in the sample bottle.

Field quality assurance/quality control (QA/QC) samples consisted of trip blanks that were submitted to the project laboratory for chemical analysis. The trip blanks were prepared by the laboratory using deionized, organic-free water included with the shipment of samples to the laboratory. Trip blanks were analyzed for volatile organic compounds (VOCs) using U.S. EPA Method 8260B.

2.2.4 Groundwater Analytical Program and Methods

Groundwater sample analysis consisted of the following:

- TPHg by U.S. EPA Method 8015B;
- TPHd/mo by U.S. EPA Method 8015B, with a silica gel cleanup for the analysis; and

- VOCs by U.S. EPA Method 8260B.

2.2.5 Soil Vapor Sampling

TEG advanced soil vapor borings to a depth of 5 feet bgs. Soil vapor sampling was performed in accordance with the most current guidance document: *Advisory - Active Soil Gas Investigations* (*Advisory*), published by the California Environmental Protection Agency (Department of Toxic Substances Control [DTSC], California Regional Water Quality Control Board – Los Angeles Region, and RWQCB - San Francisco Region), dated July 2015[1]. In order to facilitate optimal soil vapor sample collection, the *Advisory* recommends that sampling not occur during a significant rain event and should only occur after five days without a significant rain event (defined as ½-inch rainfall or greater during a 24-hour period). However, due to the restrictive project schedule and unfavorable weather conditions, vapor sampling conducted as part of this investigation needed to forego this aspect of the *Advisory*. However, it should be noted that all soil vapor samples were collected from areas of the subject property that had asphalt or concrete surface conditions, and water infiltration is considered unlikely[2].

Soil vapor samples were collected by installing a 1-inch diameter, hollow, stainless-steel soil vapor probe to the required sampling depth. The probes were equipped with a hardened, reverse-threaded steel tip. The probe was driven using the hydraulic direct-push rig. A hydrated bentonite seal was placed around the rods to minimize the potential for ambient air entering the sample. Upon reaching the desired depth, a continuous length of inert 1/4-inch outer diameter polypropylene Nylaflow® tubing was inserted down the center of the probe and threaded onto the sampling port. The probe was then raised approximately 4 inches to expose the soil vapor sampling ports.

To allow for the subsurface to equilibrate to representative conditions following probe placement with the direct-push method, the soil vapor sampling was conducted after a two-hour equilibration period.

Leak testing was conducted during the collection of soil vapor samples to evaluate the integrity of the sample and the potential for atmospheric leakage of ambient air. Leak testing was performed using a gaseous leak check compound, 1,1-difluoroethane (1,1-DFA), and utilizing a shroud in accordance with the *Advisory*. As shown on Table 4, the leak check compound was not detected above the laboratory reporting limit (10,000 micrograms per cubic meter [$\mu g/m^3$]) in the samples. In addition, an under-shroud leak check concentration was collected once per day to confirm that the leak check concentrations exceed the 10,000,000 $\mu g/m^3$ threshold set by TEG. As such, the leak check compound detection limit (10,000 $\mu g/m^3$) for the samples was well below 5% of the shroud concentration (500,000 $\mu g/m^3$), the maximum

[1] DTSC, 2015. *Advisory - Active Soil Gas Investigations*. Jointly developed by the California Environmental Protection Agency Department of Toxic Substances Control (DTSC), and the California Regional Water Quality Control Board – Los Angeles Region (LARWQCB) and RWQCB - San Francisco Region (SFRWQCB). July.

[2] Observations of subsurface conditions conducted during the sampling event confirmed that the vadose zone beneath the surface pavements was not wet or saturated from surface water infiltration during recent rain events.

acceptable leakage value recommended in the *Advisory*. In other words, there was no indication of equipment leakage during sampling.

After reaching the specified sampling depth and installing the soil gas sampling equipment as described above, soil vapor was withdrawn using a syringe connected to the inert tubing via a three-way valve. The purge volumes of the sampling tubing and void within the bottom of the exposed portion of the soil gas probes were calculated. In accordance with the *Advisory* guidance, three purge volumes were removed before sampling.

Field QC samples for the soil gas survey consisted of field duplicate samples at locations SV7, SV12, and SV25, and daily probe blanks. The field duplicate samples and probe blanks were analyzed for VOCs using the method indicated below.

2.2.6 Soil Vapor Analytical Program

Soil vapor samples were analyzed by TEG's on-site mobile laboratory (California-certified for the specified analyses) for VOCs and TPHg by U.S. EPA Method 8260B.

3.0 INVESTIGATION RESULTS

3.1 Lithology and Hydrogeology Conditions

Observations of subsurface conditions indicate that the concrete- and asphalt-paved surface at the site is generally underlain by clay and sandy clay to depths of approximately 12 feet bgs. The clay is underlain by silty sand or sand to the maximum depth explored of 20 feet bgs. However, borings advanced on the northwestern half of the subject property (i.e. as observed in borings far south as boring SB-10), identified a thin layer of fill below the paved surface to depths of 1.0 to 1.5 feet bgs. The fill generally consisted of silty clay with gravel, but at two borings (SB-10 and SB-13) adjacent to the 490 Howard building consisted predominantly of concrete debris. This fill material was not identified in the borings on the southeastern portion of the site (i.e., south of SB-10).

The soil beneath the concrete- and asphalt-paved surfaces at the site appeared to exhibit typical residual moisture conditions. No indications of infiltration or wet soil conditions were observed until reaching saturated groundwater conditions, typically encountered at a depth of 14 feet bgs.

3.2 Analytical Results

Analytical results for the soil, grab groundwater, and soil vapor samples are summarized in Tables 1 through 4. Laboratory analytical reports and chain-of-custody forms are presented in Appendix B.

3.2.1 Soil Analytical Results

Soil analytical results are summarized in Table 1 and Table 2. The data are compared to Environmental Screening Levels (ESLs) developed by the RWQCB for shallow soil in a commercial/industrial setting[3], and to California Department of Toxic Substance Control - Screening Levels (DTSC-SLs) for soil in a commercial/industrial setting[4].

3.2.1.1 Hydrocarbons and PCBs

TPHd and TPHmo were the only organic constituents detected in any of the soil samples (Table 1). None of the detected concentrations of TPHd or TPHmo were above their respective ESLs (DTSC-SLs have not been established for TPH). TPHg and PCBs were not detected at or above the laboratory reporting limit in any of the soil samples.

3.2.1.2 Metals

Fifteen of the seventeen Title 22 metals were detected in at least one of the soil samples on which analysis was conducted (Table 2). With the exception of total lead in a single sample (SB-5-1) at a concentration of 370 milligrams per kilogram [mg/kg], no metals were detected above their respective commercial soil ESLs or commercial soil DTSC-SLs. The ESL and DTSC-SL for lead are both 320 mg/kg.

Total arsenic was detected in 26 of 32 soil samples at concentrations ranging from 3.1 to 17 mg/kg. The detected levels exceed the commercial ESL of 0.31 mg/kg; however, nearly all the detections are less than the established background concentration for Bay Area soils of 11 mg/kg.[5] The only sample with total arsenic above the background concentration is the sample collected from a depth of 1-foot bgs from boring SB-5.

3.2.1.3 Quality Assessment for Soil Data

Analysis for soil samples was performed by TestAmerica, a California–accredited environmental laboratory for the analyses performed. The lab reported that samples were received cold and intact, and were analyzed within acceptable U.S. EPA holding times. The quality of the chemical data reported by the lab was assessed from the results of internal laboratory QC procedures and analyses. Based on the internal QC results, the data are considered to be representative and of good quality. Details regarding the lab's QC procedures and results are provided in the analytical laboratory reports (Appendix B).

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[3] RWQCB, 2016. *Regional Water Quality Control Board, San Francisco Bay Region (RWQCB) Environmental Screening Levels (ESLs)*. Table S-1, Commercial/Industrial Land Use. February 2016 Rev 3.

[4] DTSC, 2016. *California Department of Toxic Substance Control (DTSC) Human and Ecological Risk Office (HERO), Human Health Risk Assessment (HHRA) Note, HERO HHRA Note Number 3, DTSC-modified Screening Levels (DTSC-SLs)*. June 2016.

[5] Dylan Durengé, 2011. Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region. December.

3.2.2 Groundwater Analytical Results

Groundwater analytical results are summarized on Table 3. The data are compared to Tier 1 ESLs developed by the RWQCB for groundwater[6].

3.2.2.1 Volatile Organic Compounds

As indicated in Table 3, three different VOCs were detected in the grab groundwater samples. 1,1-dichloroethane (1,1-DCA) was the only compound identified at a concentration that exceeded its respective ESL value. The grab groundwater results for these constituents are summarized below:

- 1,1-DCA was detected in 2 of 24 samples at concentrations of 0.1 micrograms per liter (μg/L, location SB-13) and 8.2 μg/L (location SB-23). The concentration detected in sample SB-23 exceeds the Tier 1 ESL value of 5.0 μg/L;

- Methyl tert-butyl ether was detected in a single sample at a concentration of 0.73 μg/L (location SB-14). This concentration does not exceed the Tier 1 ESL value of 5.0 μg/L; and

- Trichlorofluoromethane (Freon 11) was detected in 2 of 24 samples at concentrations of 4.1 μg/L (location SB-7) and 54 μg/L (location SB-5). No ESL value has been established for Freon 11.

3.2.2.2 Hydrocarbons

TPHg, TPHd and TPHmo were detected in the grab groundwater samples (Table 3). As summarized below, TPHd was detected at concentrations above its Tier 1 ESL value.

- TPHg was detected in 2 of 24 samples at concentrations of 53 μg/L (location SB-8) and 75 μg/L (location SB-5). None of the concentrations exceed the Tier 1 ESL of 100 μg/L;

- TPHd was detected in 8 of 24 samples at concentrations ranging from 50 μg/L (location SB-12) to 1,200 μg/L (location SB-2). The concentrations in six samples exceed the Tier 1 ESL of 100 μg/L; and

- TPHmo was detected in 15 of 24 samples at concentrations ranging from 110 μg/L (location SB-14) to 5,700 μg/L (location SB-2). None of the concentrations exceed the Tier 1 ESL of 50,000 μg/L.

[6] RWQCB, 2016. *RWQCB ESLs,* Tier 1, Groundwater. February 2016 Rev 3.

3.2.2.3 Quality Assessment for Groundwater Data

Analysis for groundwater samples was performed by TestAmerica, a California–accredited environmental laboratories for the analyses performed. The samples were received cold and intact, and were analyzed within acceptable U.S. EPA holding times. The quality of the chemical data reported by TestAmerica was assessed from the results of internal laboratory QC procedures and analyses. Based on these results, the project groundwater data received from the lab are considered to be representative and of good quality. Details are provided in the analytical laboratory reports (Appendix B).

In addition, analyses of field QC groundwater samples (trip blanks) identified no VOCs at concentrations exceeding the laboratory's reporting limits. No field duplicate samples were collected as part of this sampling effort.

3.2.3 Soil Vapor Analytical Results

3.2.3.1 Volatile Organic Compounds and Gasoline

Soil vapor analytical results are summarized in Table 4 and are compared to ESLs developed by the RWQCB for sub slab/soil gas vapor intrusion utilizing human health risk levels in a commercial/industrial setting[7], and calculated DTSC-SLs using ambient air standards for a commercial/industrial setting[8].

As indicated in Table 4, five VOCs were detected in the soil vapor samples. Tetrachloroethene (PCE) was the only compound identified at a concentration that exceeded its commercial ESL and calculated commercial DTSC-SL value. TPHg was not detected at or above the laboratory reporting limit in the samples. The soil vapor results for these constituents are summarized below:

- Dichlorodifluoromethane (Freon 12) was detected in a single sample at a concentration of 110 micrograms per cubic meter ($\mu g/m^3$; location SV8). This concentration is less than the calculated commercial DTSC-SL of 440,000 $\mu g/m^3$ (no commercial ESL has been established);

- Freon 11 was detected in 3 of 33 samples (including the duplicate samples) at concentrations ranging from 190 $\mu g/m^3$ (location SV9) to 5,300 $\mu g/m^3$ (location SV23). These concentrations are less than the calculated commercial DTSC-SL of 5,300,000 $\mu g/m^3$ (no commercial ESL has been established);

[7] RWQCB, 2016. *RWQCB ESLs*. Table SG-1, Sub slab/soil gas vapor intrusion: human health risk level for Commercial/Industrial Land Use. February 2016 Rev 3.

[8] DTSC, 2016. HERO *HHRA Note Number 3, calculated DTSC-SLs, Ambient Air – Commercial Land Use, with an attenuation factor for existing commercial buildings of 0.001*. June 2016.

- Benzene was detected in 5 of 33 samples (including the duplicate samples) at concentrations ranging from 46 $\mu g/m^3$ (locations SV1 and SV5) to 110 $\mu g/m^3$ (location SV27). These concentrations are less than the calculated commercial DTSC-SL and commercial ESL, both 420 $\mu g/m^3$.

- Toluene was detected in 4 of 33 samples (including duplicate samples) at concentrations ranging from 230 $\mu g/m^3$ (location SV8) to 340 $\mu g/m^3$ (location SV7). These concentrations are less than the calculated commercial DTSC-SL and commercial ELS, both 1,300,000 $\mu g/m^3$; and

- PCE was detected in 2 of 33 samples (including duplicate samples) at concentrations of 340 $\mu g/m^3$ (location SV20) and 2,2000 $\mu g/m^3$ (location SV23). The concentration detected in sample SV23 exceeds the calculated commercial DTSC-SL and the commercial ESL, both 2,100 $\mu g/m^3$.

3.2.3.2 Quality Assessment for Soil Vapor Data

Sample analysis of soil vapor samples was performed by TEG, using a mobile California-accredited environmental laboratory for the analyses performed. The samples were delivered by PES field staff directly to the mobile lab at the site for immediate analysis. Data for the lab's internal quality control procedures were within acceptable limits. Additional information is provided in the TEG analytical laboratory reports (Appendix B).

The results of field duplicate samples generally agreed with respect to quantity (within acceptable precision limits) and to detection of target compound. The probe blanks did not contain VOCs at or above the laboratory reporting limits. As noted above, no leak-check compound (i.e., 1,1-DFA) was detected in any of the samples.

Based on the results of laboratory and field QC procedures, the project soil vapor data are considered to be representative and of good quality.

4.0 DISCUSSION OF RESULTS AND CONCLUSIONS

The results of the Phase II investigation indicate that subsurface environmental conditions at the subject property have not been significantly affected by historical or current chemical uses, or by offsite sources of contamination.

Soil analytical results show that concentrations of PCBs and of petroleum hydrocarbons as gasoline were not detected at or above laboratory reporting limits. Concentrations of petroleum hydrocarbons as diesel or motor oil are well below regulatory screening levels for commercial land use. Total lead was the only regulated Title 22 metal detected above typical background levels that exceeded the commercial DTSC SL and commercial ESL values. However, this exceedance was limited to a single sample (collected at a depth of 1-foot bgs at boring SB-5). Furthermore, no concentrations of petroleum hydrocarbons or of regulated metals were detected above regulatory screening levels in any of the analyzed samples collected at 5 or 10 feet bgs.

With regard to groundwater, total petroleum hydrocarbons as gasoline (TPHg) was not detected at concentrations exceeding the applicable ESL. TPHd concentrations exceeded the RWQCB Tier 1 ESL (of 100 μg/L) at 6 locations. The maximum detected TPHd concentration was 1,200 μg/L; at the other sampling locations, TPHd was generally at low concentrations or not detected. TPHmo was detected at 15 locations, but all detections were less than the applicable ESL. VOCs were also generally not detected at levels exceeding their respective Tier 1 ESL values. The one exception (1,1-DCA at location SB-23) only slightly exceeds the ESL and appears to be an isolated occurrence.

Results of soil vapor testing showed no detections of TPHg in soil vapor. The results identified scattered detections of a few VOCs at concentrations just above laboratory reporting limits and generally well below their respective DTSC SLs and ESLs for commercial land use. The concentration of PCE in one soil vapor sample (2,200 $\mu g/m^3$ at SV23) was the only detection in soil vapor that slightly exceeds the commercial DTSC-SL and commercial ESL values (both 2,100 $\mu g/m^3$).

TABLES

Table 1. Summary of Analytical Results for Hydrocarbons and PCBs in Soil
Akatiff Portfolio
San Jose, California

Sample Location	Sample ID	Sample Date	Depth (feet bgs)	Diesel Range Organics (mg/Kg)	Gasoline Range Organics (mg/Kg)	Motor Oil Range Organics (mg/Kg)	PCBs (mg/kg)
SB-1	SB-1-1	1/4/2017	1.0-1.5	**53**	< 240	**420**	All ND
SB-2	SB-2-1	1/4/2017	1.0-1.5	**8.0**	< 240	< 50	All ND
	SB-2-5	1/4/2017	5.0-5.5	< 0.98	< 240	< 50	--
	SB-2-10	1/4/2017	10.0-10.5	< 0.98	< 240	< 50	--
SB-3	SB-3-1	1/4/2017	1.0-1.5	**9.6**	< 250	**51**	All ND
SB-4	SB-4-1.5	1/4/2017	1.5-2.0	**13**	< 250	< 50	All ND
SB-5	SB-5-1	1/4/2017	1.0-1.5	**46**	< 250	**120**	All ND
	SB-5-5	1/4/2017	5.0-5.5	< 1.0	< 250	< 50	--
	SB-5-10	1/4/2017	10.0-10.5	**1.2**	< 250	< 50	--
SB-6	SB-6-1	1/4/2017	1.0-1.5	**22**	< 240	**77**	All ND
SB-7	SB-7-1	1/5/2017	1.0-1.5	**6.2**	< 250	< 50	All ND
SB-8	SB-8-1	1/5/2017	1.0-1.5	**17**	< 240	**96**	All ND
SB-9	SB-9-1	1/5/2017	1.0-1.5	**4.8**	< 240	< 50	All ND
SB-10	SB-10-1.5	1/5/2017	1.5-2.0	**40**	< 240	**110**	All ND
SB-11	SB-11-1	1/5/2017	1.0-1.5	**3.1**	< 250	< 50	All ND
SB-12	SB-12-1	1/5/2017	1.0-1.5	**3.1**	< 240	< 49	All ND
	SB-2-5	1/5/2017	5.0-5.5	**2.3**	< 240	< 49	--
	SB-2-10	1/5/2017	10.0-10.5	**2.1**	< 240	< 49	--
SB-13	SB-13-1	1/5/2017	1.0-1.5	**5.6**	< 230	< 49	All ND
SB-14	SB-14-1	1/6/2017	1.0-1.5	**3.6**	< 250	< 50	All ND
SB-15	SB-15-1	1/6/2017	1.0-1.5	**7.0**	< 250	< 50	All ND
SB-16	SB-16-1	1/6/2017	1.0-1.5	**8.9**	< 240	< 50	All ND
SB-17	SB-17-1	1/6/2017	1.0-1.5	**5.5**	< 250	< 50	All ND
SB-18	SB-18-1	1/6/2017	1.0-1.5	< 0.98	< 230	< 49	All ND
SB-19	SB-19-1	1/6/2017	1.0-1.5	**32**	< 230	**120**	All ND
SB-20	SB-20-1	1/6/2017	1.0-1.5	**69**	< 240	**160**	All ND
SB-21	SB-21-1	1/6/2017	1.0-1.5	**110**	< 240	**420**	All ND
SB-22	SB-22-1	1/10/2017	1.0-1.5	**22**	< 240	**54**	All ND
SB-23	SB-23-1	1/10/2017	1.0-1.5	**61**	< 230	**340**	All ND
	SB-2-5	1/10/2017	5.0-5.5	< 1.0	< 250	< 50	--
	SB-2-10	1/10/2017	10.0-10.5	< 0.99	< 240	< 50	--
SB-24	SB-24-1	1/11/2017	1.0-1.5	**290**	< 250	**870**	All ND
			RWQCB Commercial ESL [1]	*1,100*	*3,900*	*140,000*	*NE*

Notes:

Detections shown in **bold,** and only detected values shown in table.

Hydrocarbons: Hydrocarbons by U.S. EPA Test Method 8015B.

PCBs: Polychlorinated biphenyls by U.S. EPA Test Method 8082.

feet bgs: Sampling interval in feet below ground surface.

mg/Kg: Milligrams per kilogram.

<RL: Not detected at or above the indicated laboratory reporting limit (RL).

All ND: No PCBs detected in sample.

--: Not analyzed.

NE: Not established.

[1] RWQCB Commercial ESL = Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), Environmental Screening Levels (ESLs) for Commercial/Industrial Shallow Soil, February 2016 Rev 3, (Table S-1).

Table 2. Summary of Analytical Results for Metals in Soil
Akatiff Portfolio
San Jose, California

Sample Location	Sample ID	Sample Date	Depth (feet bgs)	Sb (mg/Kg)	As (mg/Kg)	Ba (mg/Kg)	Be (mg/Kg)	Cd (mg/Kg)	Cr (mg/Kg)	Co (mg/Kg)	Cu (mg/Kg)	Pb (mg/Kg)	Hg (mg/Kg)	Mo (mg/Kg)	Ni (mg/Kg)	Se (mg/Kg)	Ag (mg/Kg)	Tl (mg/Kg)	V (mg/Kg)	Zn (mg/Kg)
SB-1	SB-1-1	1/4/2017	1.0-1.5	< 1.1	**5.9**	**160**	**0.35**	< 0.28	**130**	**18**	**26**	**23**	**0.14**	< 1.1	**230**	< 2.2	< 0.56	< 1.1	**43**	**63**
SB-2	SB-2-1	1/4/2017	1.0-1.5	< 2	**7.5**	**190**	**0.60**	< 0.49	**77**	**20**	**44**	**13**	**0.088**	< 2	**110**	< 3.9	< 0.98	< 2	**60**	**97**
	SB-2-5	1/4/2017	5.0-5.5	< 1.4	< 2.7	**92**	**0.33**	< 0.34	**34**	**6.7**	**17**	**4.4**	**0.031**	< 1.4	**38**	< 2.7	< 0.68	< 1.4	**28**	**37**
	SB-2-10	1/4/2017	10.0-10.5	< 1.3	< 2.6	**75**	< 0.26	< 0.32	**41**	**6.5**	**17**	**4.0**	**0.029**	< 1.3	**47**	< 2.6	< 0.64	< 1.3	**27**	**41**
SB-3	SB-3-1	1/4/2017	1.0-1.5	< 1.4	**7.4**	**200**	**0.67**	< 0.36	**46**	**14**	**31**	**15**	**0.25**	**1.5**	**77**	< 2.9	< 0.72	< 1.4	**37**	**85**
SB-4	SB-4-1.5	1/4/2017	1.5-2.0	< 1.8	**7.2**	**230**	**0.80**	< 0.45	**51**	**16**	**35**	**17**	**0.17**	< 1.8	**89**	< 3.6	< 0.89	< 1.8	**40**	**120**
SB-5	SB-5-1	1/4/2017	1.0-1.5	**1.8**	**17**	**270**	< 0.33	**1.8**	**330**	**32**	**59**	**370**	**0.45**	< 1.7	**530**	< 3.3	< 0.83	< 1.7	**35**	**400**
	SB-5-5	1/4/2017	5.0-5.5	< 1.6	< 3.1	**110**	**0.32**	< 0.39	**34**	**8.1**	**19**	**4.6**	**0.045**	< 1.6	**46**	< 3.1	< 0.78	< 1.6	**21**	**39**
	SB-5-10	1/4/2017	10.0-10.5	< 1.1	< 2.2	**71**	< 0.22	< 0.27	**44**	**7.2**	**22**	**3.8**	**0.047**	< 1.1	**47**	< 2.2	< 0.54	< 1.1	**25**	**44**
SB-6	SB-6-1	1/4/2017	1.0-1.5	< 1.7	**6.9**	**200**	**0.69**	< 0.41	**60**	**15**	**44**	**25**	**0.43**	< 1.7	**80**	< 3.3	< 0.83	< 1.7	**49**	**97**
SB-7	SB-7-1	1/5/2017	1.0-1.5	< 1.8	**8.3**	**280**	**0.51**	**0.62**	**65**	**16**	**62**	**270**	**2.0**	< 1.8	**86**	< 3.5	< 0.88	< 1.8	**51**	**290**
SB-8	SB-8-1	1/5/2017	1.0-1.5	< 1.6	**6.5**	**180**	**0.46**	< 0.41	**68**	**15**	**37**	**27**	**0.89**	< 1.6	**90**	< 3.3	< 0.82	< 1.6	**53**	**79**
SB-9	SB-9-1	1/5/2017	1.0-1.5	< 1.3	**8.8**	**210**	**0.70**	< 0.32	**70**	**19**	**44**	**16**	**0.084**	< 1.3	**96**	< 2.5	< 0.64	**2.2**	**58**	**91**
SB-10	SB-10-1.5	1/5/2017	1.5-2.0	< 1.6	**5.4**	**280**	**0.55**	< 0.39	**42**	**11**	**31**	**28**	**0.62**	**2.4**	**51**	< 3.1	< 0.79	< 1.6	**42**	**64**
SB-11	SB-11-1	1/5/2017	1.0-1.5	< 1.5	**6.3**	**180**	**0.61**	< 0.38	**88**	**15**	**43**	**12**	**0.12**	< 1.5	**100**	< 3.1	< 0.76	< 1.5	**53**	**74**
SB-12	SB-12-1	1/5/2017	1.0-1.5	< 1.5	**8.3**	**160**	**0.67**	**0.47**	**49**	**16**	**35**	**16**	**0.13**	< 1.5	**80**	< 3	< 0.75	< 1.5	**40**	**140**
	SB-12-5	1/5/2017	5.0-5.5	< 1.1	**6.9**	**250**	**0.42**	< 0.28	**47**	**12**	**27**	**6.5**	**0.088**	**1.8**	**74**	< 2.3	< 0.56	< 1.1	**32**	**58**
	SB-12-10	1/5/2017	10.0-10.5	< 1.5	< 3.0	**80**	**0.31**	< 0.38	**45**	**6.8**	**26**	**4.0**	**0.044**	< 1.5	**47**	< 3.0	< 0.75	< 1.5	**24**	**47**
SB-13	SB-13-1	1/5/2017	1.0-1.5	< 1.3	**8.5**	**170**	**0.70**	**0.38**	**65**	**17**	**41**	**15**	**0.13**	< 1.3	**89**	< 2.6	< 0.64	< 1.3	**51**	**92**
SB-14	SB-14-1	1/6/2017	1.0-1.5	< 1.6	**8.6**	**160**	**0.80**	< 0.39	**74**	**18**	**44**	**13**	**0.17**	< 1.6	**90**	< 3.1	< 0.78	< 1.6	**55**	**110**
SB-15	SB-15-1	1/6/2017	1.0-1.5	< 1.1	**8.2**	**160**	**0.59**	**0.35**	**54**	**15**	**38**	**13**	**1.6**	< 1.1	**74**	< 2.2	< 0.56	< 1.1	**41**	**82**
SB-16	SB-16-1	1/6/2017	1.0-1.5	< 1.4	**7.6**	**200**	**0.62**	**0.35**	**59**	**15**	**39**	**36**	**0.80**	< 1.4	**80**	< 2.8	< 0.7	< 1.4	**46**	**86**
SB-17	SB-17-1	1/6/2017	1.0-1.5	< 1.6	**9.2**	**240**	**0.70**	< 0.41	**67**	**17**	**46**	**25**	**1.7**	< 1.6	**94**	< 3.3	< 0.81	< 1.6	**51**	**100**
SB-18	SB-18-1	1/6/2017	1.0-1.5	< 1.3	**3.6**	**150**	**0.53**	< 0.34	**80**	**13**	**31**	**7.0**	**0.094**	< 1.3	**110**	< 2.7	< 0.67	< 1.3	**36**	**69**
SB-19	SB-19-1	1/6/2017	1.0-1.5	< 1.8	**6.1**	**140**	< 0.37	< 0.46	**56**	**12**	**27**	**44**	**0.85**	< 1.8	**110**	< 3.7	< 0.92	< 1.8	**35**	**100**
SB-20	SB-20-1	1/6/2017	1.0-1.5	< 1.6	**12**	**220**	**0.31**	**0.45**	**86**	**16**	**46**	**140**	**0.66**	< 1.6	**120**	< 3.1	< 0.78	< 1.6	**59**	**160**
SB-21	SB-21-1	1/6/2017	1.0-1.5	< 1.2	**3.1**	**100**	< 0.23	**0.43**	**21**	**9.8**	**86**	**95**	**0.52**	< 1.2	**26**	< 2.3	< 0.58	< 1.2	**66**	**160**
SB-22	SB-22-1	1/10/2017	1.0-1.5	< 1.7	**6.4**	**170**	**0.54**	< 0.41	**52**	**14**	**34**	**15**	**1.1**	< 1.7	**71**	< 3.3	< 0.83	< 1.7	**42**	**89**
SB-23	SB-23-1	1/10/2017	1.0-1.5	< 1.4	**5.9**	**110**	< 0.28	**1.7**	**38**	**7.9**	**18**	**78**	**0.20**	< 1.4	**63**	< 2.8	< 0.69	< 1.4	**32**	**110**
	SB-23-5	1/10/2017	5.0-5.5	< 1.5	< 3.1	**140**	**0.64**	**0.75**	**66**	**13**	**31**	**9.0**	**0.088**	< 1.5	**84**	< 3.1	< 0.76	< 1.5	**34**	**77**
	SB-23-10	1/10/2017	10.0-10.5	< 1.1	**7.6**	**71**	**0.52**	**0.33**	**40**	**7.4**	**23**	**9.1**	**0.048**	< 1.1	**53**	< 2.3	< 0.57	< 1.1	**34**	**49**
SB-24	SB-24-1	1/11/2017	1.0-1.5	< 1.7	**5.9**	**92**	< 0.34	< 0.42	**53**	**10**	**22**	**11**	**0.046**	< 1.7	**82**	< 3.4	< 0.84	< 1.7	**34**	**50**

DTSC-SL Commercial[1]	*n/a*	*0.36*	*NE*	*210*	*7.3*	*170000*	*NE*	*NE*	*320*	*4.5*	*NE*	*3100*	*NE*	*1500*	*NE*	*1000*	*NE*
RWQCB Commercial ESL[2]	*470*	*0.31*	*220000*	*2200*	*580*	*NE*	*350*	*47000*	*320*	*190*	*5800*	*11000*	*5800*	*5800*	*12*	*5800*	*350000*

Notes:
Detections shown in **bold**.
Results equal to or exceeding DTSC-SL or ESL are shaded.
Total Metals by U.S. EPA Test Methods 6010B and 7471A.
feet bgs: Sampling interval in feet below ground surface.
mg/Kg: Milligrams per kilogram.
Elements and (Symbol): antimony (Sb), arsenic (As), barium (Ba), beryllium (Be), cadmium (Cd), chromium (Cr), hexavalent chromium (Cr6), cobalt (Co), copper (Cu), lead (Pb), mercury (Hg), molybdenum (Mo), nickel (Ni), selenium (Se), silver (Ag), thallium (Tl), vanadium (V), and zinc (Zn).
<RL: Not detected at or above the indicated laboratory reporting limit (RL).
NE: Not established.
[1] DTSC-SL Commercial = DTSC Screening Levels (DTSC-SL) for Soil - Commercial Land Use, June 2016 (Table 1).
[2] RWQCB Commercial ESL = Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), Environmental Screening Levels (ESLs) for Commercial/Industrial Shallow Soil, February 2016 Rev 3, (Table S-1).

Table 3. Summary of Analytical Results for VOCs and Hydrocarbons in Groundwater
Volatile Organic Compounds in Groundwater
Akatiff Portfolio
San Jose, California

			VOCs				Hydrocarbons		
Sample Location	**Sample ID**	**Sample Date**	**1,1-DCA (µg/L)**	**Methyl tert-butyl ether (µg/L)**	**Freon 11 (µg/L)**	**Other VOCs (µg/L)**	**Diesel Range Organics (µg/L)**	**Gasoline Range Organics (µg/L)**	**Motor Oil Range Organics (µg/L)**
SB-1	SB-1-GW	1/4/2017	< 0.5	< 0.5	< 1	All ND	< 51	< 50	< 100
SB-2	SB-2-GW	1/4/2017	< 0.5	< 0.5	< 1	All ND	**1,200**	< 50	**5,700**
SB-3	SB-3-GW	1/4/2017	< 0.5	< 0.5	< 1	All ND	< 51	< 50	**600**
SB-4	SB-4-GW	1/4/2017	< 0.5	< 0.5	< 1	All ND	**510**	< 50	**2,200**
SB-5	SB-5-GW	1/4/2017	< 0.5	< 0.5	**54**	All ND	< 50	**75**	**180**
SB-6	SB-6-GW	1/4/2017	< 0.5	< 0.5	< 1	All ND	< 51	< 50	**200**
SB-7	SB-7-GW	1/5/2017	< 0.5	< 0.5	**4.1**	All ND	**790**	< 50	**3,100**
SB-8	SB-8-GW	1/5/2017	< 0.5	< 0.5	< 1	All ND	**110**	**53**	**380**
SB-9	SB-9-GW	1/5/2017	< 0.5	< 0.5	< 1	All ND	**140**	< 50	**270**
SB-10	SB-10-GW	1/5/2017	< 0.5	< 0.5	< 1	All ND	< 50	< 50	< 100
SB-11	SB-11-GW	1/5/2017	< 0.5	< 0.5	< 1	All ND	< 50	< 50	< 100
SB-12	SB-12-GW	1/5/2017	< 0.5	< 0.5	< 1	All ND	**50**	< 50	**120**
SB-13	SB-13-GW	1/5/2017	**1.0**	< 0.5	< 1	All ND	**56**	< 50	**120**
SB-14	SB-14-GW	1/6/2017	< 0.5	**0.73**	< 1	All ND	< 50	< 50	**110**
SB-15	SB-15-GW	1/6/2017	< 0.5	< 0.5	< 1	All ND	< 50	< 50	< 100
SB-16	SB-16-GW	1/6/2017	< 0.5	< 0.5	< 1	All ND	< 50	< 50	**160**
SB-17	SB-17-GW	1/6/2017	< 0.5	< 0.5	< 1	All ND	< 50	< 50	< 100
SB-18	SB-18-GW	1/6/2017	< 0.5	< 0.5	< 1	All ND	< 51	< 50	**150**
SB-19	SB-19-GW	1/6/2017	< 5	< 5	< 10	All ND	**990**	< 500	**960**
SB-20	SB-20-GW	1/6/2017	< 0.5	< 0.5	< 1	All ND	< 58	< 50	< 120
SB-21	SB-21-GW	1/6/2017	< 0.5	< 0.5	< 1	All ND	< 50	< 50	**120**
SB-22	SB-22-GW	1/10/2017	< 0.5	< 0.5	< 1	All ND	< 53	< 50	< 110
SB-23	SB-23-GW	1/10/2017	**8.2**	< 0.5	< 1	All ND	< 52	< 50	< 100
SB-24	SB-24-GW	1/11/2017	< 0.5	< 0.5	< 1	All ND	< 51	< 50	< 100
Quality Control Trip Blank Samples									
Trip Blank	TB1-010417	1/4/2017	< 0.5	< 0.5	< 1	n/a	--	--	--
Trip Blank	TB1-010517	1/5/2017	< 0.5	< 0.5	< 1	n/a	--	--	--
Trip Blank	TB1-010617	1/6/2017	< 0.5	< 0.5	< 1	n/a	--	--	--
	RWQCB Tier 1 ESL [(1)]		*5.0*	*5.0*	*NE*	*NE*	*100*	*100*	*50,000*

Notes:
Detections shown in **bold,** and only detected values shown in table.
Results equal to or exceeding ESL are shaded.
Hydrocarbons: Hydrocarbons by U.S. EPA Test Method 8015B.
VOCs: Volatile organic compounds by U.S. EPA Test Method 8260B.
1,1-DCA: 1,1-Dichloroethane.
Freon 11: Trichlorofluoromethane.
µg/L: micrograms per liter of water.
<RL: Not detected at or above the indicated laboratory reporting limit (RL).
All ND: No other VOCs detected in sample.
--: Sample not analyzed for target analyte.
NE: Not established.
(1) RWQCB Tier 1 ESL = Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), Environmental Screening Levels (ESLs) for Groundwater, February 2016 Rev 3.

Table 4. Summary of Analytical Results for Soil Vapor
Akatiff Portfolio
San Jose, California

Sample ID	Sample Date	Freon 12 (µg/m^3)	Freon 11 (µg/m^3)	Benzene (µg/m^3)	Toluene (µg/m^3)	PCE (µg/m^3)	TPHg (µg/m^3)	Leak Check (µg/m^3)
SV1	1/9/2017	< 100	< 100	**46**	< 200	< 100	< 10000	< 10000
SV2	1/9/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV3	1/9/2017	< 100	< 100	**47**	**250**	< 100	< 10000	< 10000
SV4	1/9/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV5	1/9/2017	< 100	< 100	**46**	< 200	< 100	< 10000	< 10000
SV6	1/9/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV7	1/9/2017	< 100	< 100	< 45	**340**	< 100	< 10000	< 10000
SV7-dup	1/9/2017	< 100	< 100	< 45	**340**	< 100	< 10000	< 10000
SV8	1/9/2017	**110**	< 100	< 45	**230**	< 100	< 10000	< 10000
SV9	1/9/2017	< 100	**190**	< 45	< 200	< 100	< 10000	< 10000
SV10	1/9/2017	< 100	**310**	< 45	< 200	< 100	< 10000	< 10000
SV11	1/9/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV12	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV12-dup	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV13	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV14	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV15	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV16	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV17	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV18	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV19	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV20	1/10/2017	< 100	< 100	< 45	< 200	**340**	< 10000	< 10000
SV21	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV22	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV23	1/11/2017	< 100	**5,300**	< 45	< 200	**2,200**	< 10000	< 10000
SV24	1/11/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV25	1/11/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV25-dup	1/11/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV26	1/11/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV27	1/11/2017	< 100	< 100	**110**	< 200	< 100	< 10000	< 10000
SV28	1/11/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
SV29	1/11/2017	< 100	< 100	**52**	< 200	< 100	< 10000	< 10000
SV30	1/11/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
Quality Control Field Blank Samples								
Probe Blank	1/9/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
Probe Blank	1/10/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000
Probe Blank	1/11/2017	< 100	< 100	< 45	< 200	< 100	< 10000	< 10000

Calculated Commercial DTSC-SL (1)	*440,000*	*5,300,000*	*420*	*1,300,000*	*2,100*	*130,000*	*NE*
RWQCB Commercial ESL (2)	*NE*	*NE*	*420*	*1,300,000*	*2,100*	*2,500,000*	*NE*

Notes:
Detections shown in **bold,** and only detected values shown in table.
Results equal to or exceeding DTSC-SL or ESL are shaded.
All samples collected at a depth of 5 feet.
Samples analyzed for VOCs using USEPA Method 8260B by TEG-Northern California's lab. Dilution = 1 for all samples.
µg/m^3: Micrograms per cubic meter.
Freon 12: Dichlorodifluoromethane.
Freon 11: Trichlorofluoromethane.
PCE: Tetrachloroethene.
TPHg: Total petroleum hydrocarbons quantified as gasoline.
Leak Check: 1,1-Difluoroethane.
<RL: Not detected at or above the indicated laboratory reporting limit (RL).
NE: Not established.
(1) Value calculated using DTSC Screening Levels for Ambient Air - Commercial Land Use, June 2016 (Table 3), and attenuation factor for existing commercial building of 0.001, per DTSC *Guidance for the Evaluation and Mitigation* of Subsurface Vapor *Intrusion to Indoor Air* (Vapor Intrusion Guidance), October 2011. Screening level for TPHg set to Aromatic Low.
(2) RWQCB Commercial ESL = Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), Environmental Screening Levels (ESLs) for Subslab/Soil Gas Vapor Intrusion: Human Health Risk Levels for Commercial/Industrial land use, February 2016 Rev3, (Table SG-1).

PLATES

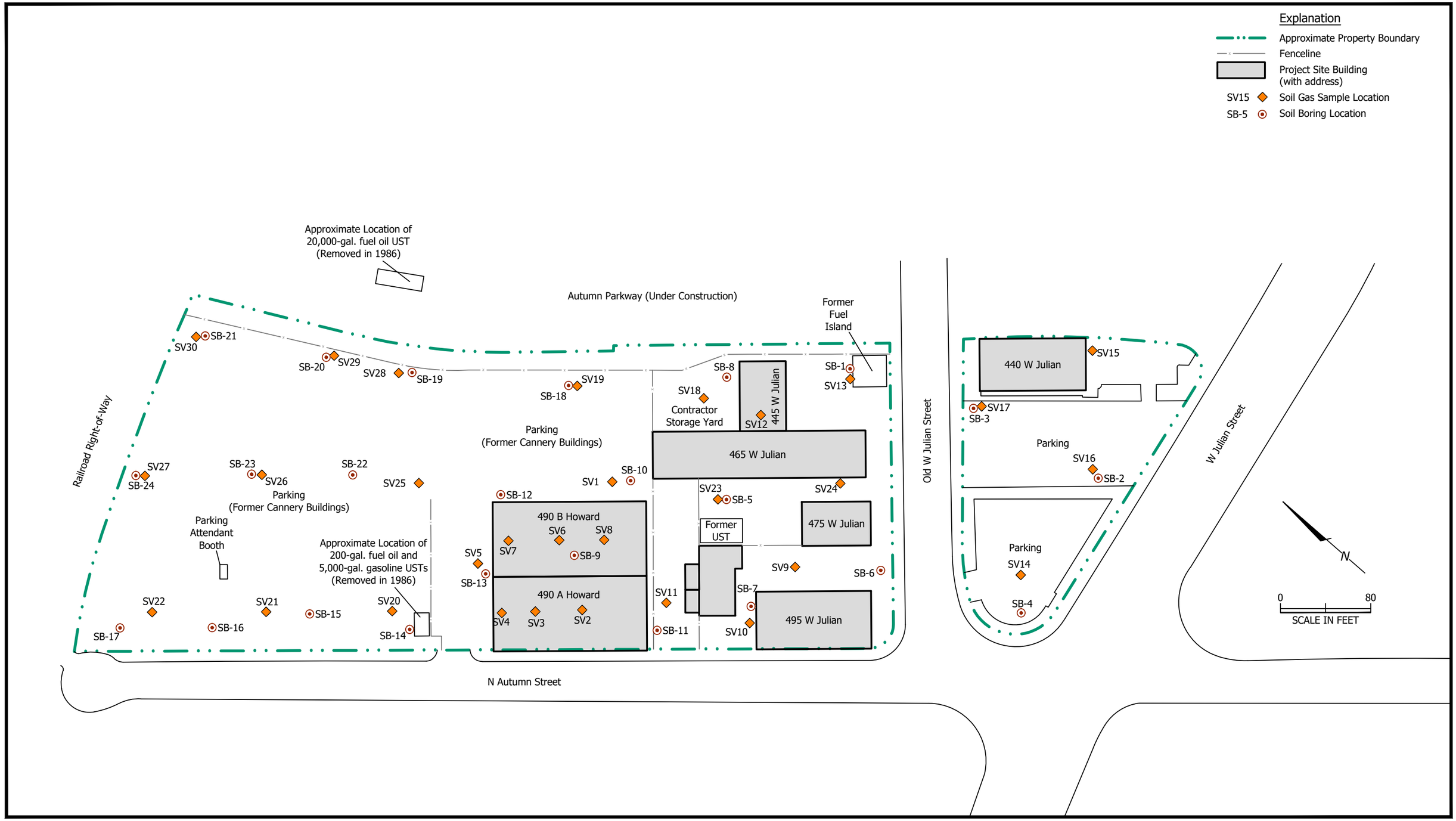
Aerial Photo: April 5, 2016 (Google 2017)

PES Environmental, Inc.
Engineering & Environmental Services

Site Location
Akatiff Portfolio
San Jose, California

PLATE
1

JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE
241.121.01.007	24112101007_PHII_1-2	JP	2/17



PES Environmental, Inc.
Engineering & Environmental Services

Site Plan and Sample Locations
Akatiff Portfolio
San Jose, California

PLATE
2

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