September 30, 2022
Updated January 26, 2023

Mr. Henry Avila
DS Westgate West, L.P.
200 East Baker Street
Suite 100
Costa Mesa, California 92626

Subject: **Recommendation of No Further Environmental Action**
Westgate West – Former Midas Muffler
5287 Prospect Road
San Jose, California
Converse Project No. 16-42-194-15/17

Mr. Avila:

This letter summarizes the environmental assessment activities conducted at the portion of the Westgate West center formerly occupied by Midas Muffler (5287 Prospect Road) in the City of San Jose, California (herein referenced as the Site), and includes updated information generated in accordance with our proposal dated December 30, 2022. The location of the Site is indicated on Figure 1. The Westgate West center is currently owned by DS Westgate West, LP. We understand that a portion of the center, including the Site, may be leased to and redeveloped for use by Costco.

This letter presents a general summary of prior assessment reports prepared by Converse and others, and an overall evaluation of the data generated relative to current regulatory thresholds.

Background

The Site was historically developed with orchards and farm structures prior to development with a Firestone (circa 1977 to 1985) and Midas Muffler (circa 1985 to 2012). The building's automotive service area historically included four single-post automobile hoists, a double-post hoist with an in-ground oil-air tank, an alignment pit that contained a "dry well," a "sediment trap" and a waste oil tank. Most of these features have been removed, and the space has remained vacant since 2012.

Converse prepared a letter dated September 30, 2022 summarizing environmental assessment activities conducting at the Site and recommending no further action. As a

conservative measure and in accordance with general DTSC guidance, Converse recently conducted a second sampling event in a different season to confirm the lack of a vapor intrusion risk. As summarized below, the results of the recent indoor air event confirm Converse's recommendation that no further action is required at the Site.

Assessments Activities and Findings

Converse Consultants – September 2016

The findings with regard to soil samples collected from 12 borings (M1 through M12) completed at the Site were presented in a Supplemental Phase II Environmental Site Assessment (ESA) Report, dated November 9, 2016. During the same mobilization Converse also completed some additional non-scope items that were not presented or discussed in that report, which included two (2) supplemental borings completed adjacent to the inlet and effluent of the clarifier at the Site (CI and CE, respectively), the collection and analysis of soil and soil vapor samples from these borings, as well as the collection of soil vapor samples from three of the initially completed borings (M6, M9, and M12).

All soil samples from borings M1 through M12 were analyzed for Polychlorinated Biphenyls (PCBs) and Total Petroleum Hydrocarbons (TPH) in the diesel and heavy oil ranges. Soil samples from borings CI and CE were analyzed for TPH in the gasoline, diesel, and heavy oil ranges, Volatile Organic Compounds (VOCs), and CAM 17 Metals. Soil vapor samples were analyzed for VOCs and fuel oxygenates.

The findings of this assessment revealed the following:

- PCBs and VOCs were not detected in any of the soil samples analyzed.
- TPH was detected in four (4) soil samples. TPH was reported at a maximum concentration of 380 milligrams per kilogram (mg/kg) in the diesel range, and at 6,410 mg/kg in the heavy oil range. All reported TPH detections were in samples from 10 feet below ground surface (bgs), with no TPH detected in samples from 5, 15 or 20 feet bgs. Results of TPH in soil are presented on attached Tables 1A and 1B.
- A total of 10 metals were detected in the soil samples analyzed. All reported concentrations were considered to be representative of naturally occurring background levels. Results of metals in soil are presented on attached Table 1B.
- A total of 10 VOCs were detected in the soil vapor samples analyzed including Tetrachloroethylene (PCE), carbon tetrachloride, 1,1-dichloroethylene (DCA), 1,1-dichloroethylene (DCEE), ethylbenzene, toluene, 1,1,1-trichloroethane (TCA), 1,2,4-trimethylbenzene (TMB), 1,3,5-TMB, and xylenes. Results of VOCs in soil vapor are presented on attached Table 2.

Sample location of this assessment are indicated on attached Figures 2A and 2B. Analytical results of this assessment are summarized on attached Tables 1A, 1B, and 2.

Kleinfelder – September 2021

The findings of the soil and soil vapor samples collected from 14 borings (KVP1 through KVP14) at the Site were presented in a Phase II ESA Report, dated December 2, 2021. Each borehole was completed to a depth of approximately 15 feet bgs, with soil samples collected from depths of 2.5, 5, 10, and 15 feet bgs. Soil vapor samples were subsequently collected from each location at depths of approximately 5 and 15 feet bgs.

Select soil samples from borings KVP1 through KVP14 were analyzed for TPH in the gasoline, diesel and heavy oil ranges, VOCs, and CAM 17 Metals. Soil vapor samples were analyzed for VOCs and low fraction TPH.

The findings of this assessment revealed the following:

- TPH in the gasoline range (TPH-g) was not present at concentrations at or above its "Reported Detection Limit" (RDL). TPH in the diesel range (TPH-d) was present in two soil samples at a maximum concentration of 8.12 mg/kg. TPH in the combined heavy/motor oil ranges (TPH-mo) was present in five soil samples at a maximum concentration of 24.26 mg/kg.
- The following four (4) VOCs were detected in one (1) or more of four (4) soil samples: acetone, 2-butane, PCE and 1,1,1-Trichloroethane (TCA). These VOCs were reported at maximum concentrations of 0.0936, 0.0144, 0.00164, and 1.00197 mg/kg, respectively. Other VOCs were not present in the samples at concentrations at or above their respective RDLs.
- Eleven (11) metals were present at concentrations at or above their respective RDLs in each analyzed soil sample: barium, beryllium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, vanadium, and zinc. Additionally, arsenic was present in 13 of the 14 analyzed samples, and cadmium was present in one soil sample at a concentration above its RDL. Antimony, selenium, silver, and thallium were not present in the analyzed samples at a concentration at or above their respective laboratory RDL. The metals present in the samples and their maximum reported concentration (in mg/kg) follow:

Metal	**Maximum Concentration** (mg/kg)
Arsenic	6.88
Barium	215
Beryllium	0.857
Cadmium	0.544
Chromium	56.7
Cobalt	16.3
Copper	45.3

Lead	22.9
Mercury	0.0785
Molybdenum	1.23
Nickel	72.0
Vanadium	58.1
Zinc	81.6

- Soluble chromium was reported in at a maximum concentration of 0.176 milligram per liter (mg/L).
- Low fraction TPH and 38 VOCs were present in the soil vapor samples at concentrations at or above their respective laboratory RDL.

Sample location of this assessment are indicated on attached Figure 3. Analytical results of the soil vapor samples from this assessment are summarized on attached Table 3.

Converse Consultants – June 2022

Based on the findings presented in the Kleinfelder report, Converse proposed to collect samples to evaluate for actual potential impacts to indoor air.

At the time the indoor air samples were collected there was minimal exchange between the building and outside air since all of the doors were closed and the HVAC was not operating. Additionally, there were multiple penetrations of the concrete slab where soil vapor probes had been installed, which had not been sealed.

The findings of the ambient air assessment conducted by Converse in May 2022 were presented in a Draft Vapor Intrusion Assessment Report, dated June 30, 2022. A total of four (4) indoor air samples were collected from the Site and the adjoining units, and two (2) samples of ambient air were collected from outdoor locations near the Site. All samples were collected over an approximate 24-hour period in 6-liter summa canisters and were analyzed for VOCs in accordance with EPA Test Method TO-15.

The findings of this assessment revealed the following:

- A total of 11 VOCs were detected in one or more of the four (4) indoor air samples and/or two (2) outdoor (ambient) air samples. All except two (2) of the VOCs detected in indoor air samples were also reported in soil vapor samples collected during the recent Kleinfelder assessment, and are considered to be chemicals of concern (COCs) due to the potential that they may be present as a result of vapor intrusion. The other two (2) compounds that were not detected in soil vapor samples (1,4-Dichlorobenzene, and 1,2-Dichloroethane) are not considered to be COCs as their presence in indoor air is unlikely to be related to intrusion of contamination from the subsurface.

- Neither PCE or TCE were reported in any of the indoor or outdoor air samples.
- Of the nine (9) detected COCs, only two (2) were reported in one (1) or more indoor air samples at concentrations exceeding either the residential or commercial screening levels; benzene and chloroform.
  - Benzene was reported in all four (4) indoor air samples at concentrations ranging from 0.26 to 0.28 micrograms per cubic meter (µg/m^3). When accounting for the average outdoor air concentrations (assuming ½ the reporting limit for the non-detect value in sample OA-2), the maximum indoor air concentration adjusts to 0.09 µg/m^3.
  - Chloroform was reported in two (2) of the samples (IA-3 and IA-4) at concentrations of 0.18 and 0.16 µg/m^3, respectively. When accounting for the average outdoor air concentrations (assuming ½ the reporting limit for the non-detect value in sample OA-1), the maximum indoor air concentration adjusts to 0.06 µg/m^3.

Sample location of this assessment are indicated on attached Figure 4. Analytical results of this assessment are summarized on attached Table 4.

Converse Consultants – January 2023

A total of four (4) indoor air samples were collected from the Site and the adjoining units, and two (2) samples of ambient air were collected from outdoor locations near the Site. Sample canisters were placed in the same locations as during the May 2022 sampling event. During this event samples were collected over an approximate 8-hour period in 6-liter summa canisters and were analyzed for VOCs in accordance with EPA Test Method TO-15. Site conditions during sample collection were generally the same as those of the May 2022 event. The laboratory report for the samples collected during this sampling event is included as an attachment to this report.

The findings of this assessment revealed the following:

- A total of 24 VOCs were detected in one or more of the four (4) indoor air samples and/or two (2) outdoor (ambient) air samples. Compounds detected include 10 of the 11 that were detected during the initial round of ambient air testing conducted in June 2022, five (5) compounds not detected during the initial assessment, and nine (9) compounds that were not analyzed for during the initial assessment (different laboratories were used between the two assessments, and they have different standard lists of chemicals to report).
- Eight (8) of the reported compounds were not detected in any of the soil vapor samples previously collected by Kleinfelder. These include bromodichloromethane, 1,4-dichlorobenzene, 1,2-dichloroethane, and naphthalene. Because these constituents have not been detected during prior soil vapor sampling, the indoor detections appear to result from building materials or

products being used, and/or background indoor air conditions as opposed to a subsurface condition.

- The 16 VOCs detected in indoor air samples which were also reported in soil vapor samples collected during the recent Kleinfelder assessment, are all considered to be chemicals of concern (COCs). After accounting for background levels of contaminants present in the outdoor air samples, all concentrations are less than their respective screening levels for commercial land use.

Evaluation of Findings

Converse Consultants – September 2016

The maximum concentrations of TPH-d and TPH-o, which were reported in a limited number of samples from depths of 10 feet bgs, as well as all concentrations of VOCs in soil vapor samples, were less than the Environmental Screening Level (ESL) values for commercial land use from that time (2016).

With the exception of arsenic, all metals were reported at maximum concentrations less than their respective ESL values for commercial land use. Regional studies conducted in both Southern California (see DTSC HHRA Note 11) and the San Francisco Bay Area (thesis of Dylan Jacques Duverge at SFSU, 2011) have found that arsenic naturally occurs at mean concentrations of approximately 4 mg/kg, and up to 12 mg/kg. The reported arsenic concentrations of 3.73 and 3.91 mg/kg are therefore considered to likely be representative of naturally occurring background levels.

Based on the information above, no further action was recommended at the Site at that time.

It is noted that in 2019 the Regional Water Quality Control Board (RWQCB) made a significant revision to the method used in establishing the ESLs for soil vapor. The amount of vapor that is assumed to pass from the subsurface through the building slab and into indoor air, the Attenuation Factor (AF), was changed from 0.001 to 0.03. This changed assumption essentially lowered the concentrations of compounds in soil vapor at which further assessment would be recommended by a factor of 30. However, the actual acceptable concentrations of chemicals in indoor air were not affected by this change. The reported concentrations of constituents in soil, with the exception of arsenic, are also less than their current (2019) respective ESLs for commercial land use. However, as discussed above, the reported arsenic concentrations are believed to be representative of naturally occurring background levels.

Kleinfelder – September 2021

All reported concentrations of TPH and VOCs in soil samples are below their respective Tier I ESL screening levels for residential and commercial/industrial land uses.

All reported metals concentrations in soil samples are less than their respective ESL screening levels for residential land use, or naturally occurring background levels for the region. All metals concentrations are also less than hazardous waste disposal threshold values.

Soil vapor sample data indicates that of the 38 VOCs present above the laboratory RDL, only two (2) were reported with maximum concentrations greater than ESL screening levels for commercial land use; PCE and TCE. Although Kleinfelder discussed carbon tetrachloride as a chemical of concern, Converse believes that they were comparing concentrations to the January 2019 ESL values, but all reported concentrations appear to be less than the revised ESLs issued in August 2019. Below is a summary of the findings for the VOCs in soil vapor that were reported in excess of commercial screening levels:

- PCE was reported at a maximum concentration of 923 micrograms per cubic meter (ug/m^3). A total of nine (9) samples were reported with PCE concentrations in excess of the ESL for commercial/industrial land use of 67 ug/m^3. However, all of the reported concentrations were less than the screening level for commercial land use of 2,000 ug/m^3 based on DTSC-SL and an AF of 0.001.
- TCE was reported at a maximum concentration of 234 ug/m^3. Only one (1) reported TCE concentration exceeded the ESL for commercial/industrial land use of 100 ug/m^3. However, this maximum concentration is less than the screening level for commercial land use of 267 ug/m^3, which is calculated using an AF of 0.03 and the Accelerated Response Action Level of 8 ug/m^3 that is presented in DTSC HHRA Note 5.

Low fraction TPH concentrations reported in the soil vapor samples are all below its Tier I ESL screening level.

<u>Converse Consultants – June 2022 and January 2023</u>

The chemicals of primary concern, based on the findings of the recent Kleinfelder soil vapor assessment, were PCE and TCE. Neither PCE nor TCE were detected in any of the indoor or outdoor air samples during the June 2022 sampling event. During the January 2023 sampling event TCE was detected in one (1) ambient air sample but none of the indoor air samples, and PCE was reported in one (1) outdoor and two (2) indoor air samples. All reported PCE and TCE concentrations were less than their respective residential screening levels, and it is noted that the maximum concentrations of both were reported in outdoor air sample OA-2, indicating a potential ambient source for the detections of PCE in the indoor air samples. All other detected indoor air constituents are also less than commercial standards after taking into account outdoor ambient conditions.

Based on maximum and average concentrations of PCE in prior soil vapor samples from within the Midas building of 923 and 227 ug/m^3, respectively, the actual AF for the site appears to be approximately 0.001, which is far below the conservative AF of 0.03 used in developing the Tier 1 ESLs, but equal to the AF recommended in the DTSC Vapor Intrusion Guidance for an existing structure at a commercial property.

The findings of the indoor air assessments are considered to be representative of worst-case exposure scenarios for potential vapor intrusion due to the minimal ventilation of the vacant buildings, and core holes in the slab of the Midas building that might be presenting major pathways. It is assumed that the potential for impacts from vapor intrusion in a future new occupied building will be lower, as it is anticipated to be ventilated and to have a less porous slab.

Reportable Quantities Evaluation

California Code, Health and Safety Code - HSC § 25359.4 indicates appropriate agencies must be notified in the event of a reportable quantity (RQ) of a hazardous substance being released into the environment. A "reportable quantity" is defined as either:

> (1) The quantity of a hazardous substance established in Part 302 (commencing with Section 302.1) of Title 40 of the Code of Federal Regulations, the release of which requires notification pursuant to that part.
>
> (2) Any quantity of a hazardous substance that is not reportable pursuant to paragraph (1), but that may pose a significant threat to public health and safety or to the environment. The department (DTSC) may establish guidelines for determining which releases are reportable under this paragraph.

The RQ threshold value for PCE listed on Table 302.4 - List of Hazardous Substances and Reportable Quantities, is 100 pounds.

The following conservative assumptions were made to evaluate the approximate mass of PCE released to the Site:

- PCE was detectable in soil samples from 2 locations at a depth of 2.5 feet bgs, with no detections in samples from 5 feet bgs, so half of the footprint of the Midas building was assumed to be impacted to a depth of 5 feet bgs (10,000 cubic feet, or approximately 470,000 kg of soil) at the maximum reported concentration (0.00164 mg/kg).
- PCE was detected in most of the soil vapor samples collected from within the Midas building down to depths of 15 feet bgs. It was therefore assumed that the soil vapor beneath the entire footprint of this 4,500 square foot building, down to a

depth of 20 feet bgs (1,020 m^3, assuming 40% soil porosity) are impacted at the maximum reported concentration (923 ug/m^3).

Based on the assumptions above it is estimated that 0.004 pounds (approximately 2 grams, or 0.04 ounces) of PCE is present in the soil and soil vapor beneath the Site, which does not exceed the RQ threshold of 100 pounds. Because the mass of this primary chemical of concern was so far below the RQ threshold, no other compounds were evaluated. Assumptions and calculations used in deriving this estimated mass are presented on Table 5.

Analytical results of all soil samples, with the exception of arsenic, have been reported at concentrations less than their respective ESLs for commercial land use. However, the reported arsenic concentrations are believed to be representative of naturally occurring background levels. Therefore, there is not suspected to be any significant threat to the environment. Although some VOCs have been detected in soil vapor samples at concentrations greater than conservative screening levels, all reported concentrations of VOCs in indoor air samples are less than their respective ESL screening levels for commercial land use. It is therefore concluded that the detections of VOCs in soil vapor do not pose a significant threat to public health and safety.

Conclusions and Recommendations

Based on the findings presented above, multiple rounds of indoor air testing conducted during varying seasons demonstrate that the VOCs previously reported in the soil vapor beneath the Site do not pose a significant vapor intrusion risk to the health of current or future Site occupants.

Concentrations of metals, VOCs, and/or TPH reported in soil and/or soil vapor samples collected from the vicinity of the former Midas building are not considered to pose a potential threat to construction workers or groundwater.

Based on the collective sampling and analysis, and the absence of an actual significant vapor intrusion risk to occupants, further assessment does not appear warranted to delineate the lateral extent of concentrations down to screening level values.

The reported concentrations of these compounds are not considered to be representative of past releases at significant volumes to rise to the level of reportable quantities.

It is assumed that all soils that may be generated from this area during potential future construction activities will be considered non-hazardous soil for handling, transportation, and disposal purposes, although further testing should be conducted at that time to profile the waste stream.

No further environmental assessment or action appears warranted with regard to the soil or soil vapor in the vicinity of the former Midas building.

Closure

Thank you for this opportunity to be of service. Should you have any questions regarding this letter, please contact Michael Van Fleet at (626) 930-1267, or Norman Eke at (626) 930-1260.

Sincerely,

CONVERSE CONSULTANTS

Michael Van Fleet, PG
Senior Geologist

Norman Eke
Managing Officer

Attachments:

Figure 1: Site Location
Figure 2: Converse Soil and Soil Vapor Sample Locations
Figure 3: Kleinfelder Soil and Soil Vapor Sample Locations
Figure 4: Converse Ambient Air Sample Locations

Table 1A: Summary of Analytical Results – Soil Matrix
Table 1B: Summary of Supplemental Analytical Results - Soil Matrix
Table 2: Summary of Analytical Results – VOCs in Soil Vapor
Table 3: Soil Vapor Analytical Results (Kleinfelder)
Table 4: Ambient Air Analytical Results
Table 5: PCE Mass Calculations

Laboratory Analytical Report – 1/12/2023 Samples

Attachments

SITE LOCATION PLAN

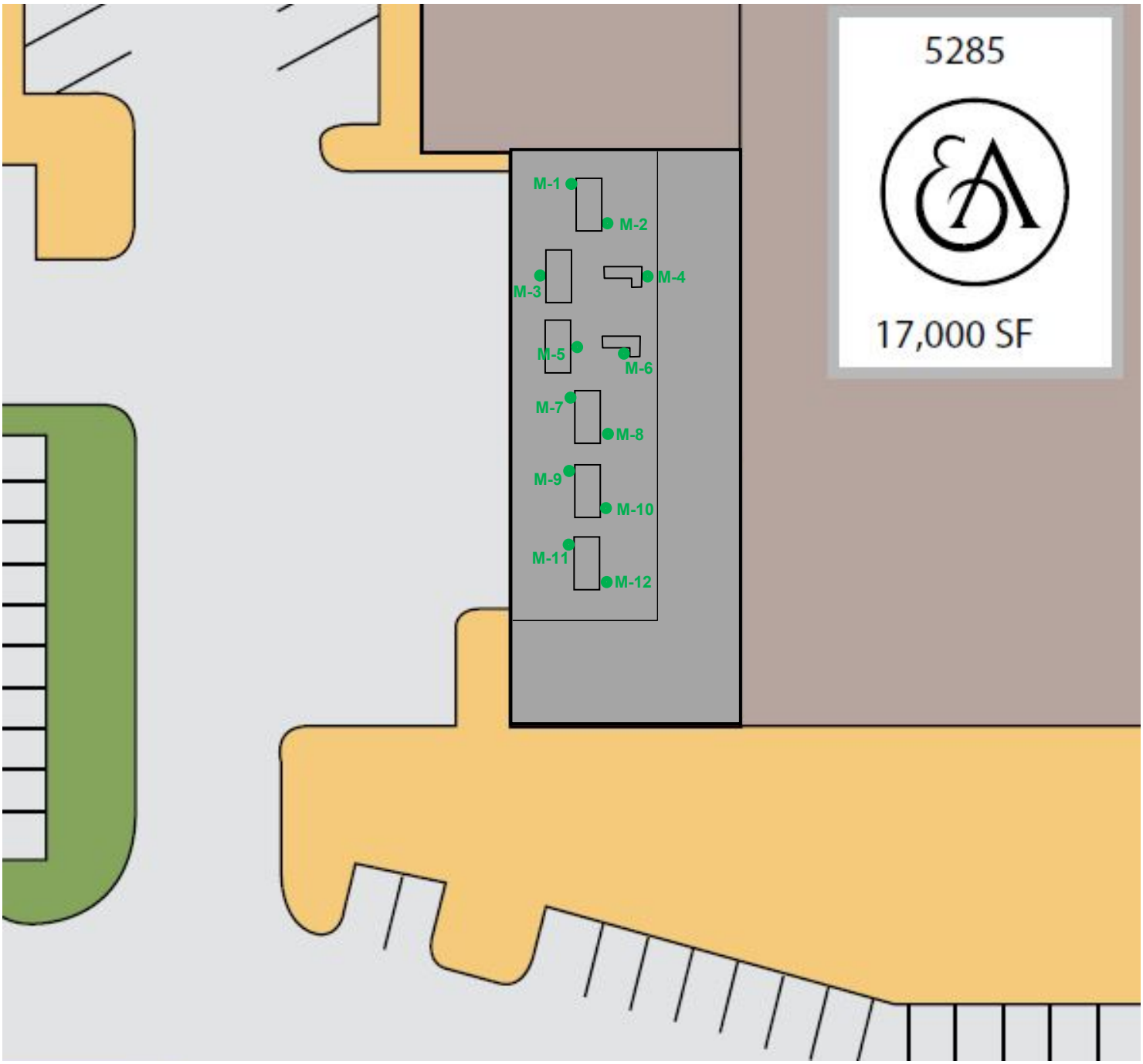
DS Westgate West, L.P. – Former Midas
5287 Prospect Road
San Jose California

Project No:

16-42-194-15

Converse Consultants

FIGURE 1



● Soil Sample Location

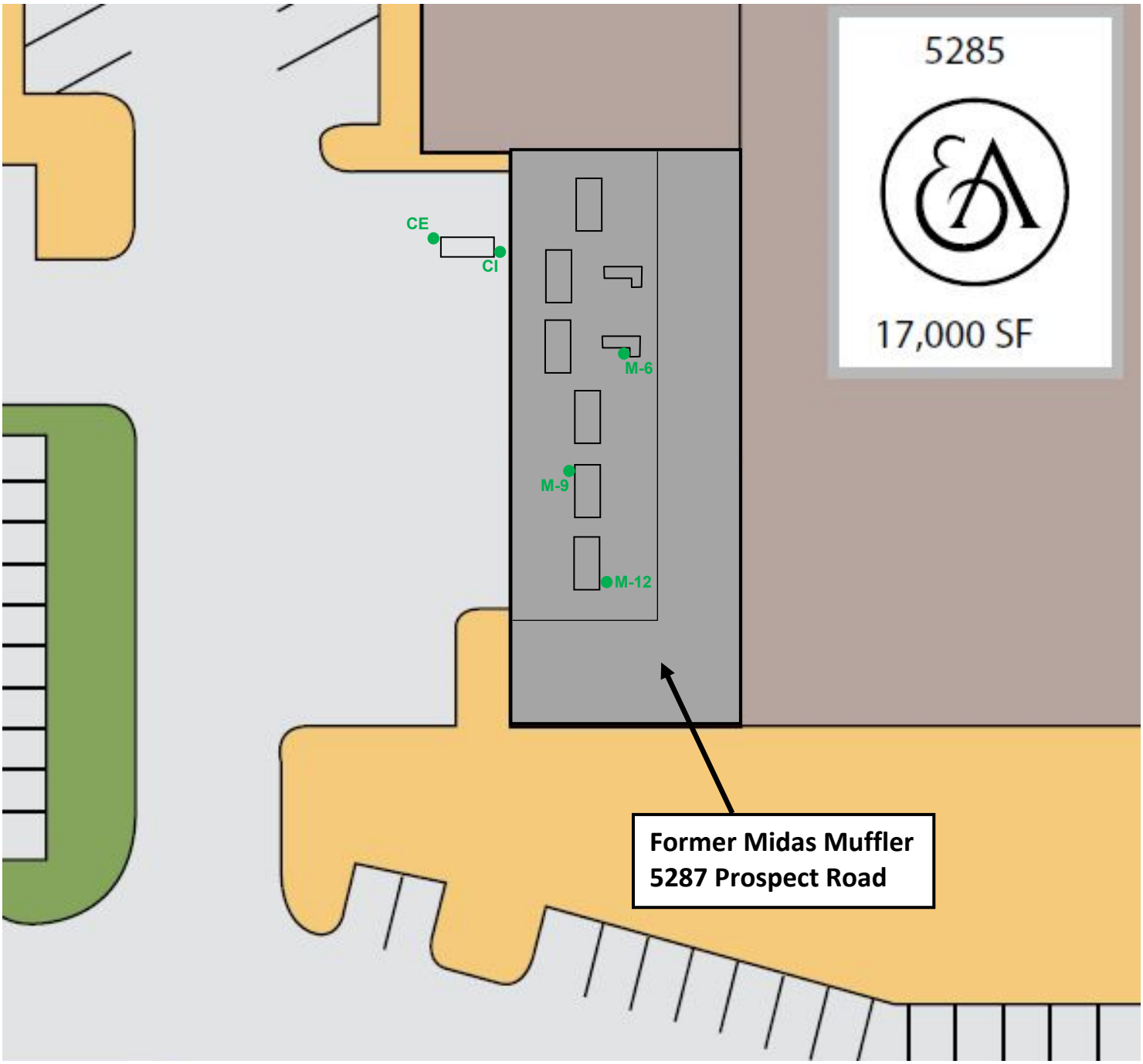
BORING LOCATIONS – FORMER MIDAS MUFFLER

DONAHUE SCHRIBER REALTY GROUP
WESTGATE WEST
SAN JOSE, CALIFORNIA

Project No:
16-42-194-03

Converse Consultants

FIGURE **2A**



● Supplemental Sample Location

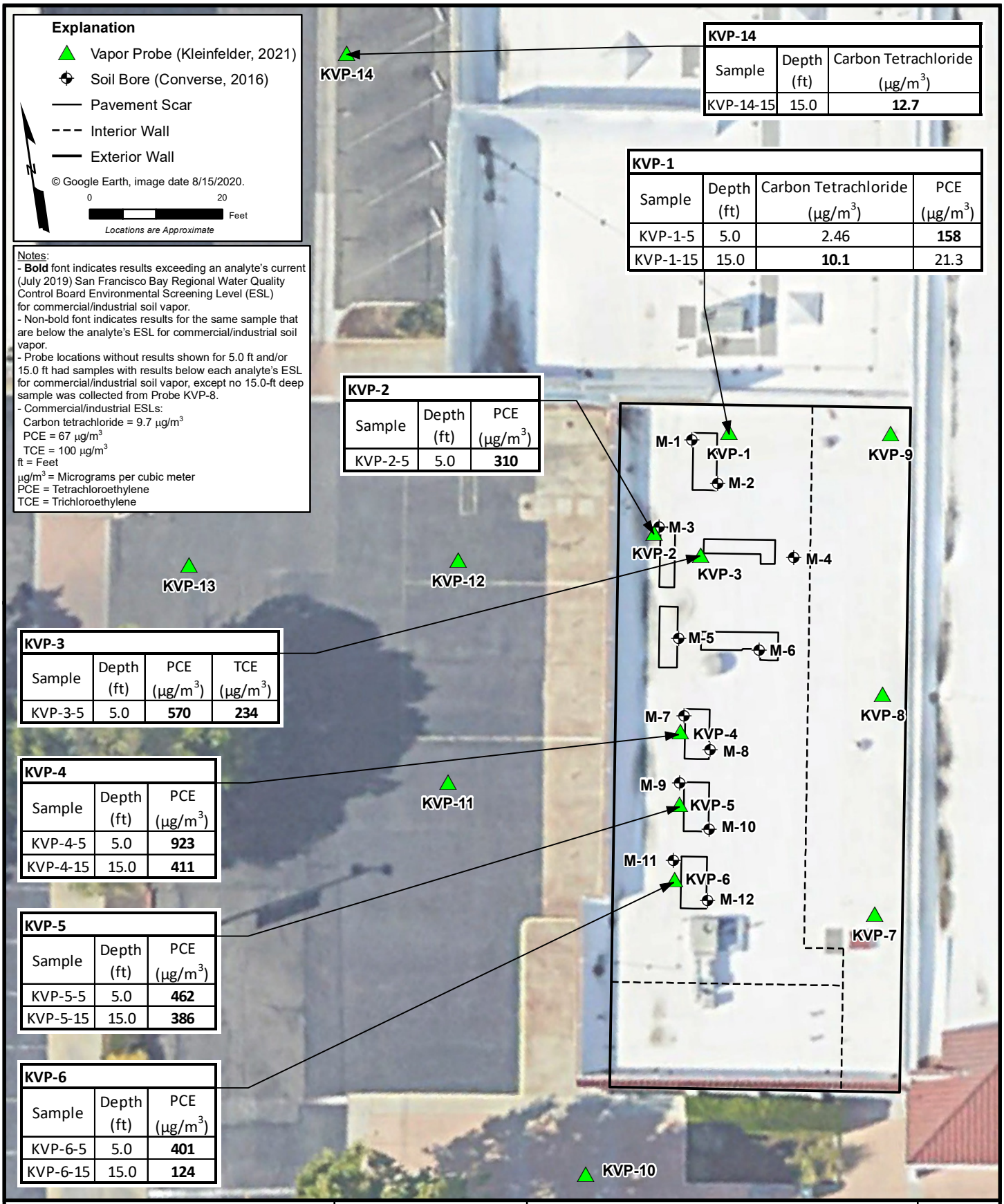
BORING LOCATIONS – FORMER MIDAS MUFFLER

DONAHUE SCHRIBER REALTY GROUP
WESTGATE WEST
SAN JOSE, CALIFORNIA

Project No:
16-42-194-03

Converse Consultants

FIGURE **2B**



KVP-14

Sample	Depth (ft)	Carbon Tetrachloride ($\mu g/m^3$)
KVP-14-15	15.0	**12.7**

KVP-1

Sample	Depth (ft)	Carbon Tetrachloride ($\mu g/m^3$)	PCE ($\mu g/m^3$)
KVP-1-5	5.0	2.46	**158**
KVP-1-15	15.0	**10.1**	21.3

KVP-2

Sample	Depth (ft)	PCE ($\mu g/m^3$)
KVP-2-5	5.0	**310**

KVP-3

Sample	Depth (ft)	PCE ($\mu g/m^3$)	TCE ($\mu g/m^3$)
KVP-3-5	5.0	**570**	**234**

KVP-4

Sample	Depth (ft)	PCE ($\mu g/m^3$)
KVP-4-5	5.0	**923**
KVP-4-15	15.0	**411**

KVP-5

Sample	Depth (ft)	PCE ($\mu g/m^3$)
KVP-5-5	5.0	**462**
KVP-5-15	15.0	**386**

KVP-6

Sample	Depth (ft)	PCE ($\mu g/m^3$)
KVP-6-5	5.0	**401**
KVP-6-15	15.0	**124**

Notes:
- **Bold** font indicates results exceeding an analyte's current (July 2019) San Francisco Bay Regional Water Quality Control Board Environmental Screening Level (ESL) for commercial/industrial soil vapor.
- Non-bold font indicates results for the same sample that are below the analyte's ESL for commercial/industrial soil vapor.
- Probe locations without results shown for 5.0 ft and/or 15.0 ft had samples with results below each analyte's ESL for commercial/industrial soil vapor, except no 15.0-ft deep sample was collected from Probe KVP-8.
- Commercial/industrial ESLs:
  Carbon tetrachloride = 9.7 $\mu g/m^3$
  PCE = 67 $\mu g/m^3$
  TCE = 100 $\mu g/m^3$

ft = Feet
$\mu g/m^3$ = Micrograms per cubic meter
PCE = Tetrachloroethylene
TCE = Trichloroethylene

KLEINFELDER
Bright People. Right Solutions.

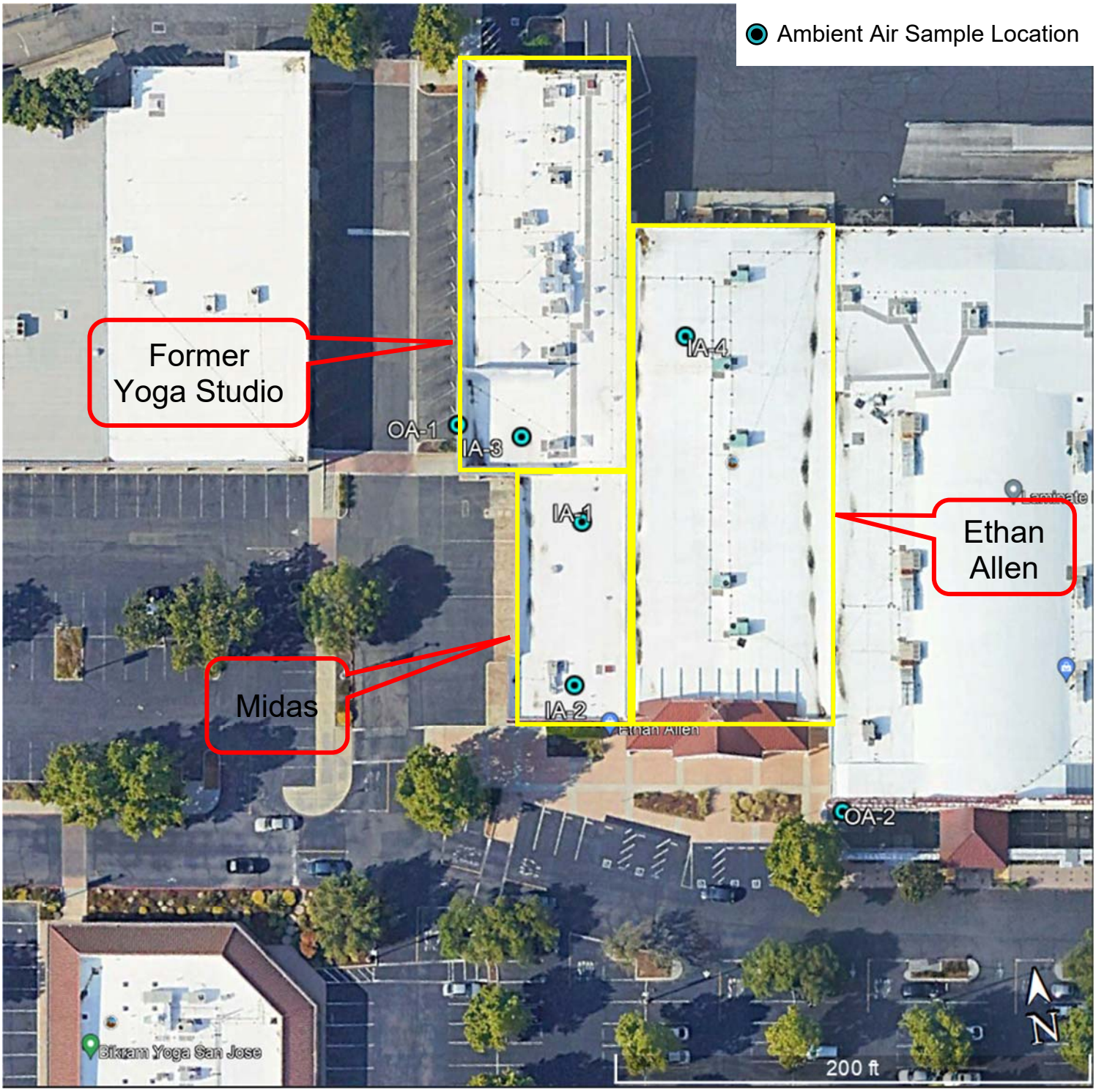
PROJECT:	20221076
DRAWN:	OCT 2021
DRAWN BY:	KFH
CHECKED BY:	VAG
FILE NAME:	Ph2_Fig3.mxd

2021 SOIL VAPOR SAMPLING RESULTS EXCEEDING COMMERCIAL/INDUSTRIAL SCREENING LEVELS

PROPOSED COSTCO WHOLESALE WAREHOUSE
WESTGATE WEST SHOPPING MALL
FORMER FIRESTONE / MIDAS MUFFLER
5287 PROSPECT RD, SAN JOSE, CA, 95129
CW20-0355-01 SAN JOSE, CA (WESTGATE WEST)

FIGURE
3

PLOTTED: 10/13/2021 3:31:31 PM, KHagan
FILE: L:\2022\20221076.001A - CSM Costco San Jose CA (Westgate Mall)\2.0 Technical Information\2.8 GIS
LAGUNA HILLS, CA



AMBIENT AIR SAMPLE LOCATIONS

DS Westgate West, L.P. – Former Midas
5287 Prospect Road
San Jose California

Project No:
16-42-194-15

Converse Consultants

FIGURE 4

Table 1A
Summary of Analytical Results - Soil Matrix
Former Midas Muffler
5287 Prospect Road, San Jose, California

Boring Location	Sample Depth (ft bgs)	Date	Polychlorinated Biphenyls (mg/kg)	Total Petroleum Hydrocarbons (mg/kg)	
			All PCBs	C11-C22	C23-C35
M-1	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	**380**	**6,410**
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-2	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	ND	ND
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-3	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	ND	ND
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-4	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	ND	ND
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-5	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	ND	ND
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-6	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	ND	**99.8**
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-7	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	**123**	**1,700**
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-8	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	ND	ND
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-9	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	ND	ND
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-10	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	ND	ND
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-11	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	**249**	**2,600**
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
M-12	5	9/23/2016	ND	ND	ND
	10	9/23/2016	ND	ND	ND
	15	9/23/2016	ND	ND	ND
	20	9/23/2016	ND	ND	ND
Samples Analyzed			48	48	48
Detections			0	1	1
Maximum Concentration			NA	380	6,410
ESLs - Commercial		2016 (Feb.)	NA	1,100	140,000
		2019 (Aug.)	NA	1,200	180,000

mg/kg = milligrams per kilogram
ft bgs = feet below ground surface
ND = Not Detected at or above PQL
NA = Not Applicable
ESL = Enviromental Screening Level, from San Francisco RWQCB

Table 1B
Summary of Supplemental Analytical Results - Soil Matrix
Former Midas Muffler
5287 Prospect Road, San Jose, California

Boring Location		Clarifier Influent (CI)		Clarifier Effluent (CE)		Maximum Concentration	ESLs	
Sample Depth (ft bgs)		5.0	10.0	5.0	10.0		Commerical Land Use	
Date		9/23/2016	9/23/2016	9/23/2016	9/23/2016		2016 (Feb.)	2019 (Aug.)
Volatile Organic Compounds (mg/kg)	All Analytes	-	ND	ND	-	-	-	-
Total Petroleum Hydrocarbons (mg/kg)	C4-C10	-	ND	ND	-	-	3,900	2,000
	C11-C22	ND	ND	ND	ND	-	1,100	1,200
	C23-C35	ND	ND	ND	ND	-	140,000	180,000
CAM Metals (mg/kg)	Antimony	-	ND	ND	-	-	467	160
	Arsenic	-	**3.91**	**3.73**	-	3.91	0.31	0.31
	Barium	-	**159**	**146**	-	159	216,610	220,000
	Beryllium	-	ND	ND	-	-	2,212	230
	Cadmium	-	ND	ND	-	-	578	1,100
	Chromium	-	**44.6**	**36.6**	-	44.6	1,752,000	1,800,000
	Cobalt	-	**11.2**	**10.4**	-	11.2	347	350
	Copper	-	**24.4**	**24.6**	-	24.6	46,720	47,000
	Lead	-	**5.98**	**6.2**	-	6.2	320	320
	Mercury	-	ND	**0.128**	-	0.128	187	190
	Molybdenum	-	ND	ND	-	-	5,840	5,800
	Nickel	-	**53.7**	**42.3**	-	53.7	11,132	11,000
	Selenium	-	ND	ND	-	-	5,840	5,800
	Silver	-	ND	ND	-	-	5,840	5,800
	Thallium	-	ND	ND	-	-	11.7	12
	Vanadium	-	**38.3**	**35.7**	-	38.3	5,829	5,800
	Zinc	-	**59.6**	**60.2**	-	60.2	350,400	350,000

mg/kg = milligrams per kilogram
ND = Not Detected at or above PQL
ft bgs = feet below ground surface
ESL = Enviromental Screening Level, from San Francisco RWQCB

Table 2
Summary of Analytical Results - VOCs in Soil Vapor
Former Midas Muffler
5287 Prospect Road, San Jose, California

Probe Location	Depth (ft bgs)	Sample Date	Carbon Tetrachloride	1,1-Dichloroethane	1,1-Dichloroethene	Ethylbenzene	Tetrachloroethylene (PCE)	Toluene	1,1,1-Trichloroethane	1,2,4-trimethyl benzene	1,3,5-trimethyl benzene	Xylenes	All Other Analytes
M-6	5	9/23/2016	**34.6**	nd	nd	nd	**493**	**21.7**	**277**	**12.5**	nd	**27.3**	nd
	20	9/23/2016	**148**	**98.3**	nd	nd	**104**	nd	**1,140**	nd	nd	nd	nd
M-9	5	9/23/2016	**35.0**	**51.4**	nd	nd	**833**	**14.2**	**266**	**11.1**	nd	**20.6**	nd
	20	9/23/2016	**132**	**177**	**14.8**	nd	**170**	nd	**982**	nd	nd	nd	nd
M-12	10	9/23/2016	nd	nd	nd	nd	**86.5**	**15.9**	**493**	nd	nd	**10.6**	nd
CI	10	9/23/2016	nd	nd	nd	nd	**70.3**	**25.3**	**523**	nd	nd	**11.5**	nd
CE	5	9/23/2016	nd	**64.4**	nd	**29.2**	**87.7**	**128**	**289**	**42.4**	**11.9**	**163**	nd
	20	9/23/2016	nd	nd	nd	nd	**42.0**	**8.1**	**1,220**	nd	nd	nd	nd
Samples Analyzed			8	8	8	8	8	8	8	8	8	8	8
Count >ND			4	4	1	1	8	6	8	3	1	5	0
Maximum Concentration (ug/m^3)			148	177	14.8	29.2	833	128	1220	42.4	11.9	163	0
Soil Vapor Screening Level (ug/m^3)			290	7,700	310,000	4,900	2,100	1,300,000	4,400,000	na	na	440,000	
Soil Vapor > Screening Level			NO	NO	NO	NO	NO	NO	NO	na	na	NO	
Estimated Indoor Concentration ug/m^3 (AF = 0.001)			0.148	0.177	0.0148	0.0292	0.833	0.128	1.22	0.0424	0.0119	0.163	
Indoor Air Screening level - commerical (ug/m^3)			0.29	7.7	310	4.9	2.1	1,300	4400	31	180	440	
Indoor > Screening Level			NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	

nd = Not Detected at or above Reported Detection Limit (RDL)

ft bgs = Feet below ground surface

ug/m^3 = micrograms per meter cubed

AF - Attenuation Factor per DTSC Vapor Intrusion Guidance

na = not applicable, no published screening levels

Soil Vapor Screening level based on commercial scenario, from San Francisco RWQCB ESL Tables (Rev. 3 - February 2016)

Indoor Air screening elvel based on commercial scenario, from San Francisco RWQCB ESL Tables (Rev. 3 - February 2016), DTSC HHRA Note 3, or RSLs

TABLE 3
SOIL VAPOR ANALYTICAL RESULTS
Proposed Costco Wholesale Warehouse Facility
Former Firestone / Midas Mufflers
5287 Prospect Road
San Jose, Santa Clara County, California
CW20-0355-01 (Westgate West)

Soil Vapor Probe	Sample	Depth (feet bgs)	Date Sampled	Helium (leak check gas) (percent)	TPH Low Fraction ($\mu g/m^3$)	VOCs: Acetone ($\mu g/m^3$)	Benzene ($\mu g/m^3$)	2-Butanone (MEK) ($\mu g/m^3$)	Carbon Disulfide ($\mu g/m^3$)	Carbon Tetrachloride ($\mu g/m^3$)	Chloroform ($\mu g/m^3$)	Chloro-methane ($\mu g/m^3$)	Cyclo-hexane ($\mu g/m^3$)	1,1-Dichloroethane ($\mu g/m^3$)	1,1-Dichloroethene ($\mu g/m^3$)	cis-1,2-Dichloroethene ($\mu g/m^3$)	1,1-Difluoroethane ($\mu g/m^3$)	Ethanol ($\mu g/m^3$)	Ethylbenzene ($\mu g/m^3$)	4-Ethyltoluene ($\mu g/m^3$)	Freon 11 ($\mu g/m^3$)	Freon 12 ($\mu g/m^3$)	Heptane ($\mu g/m^3$)	n-Hexane ($\mu g/m^3$)	Isopropyl-benzene ($\mu g/m^3$)	Methylene Chloride ($\mu g/m^3$)	4-Methyl-2-Pentanone (MIBK) ($\mu g/m^3$)	Methyl Methacrylate ($\mu g/m^3$)	2-Propanol ($\mu g/m^3$)	Propene ($\mu g/m^3$)	Styrene ($\mu g/m^3$)	PCE ($\mu g/m^3$)	Tetrahydro-furan ($\mu g/m^3$)	Toluene ($\mu g/m^3$)	1,1,1-Trichloroethane ($\mu g/m^3$)	TCE ($\mu g/m^3$)	1,2,4-Trimethyl-benzene ($\mu g/m^3$)	1,3,5-Trimethyl-benzene ($\mu g/m^3$)	2,2,4-Trimethyl-pentane ($\mu g/m^3$)	Vinyl Acetate ($\mu g/m^3$)	Vinyl Chloride ($\mu g/m^3$)	m,p-Xylenes ($\mu g/m^3$)	o-Xylene ($\mu g/m^3$)	Other VOCs ($\mu g/m^3$)
			ASTM D1946	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15
KVP-1	KVP-1-5	5.0	10/1/2021	1.05	901 B	10.5	8.66	ND<3.69	ND<0.622	2.46	ND<0.973	0.456	ND<0.689	ND<0.802	ND<0.793	4.57	7.64	7.33	1.77	1.41	7.62	1.45	5.64	ND<0.983	1.49	ND<5.12	ND<0.819	ND<3.07	ND<2.15	**158**	ND<0.590	33.9	658	2.37	5.79	3.75	ND<0.934	ND<0.704	ND<0.511	19.9	8.32	ND<0.511 - ND<6.73
	KVP-1-15	15.0	10/1/2021	0.905	1,330 B	8.46	1.49	ND<3.69	ND<0.622	**10.1**	3.86	ND<0.413	ND<0.689	ND<0.802	62.2	ND<0.793	ND<2.70	4.43	1.79	ND<0.982	1.84	17.0	ND<0.818	ND<2.22	ND<0.983	ND<0.694	ND<5.12	ND<0.819	ND<3.07	2.15	ND<0.851	21.3	ND<0.590	11.5	2,580	1.93	1.99	1.03	ND<0.934	ND<0.704	ND<0.511	6.37	2.90	ND<0.511 - ND<6.73
KVP-2	KVP-2-5	5.0	10/1/2021	0.782	1,110 B	19.0	<0.639	ND<3.69	ND<0.622	ND<1.26	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	2.65	ND<2.70	3.85	2.92	1.16	1.57	5.74	ND<0.818	ND<2.22	ND<0.983	ND<0.694	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	**310**	ND<0.590	10.8	811	132	6.87	2.88	ND<0.934	ND<0.704	ND<0.511	12.2	6.16	ND<0.511 - ND<6.73
	KVP-2-15	15.0	10/1/2021	0.251	1,070 B	9.12	<0.639	ND<3.69	ND<0.622	4.08	1.57	0.646	ND<0.689	0.850	27.5	ND<0.793	15.1	41.9	0.919	ND<0.982	1.59	8.41	ND<0.818	ND<2.22	ND<0.983	1.38	ND<5.12	ND<0.819	10.5	ND<2.15	ND<0.851	60.8	1.59	13.2	772	2.07	ND<0.982	ND<0.982	ND<0.934	2.49	ND<0.511	2.58	1.11	ND<0.511 - ND<6.73
KVP-3	KVP-3-5	5.0	10/1/2021	0.781	1,260 B	4.11	<0.639	ND<3.69	ND<0.622	ND<1.26	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	4.48	2.86	6.01	2.70	ND<0.982	1.69	6.87	ND<0.818	ND<2.22	ND<0.983	1.15	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	**570**	ND<0.590	9.72	626	**234**	2.28	1.42	ND<0.934	1.04	ND<0.511	7.80	3.84	ND<0.511 - ND<6.73
	KVP-3-15*	15.0	10/1/2021	0.786*	ND<826*	65.6*	1.2*	4.60*	ND<0.622*	ND<1.26*	ND<0.973*	1.91*	2.69*	ND<0.802*	1.65*	ND<0.793*	5.43*	439*	0.889*	ND<0.982*	1.16*	3.00*	7.81*	ND<2.22*	ND<0.983*	6.46*	ND<5.12*	ND<0.819*	152*	ND<2.15*	1.00*	8.96*	7.61*	89.3*	79.4*	ND<1.07*	ND<0.982*	ND<0.982*	ND<0.934*	ND<0.704*	ND<0.511*	2.43*	1.16*	ND<0.511 - ND<6.73*
KVP-4	KVP-4-5	5.0	10/1/2021	0.699	1,240 B	9.79	0.811	ND<3.69	ND<0.622	ND<1.26	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	11.8	9.31	1.61	ND<0.982	1.39	4.14	ND<0.818	ND<2.22	ND<0.983	5.35	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	**923**	ND<0.590	9.79	232	5.68	2.33	1.22	ND<0.934	1.21	ND<0.511	6.20	3.20	ND<0.511 - ND<6.73
	KVP-4-15	15.0	10/1/2021	1.01	1,210 B	11.0	1.15	ND<3.69	ND<0.622	2.28	1.16	ND<0.413	3.12	1.90	7.65	ND<0.793	ND<2.70	59.8	3.13	ND<0.982	3.24	6.48	4.34	13.1	ND<0.983	1.44	ND<5.12	1.25	14.8	ND<2.15	ND<0.851	**411**	1.14	42.2	903	2.27	1.07	ND<0.982	ND<0.934	ND<0.704	0.519	10.9	3.42	ND<0.511 - ND<6.73
KVP-5	KVP-5-5	5.0	10/1/2021	ND<0.100	5,620 B	ND<2.97	1.45	ND<3.69	ND<0.622	ND<1.26	ND<0.973	ND<0.413	7.78	ND<0.802	ND<0.793	ND<0.793	15.3	35.8	2.86	ND<0.982	1.43	3.72	2.41	ND<2.22	ND<0.983	6.08	ND<5.12	ND<0.819	9.96	ND<2.15	0.919	**462**	ND<0.590	14.5	301	ND<1.07	3.64	1.49	71.0	ND<0.704	ND<0.511	8.63	5.03	ND<0.511 - ND<6.73
	KVP-5-15	15.0	10/1/2021	ND<0.100	1, 520 B	31.1	1.11	5.04	ND<0.622	2.71	ND<0.973	ND<0.413	ND<0.689	ND<0.802	4.84	ND<0.793	ND<2.70	12.0	4.06	ND<0.982	1.74	6.58	1.22	ND<2.22	ND<0.983	2.61	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	**386**	ND<0.590	27.6	887	ND<1.07	3.08	1.58	ND<0.934	ND<0.704	ND<0.511	12.6	5.42	ND<0.511 - ND<6.73
KVP-6	KVP-6-5	5.0	10/1/2021	ND<0.100	884 B	3.28	ND<0.639	ND<3.69	ND<0.622	ND<1.26	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	ND<2.70	8.45	1.42	ND<0.982	1.48	3.81	ND<0.818	ND<2.22	ND<0.983	3.92	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	**401**	ND<0.590	4.93	285	ND<1.07	2.09	1.45	ND<0.934	ND<0.704	ND<0.511	4.03	2.46	ND<0.511 - ND<6.73
	KVP-6-15	15.0	10/1/2021	0.375	996 B	50.6	1.14	10.3	ND<0.622	2.31	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	ND<2.70	11.2	3.99	1.09	1.79	5.64	0.969	ND<2.22	ND<0.983	ND<0.694	5.65	ND<0.819	ND<3.07	ND<2.15	ND<0.851	**124**	ND<0.590	21.2	827	ND<1.07	4.46	2.57	ND<0.934	ND<0.704	ND<0.511	13.2	5.85	ND<0.511 - ND<6.73
KVP-7	KVP-7-5	5.0	10/1/2021	0.237	921 B	4.61	ND<0.639	ND<3.69	ND<0.622	7.07	1.88	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	ND<2.70	5.24	5.42	1.71	2.04	8.11	1.03	ND<2.22	ND<0.983	ND<0.694	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	4.32	ND<0.590	13.3	357	ND<1.07	3.25	3.55	1.42	ND<0.704	ND<0.511	10.4	6.68	ND<0.511 - ND<6.73
	KVP-7-15	15.0	10/1/2021	ND<0.100	1,320 B	6.01	ND<0.639	ND<3.69	ND<0.622	3.02	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	ND<2.70	4.17	1.60	ND<0.982	2.20	10.8	ND<0.818	ND<2.22	ND<0.983	4.48	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	ND<1.36	ND<0.590	13.0	914	2.18	1.78	ND<0.982	ND<0.934	ND<0.704	ND<0.511	5.72	2.97	ND<0.511 - ND<6.73
KVP-8	KVP-8-5	5.0	10/1/2021	ND<0.100	901 B	5.80	0.716	ND<3.69	3.02	1.66	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	14.7	10.2	2.79	ND<0.982	1.89	10.3	ND<0.818	ND<2.22	ND<0.983	8.09	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	15.5	ND<0.590	12.4	691	5.18	2.85	1.60	ND<0.934	ND<0.704	ND<0.511	8.11	4.51	ND<0.511 - ND<6.73
	KVP-8-15	15.0	10/1/2021	Not sampled due to Summa canister vacuum loss																																											
KVP-9	KVP-9-5	5.0	10/1/2021	0.132	1,350 B	ND<2.97	8.37	ND<3.69	ND<0.622	2.92	ND<0.973	ND<0.413	9.95	ND<0.802	4.08	ND<0.793	ND<2.70	107	4.55	2.45	1.87	11.1	8.71	21.9	ND<0.983	12.4	ND<5.12	ND<0.819	6.56	ND<2.15	1.17	1.85	6.37	45.6	914	3.75	3.28	1.42	9.67	ND<0.704	ND<0.511	13.7	5.64	ND<0.511 - ND<6.73
	KVP-9-15	15.0	10/1/2021	0.168	1,700 B	35.2	3.93	4.57	ND<0.622	6.36	5.45	ND<0.413	4.13	ND<0.802	71.7	ND<0.793	ND<2.70	55.2	2.69	1.95	2.26	22.4	4.09	8.85	ND<0.983	6.74	ND<5.12	ND<0.819	10.6	ND<2.15	ND<0.851	ND<1.36	3.48	27.5	1,920	2.58	2.64	1.12	4.07	ND<0.704	ND<0.511	9.49	3.86	ND<0.511 - ND<6.73
KVP-10	KVP-10-5	5.0	10/1/2021	ND<0.100	ND<826	6.42	ND<0.639	ND<3.69	ND<0.622	ND<1.26	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	ND<2.70	5.09	1.27	ND<0.982	1.17	2.18	ND<0.818	ND<2.22	ND<0.983	0.760	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	2.44	ND<0.590	4.22	45.4	ND<1.07	2.47	1.40	ND<0.934	ND<0.704	ND<0.511	4.51	2.79	ND<0.511 - ND<6.73
	KVP-10-15	15.0	10/1/2021	ND<0.100	ND<826	8.77	0.853	ND<3.69	ND<0.622	ND<1.26	ND<0.973	ND<0.413	1.22	ND<0.802	ND<0.793	ND<0.793	ND<2.70	12.5	ND<0.867	ND<0.982	1.29	2.16	1.27	2.52	ND<0.983	ND<0.694	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	ND<1.36	ND<0.590	8.66	**72.3**	ND<1.07	1.13	ND<0.982	1.37	ND<0.704	ND<0.511	3.1	1.60	ND<0.511 - ND<6.73
KVP-11	KVP-11-5	5.0	9/23/2021	0.118	979	18.0	1.70	ND<3.69	5.17	ND<1.26	ND<0.973	0.452	ND<0.689	ND<0.802	ND<0.793	ND<0.793	8.91	41.5	12.0	6.82	1.43	1.80	8.55	3.67	ND<0.983	1.34	ND<5.12	ND<0.819	11.6	ND<2.15	ND<0.851	3.90	ND<0.590	97.9	361	ND<1.07	5.69	4.28	2.86	ND<0.704	ND<0.511	42.1	14.9	ND<0.511 - ND<6.73
	KVP-11-15	15.0	9/23/2021	ND<0.100	ND<826	5.85	0.930	ND<3.69	ND<0.622	1.90	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	19.0	10.5	2.55	1.57	1.39	1.88	1.11	3.41	ND<0.983	2.42	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	ND<1.36	ND<0.590	18.6	353	ND<1.07	1.40	ND<0.982	ND<0.934	ND<0.704	ND<0.511	8.11	2.90	ND<0.511 - ND<6.73
KVP-12	KVP-12-5	5.0	9/23/2021	ND<0.100	880	5.92	1.80	ND<3.69	6.47	1.63	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	9.21	5.62	10.9	7.56	1.41	2.17	2.37	6.35	ND<0.983	4.48	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	23.6	ND<0.590	42.2	514	ND<1.07	6.48	5.01	2.27	ND<0.704	ND<0.511	39.5	14.2	ND<0.511 - ND<6.73
	KVP-12-15	15.0	9/23/2021	0.257	1,770	5.87	8.15	ND<3.69	32.4	3.79	ND<0.973	ND<0.413	ND<0.689	ND<0.802	3.32	ND<0.793	2.94	8.33	10.8	5.40	1.48	2.27	4.99	10.6	ND<0.983	9.38	ND<5.12	ND<0.819	ND<3.07	4.25	ND<0.851	3.76	ND<0.590	72.7	865	ND<1.07	4.29	3.49	20.4	ND<0.704	ND<0.511	31.2	11.1	ND<0.511 - ND<6.73
KVP-13	KVP-13-5	5.0	9/23/2021	ND<0.100	987	6.53	1.45	ND<3.69	7.69	ND<1.26	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	18.3	8.47	9.80	7.21	1.38	1.74	1.27	3.30	ND<0.983	3.08	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	ND<1.36	ND<0.590	33.2	162	ND<1.07	7.66	4.67	1.35	ND<0.704	ND<0.511	37.6	16.3	ND<0.511 - ND<6.73
	KVP-13-15	15.0	9/23/2021	0.121	1,100	11.3	1.75	ND<3.69	7.03	1.26	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	8.91	11.6	4.77	3.25	1.37	1.80	2.75	ND<2.22	ND<0.983	0.990	ND<5.12	ND<0.819	4.60	ND<2.15	ND<0.851	ND<1.36	ND<0.590	58.4	224	ND<1.07	3.37	1.74	1.20	ND<0.704	ND<0.511	15.9	5.98	ND<0.511 - ND<6.73
KVP-14	KVP-14-5	5.0	9/23/2021	ND<0.100	ND<826	5.28	2.36	ND<3.69	6.91	2.98	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	9.35	5.75	11.7	7.61	1.73	3.13	2.16	3.63	1.05	3.96	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	ND<1.36	ND<0.590	50.9	60.9	ND<1.07	7.85	5.50	3.10	ND<0.704	ND<0.511	41.8	17.7	ND<0.511 - ND<6.73
	KVP-14-15	15.0	9/23/2021	ND<0.100	ND<826	3.45	0.805	ND<3.69	7.84	**12.7**	ND<0.973	ND<0.413	ND<0.689	ND<0.802	ND<0.793	ND<0.793	ND<2.70	3.28	1.67	1.20	1.56	3.88	ND<0.818	ND<2.22	ND<0.983	2.92	ND<5.12	ND<0.819	ND<3.07	ND<2.15	ND<0.851	ND<1.36	0.899	9.38	123	ND<1.07	1.11	ND<0.982	ND<0.934	ND<0.704	ND<0.511	5.38	2.41	ND<0.511 - ND<6.73
ESL – Tier 1				NV	3,300	1,000,000	3.2	170,000	NV	2.2	4.1	3,100	NV	58	2,400	280	NV	NV	37	NV	NV	NV	NV	NV	NV	34	14,000	NV	NV	NV	NV	10,000	35,000	16	NV	NV	NV	NV	NV	0.30	3,400		Vary or NV
ESL – Residential				NV	20,000	1,100,000	3.2	170,000	NV	2.2	4.1	3,100	NV	58	2,400	280	NV	NV	37	NV	NV	NV	NV	NV	NV	34	10,000	NV	NV	NV	NV	10,000	35,000	16	NV	NV	NV	NV	NV	0.32	3,400		Vary or NV
ESL – Commercial/Industrial				NV	83,000	4,500,000	14	730,000	NV	9.7	18	13,000	NV	260	10,000	1,200	NV	NV	NV	160	NV	NV	NV	NV	NV	410	440,000	NV	NV	NV	NV	130,000	67	NV	44,000	150,000	100	NV	NV	NV	NV	5.2	15,000		Vary or NV
DTSC-SL – Residential (AF = 0.03)				NV	20,000**	NV	3.2	NV	NV	NV	NV	NV	NV	NV	2,433	277	NV	NV	NL	NV	43,333	NV	NV	NV	NV	33	NV	NV	NV	NV	31,333	15	NV	10,333	33,333	NV	NV	NV	NV	0.32	NV	NV	Vary or NV
DTSC-SL – Commercial/Industrial (AF = 0.03)				NV	83,000**	NV	14	NV	NV	NV	NV	NV	NV	NV	10,333	1,167	NV	NV	NL	NV	176,667	NV	NV	NV	NV	400	NV	NV	NV	NV	130,000	67	NV	43,333	146,667	NV	NV	NV	NV	5.3	NV	NV	Vary or NV
RSL – Residential (AF = 0.03)				NV	4,333	1,066,667	12	173,333	24,333	16	4.0	3,133	210,000	60	7,000	NV	1,400,000	NV	37	NV	NV	3,333	14,000	24,333	14,000	3,333	103,333	24,333	7,000	103,333	33,333	367	70,000	173,333	173,333	16	2,100	2,100	NV	7,000	5.7	3,333	3,333	Vary or NV
RSL – Commercial/Industrial (AF = 0.03)				NV	18,067	4,666,667	53	733,333	103,333	67	18	13,000	866,667	257	29,333	NV	6,000,000	NV	163	NV	NV	14,667	60,000	103,333	43,333	40,000	433,333	103,333	29,333	433,333	146,667	1,567	293,333	733,333	733,333	100	8,667	8,667	NV	29,333	93	14,667	14,667	Vary or NV
DTSC-SL – Residential (AF = 0.001)				NV	600,000**	NV	97	NV	NV	NV	NV	NV	NV	NV	73,000	8,300	NV	NV	NV	NV	1,300,000	NV	NV	NV	NV	1,000	NV	NV	NV	NV	940,000	460	NV	310,000	1,000,000	NV	NV	NV	NV	9.5	NV	NV	Vary or NV
DTSC-SL – Commercial/Industrial (AF = 0.001)				NV	2,500,000**	NV	420	NV	NV	NV	NV	NV	NV	NV	310,000	350,000	NV	NV	NV	NV	5,300,000	NV	NV	NV	NV	12,000	NV	NV	NV	NV	3,900,000	2,000	NV	1,300,000	4,400,000	NV	NV	NV	NV	160	NV	NV	Vary or NV
RSL – Residential (AF = 0.001)				NV	130,000	32,000,000	360	5,200,000	730,000	470	120	94,000	6,300,000	1,800	210,000	NV	42,000,000	NV	1,100	NV	NV	100,000	420,000	730,000	420,000	100,000	3,100,000	730,000	210,000	3,100,000	1,000,000	11,000	2,100,000	5,200,000	5,200,000	480	63,000	63,000	NV	210,000	170	100,000	100,000	Vary or NV
RSL – Commercial/Industrial (AF = 0.001)				NV	542,000	140,000,000	1,600	22,000,000	3,100,000	2,000	530	390,000	26,000,000	7,700	880,000	NV	180,000,000	NV	4,900	NV	NV	440,000	1,800,000	3,100,000	1,300,000	1,200,000	13,000,000	3,100,000	880,000	13,000,000	4,400,000	47,000	8,800,000	22,000,000	22,000,000	3,000	260,000	260,000	NV	880,000	2,800	440,000	440,000	Vary or NV

Notes:

TPH	Total petroleum hydrocarbons.
VOCs	Volatile organic compounds.
MEK	Methyl ethyl ketone.
Freon 11	Trichlorofluoromethane.
Freon 12	Dichlorodifluoromethane.
MIBK	Methyl isobutyl ketone.
PCE	Tetrachloroethylene.
TCE	Trichloroethylene.
$\mu g/m^3$	Micrograms per cubic meter.
bgs	Below ground surface.
ASTM D-1946	ASTM International analytical method number.
TO-15	United States Environmental Protection Agency (US EPA) analytical method number.
ND	Not present at a concentration at or above the laboratory's "Reported Detection Limit" that follows the "less than" (<) symbol.
B	Laboratory qualifier indicating analyte was present in the laboratory blank sample associated with the sample batch.
*	At the time of sampling, the Summa canister for Sample KVP-3-15 contained an initial vacuum of only -7 inches of mercury and a final vacuum of -5 inches of mercury. The results thus may or may not be representative.
ESL	San Francisco Bay Regional Water Quality Control Board Environmental Screening Level for soil vapor (revised July 2019).
NV	Analyte has no published value.
DTSC-SL	Soil vapor screening level based on modified ambient air screening level provided in California Environmental Protection Agency Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) *Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (DTSC-SLs). Release date: June 2020*. Each screening value incorporates a soil vapor attenuation factor of 0.03 pursuant to current US EPA and DTSC guidance.
AF	Soil vapor to indoor air attenuation factor recommended by the DTSC and US EPA.
**	Value is not based on a DTSC-SL and instead is based on analyte's ESL for indoor air divided by the indicated AF. This value was given primacy over the RSL-based value in making the comparisons with TPH Low Fraction results.
RSL	Soil vapor screening level based on US EPA Regional Screening Level for air (May 2021). TPH RSLs are based on the following equation: TPH RSL = $1/((0.80/RSL_{\text{TPH Aliphatic Low}}) + (0.20/RSL_{\text{TPH Aromatic Low}}))$.
158	Bold font indicates result exceeds analyte's lowest commercial/industrial screening value for soil vapor.

Table 1 - Ambient Air Analytical Results
DS Westgate West, L.P. - Former Midas
5287 Prospect Raod
San Jose, California

Sample Location	Sample Date	Compounds Detected in Soil Vapor Samples																								
		Benzene	Bromodichloromethane	Carbon Tetrachloride	Chloroform	Cyclohexane	1,4-Dichlorobenzene	1,2-Dichloroethane	Ethyl Acetate	Ethylbenzene	Freon 11	Dichlorodifluoromethane (Freon 12)	Freon 113	4-Isopropltoluene	Methylene Chloride	Naphthalene	Propylbenzene	Styrene	Tetrachloroethylene (PCE)	Trichloroethene (TCE)	Toluene	1,1,1-Trichloroethane	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	m,p-Xylenes	o-Xylenes	All Other VOCs
IA-1	5/26/2022	**0.26**	NA	**0.44**	ND	NA	ND	ND	NA	ND	NA	**3.0**	NA	NA	NA	ND	ND	ND	ND	ND	**0.60**	ND	NA	NA	**0.31**	ND	ND
	1/12/2023	**0.47**	ND	**6.19**	ND	ND	ND	ND	ND	**0.12**	**1.31**	**2.04**	**0.64**	**0.40**	**0.43**	**0.58**	ND	ND	**0.10**	ND	**1.52**	ND	**1.10**	ND	**0.46**	**0.19**	ND
IA-2	5/26/2022	**0.28**	NA	**0.42**	ND	NA	ND	ND	NA	ND	NA	**1.8**	NA	NA	NA	ND	ND	ND	ND	ND	**0.57**	ND	NA	NA	**0.31**	ND	ND
	1/12/2023	**0.46**	ND	**6.22**	ND	ND	ND	ND	ND	**0.14**	**1.35**	**2.12**	**0.65**	**0.35**	**0.46**	**0.53**	ND	ND	ND	ND	**0.71**	ND	**1.11**	ND	**0.52**	**0.21**	ND
IA-3	5/26/2022	**0.28**	NA	**0.45**	**0.18**	NA	ND	ND	NA	ND	NA	**3.0**	NA	NA	NA	ND	ND	ND	ND	ND	**0.99**	**0.39**	NA	NA	**0.35**	**0.14**	ND
	1/12/2023	**0.46**	ND	**6.33**	ND	**0.11**	ND	ND	ND	**0.13**	**1.36**	**2.01**	**0.67**	**0.59**	**0.55**	**0.59**	ND	ND	ND	ND	**0.7**	ND	**2.17**	ND	ND	**0.19**	ND
IA-4	5/26/2022	**0.26**	NA	**0.46**	**0.16**	NA	**0.21**	**0.21**	NA	**0.41**	NA	**3.0**	NA	NA	NA	ND	ND	ND	ND	ND	**1.5**	ND	NA	NA	**0.84**	**0.34**	ND
	1/12/2023	**0.60**	**0.13**	**6.46**	**0.21**	**0.22**	**0.55**	**0.74**	**2.46**	**0.76**	**1.49**	**2.11**	**0.66**	**0.79**	**1.01**	**0.96**	ND	**1.08**	**0.11**	ND	**19**	ND	**2.92**	**0.15**	**1.78**	**0.74**	ND
OA-1	5/26/2022	**0.26**	NA	**0.41**	ND	NA	ND	ND	NA	ND	NA	**1.8**	NA	NA	NA	ND	ND	ND	ND	ND	**0.48**	ND	NA	NA	**0.26**	ND	ND
	1/12/2023	**0.48**	ND	**5.80**	ND	**0.11**	ND	ND	ND	**0.16**	**1.35**	**2.23**	**0.63**	**0.18**	**0.56**	ND	ND	ND	ND	ND	**0.78**	ND	**0.83**	ND	**0.61**	**0.26**	ND
OA-2	5/26/2022	ND	NA	**0.43**	**0.18**	NA	ND	ND	NA	ND	NA	**1.8**	NA	NA	NA	ND	ND	ND	ND	ND	**0.42**	ND	NA	NA	ND	ND	ND
	1/12/2023	**0.63**	ND	**6.00**	ND	**0.75**	ND	ND	**6.58**	**0.44**	**1.27**	**2.25**	**0.68**	**0.24**	**0.67**	**0.52**	**0.10**	**0.34**	**0.24**	**0.11**	**4.79**	ND	ND	**0.15**	**1.45**	**0.56**	ND
Maximum Concentration (ug/m^3)		**0.63**	**0.13**	**6.46**	**0.21**	**0.75**	**0.55**	**0.74**	**6.58**	**0.76**	**1.49**	**3.0**	**0.68**	**0.79**	**1.01**	**0.96**	**0.10**	**1.08**	**0.24**	**0.11**	**19.0**	**0.39**	**2.92**	**0.15**	**1.78**	**0.74**	--
Maximum Indoor Minus Average Outdoor Concentration (ug/m^3)		**0.09**	**0.13**	**0.56**	**0.16**	ND	**0.55**	**0.74**	ND	**0.46**	**0.18**	**0.76**	**0.02**	**0.58**	**0.40**	**0.45**	ND	**0.86**	ND	ND	**16.22**	**0.39**	**2.46**	**0.03**	**0.75**	**0.33**	--
Indoor Air Screening Levels (SLs)	**Residential**	0.097	0.076	0.47	0.12	6,300	0.26	0.11	73	1.1	--	100	5,200	--	1.0	0.083	1,000	940	0.46	0.48	310	35,000	63	63	100	100	--
	Commercial / Industrial	0.42	0.33	2.0	0.53	26,000	1.1	0.47	310	4.9	--	440	22,000	--	12	0.36	4,400	3,900	2.0	3.0	1,300	150,000	260	260	440	440	--
Maximum Concentration in Soil Vapor (ug/m^3)		**8.66**	ND	**12.7**	**5.45**	**9.95**	ND	ND	ND	**12.0**	**3.24**	**22.4**	ND	ND	**12.4**	ND	ND	**1.17**	**923**	**234**	**97.9**	**2,580**	**7.85**	**5.50**	**42.1**	**17.7**	--

NA - Not Analyzed
ND - Not Detected
ug/m^3 - micrograms per cubic meter
Screening Levels based on Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs)
Indoor Air Concentration Minus Average Outdoor Concentration Exceeds Residential Screening Level
Indoor Air Concentration Minus Average Outdoor Concentration Exceeds Commercial Screening Level

Table 5
Conservative Estimateion on Volume of PCE Present in the Subsurface

Soil				
		Formula	**Value**	**Unit**
(A)	Impacted Area		2,000	ft^2
(B)	Impacted Depth		5	ft
(C)	Impacted Soil Volume	(A x B)	10,000	ft3
(D)		(C / 27)	370	yd^3
(E)	Soil Density		1.4	$tons/yd^3$
(F)	Mass of Impacted Soil	(D x E)	519	tons
(G)		(F x 2,000)	1,037,037	lbs
(H)		(G / 2.2)	471,380	kg
(I)	Maximum PCE Concentration		0.00164	mg/kg
(J)	**Mass of PCE**	(I / H)	773	mg
(K)		(J / 453,000)	**0.002**	**lbs**

Soil Vapor				
		Formula	**Value**	**Unit**
(L)	Impacted Area		4,500	ft^2
(M)	Impacted Depth		20	ft
(N)	Impacted Soil Volume	(L x M)	90,000	ft^3
(O)		(N / 35.3)	2550	m^3
(P)	Soil Porosity		40	%
(Q)	Volume of Impacted Pore Space	(O x P)	1,020	m^3
(R)	Maximum PCE Concentration		923	ug/m^3
(S)	**Mass of PCE**	(Q * R)	941,303	ug
(T)		(S / 453,000,000)	**0.002**	**lbs**

(U)	**Total Mass of PCE**	(K + T)	**0.004**	**lbs**
(V)		(U *453)	**2**	**grams**

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611

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

17 January 2023

Michael Van Fleet
Converse Consultants
222 E. Huntington Drive, Suite 211
Monrovia, CA 91016

Re: WW-Midas

Enclosed are the results of analyses for samples received by the laboratory on 01/16/23. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
IA-1	JEI230028-01	Air	01/12/2023 16:08	01/16/2023 14:00
IA-2	JEI230028-02	Air	01/12/2023 16:07	01/16/2023 14:00
IA-3	JEI230028-03	Air	01/12/2023 15:02	01/16/2023 14:00
IA-4	JEI230028-04	Air	01/12/2023 16:02	01/16/2023 14:00
OA-1	JEI230028-05	Air	01/12/2023 15:58	01/16/2023 14:00
OA-2	JEI230028-06	Air	01/12/2023 14:35	01/16/2023 14:00

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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

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SANTA FE SPRINGS, CA 90670
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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

DETECTIONS SUMMARY

Sample ID: IA-1 **Laboratory ID:** JEI230028-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.47	0.10	µg/m3	EPA TO-15	
Carbon tetrachloride	6.19	0.10	µg/m3	EPA TO-15	
Ethylbenzene	0.12	0.10	µg/m3	EPA TO-15	
Freon 11	1.31	0.10	µg/m3	EPA TO-15	
Freon 12	2.04	0.10	µg/m3	EPA TO-15	
Freon 113	0.64	0.10	µg/m3	EPA TO-15	
4-Isopropyltoluene	0.40	0.10	µg/m3	EPA TO-15	
Methylene chloride	0.43	0.10	µg/m3	EPA TO-15	
Naphthalene	0.58	0.50	µg/m3	EPA TO-15	
Tetrachloroethene	0.10	0.10	µg/m3	EPA TO-15	
Toluene	1.52	0.10	µg/m3	EPA TO-15	
1,2,4-Trimethylbenzene	1.10	0.10	µg/m3	EPA TO-15	
m+p-Xylene	0.46	0.10	µg/m3	EPA TO-15	
o-Xylene	0.19	0.10	µg/m3	EPA TO-15	

Sample ID: IA-2 **Laboratory ID:** JEI230028-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.46	0.10	µg/m3	EPA TO-15	
Carbon tetrachloride	6.22	0.10	µg/m3	EPA TO-15	
Ethylbenzene	0.14	0.10	µg/m3	EPA TO-15	
Freon 11	1.35	0.10	µg/m3	EPA TO-15	
Freon 12	2.12	0.10	µg/m3	EPA TO-15	
Freon 113	0.65	0.10	µg/m3	EPA TO-15	
4-Isopropyltoluene	0.35	0.10	µg/m3	EPA TO-15	
Methylene chloride	0.46	0.10	µg/m3	EPA TO-15	
Naphthalene	0.53	0.50	µg/m3	EPA TO-15	
Toluene	0.71	0.10	µg/m3	EPA TO-15	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

DETECTIONS SUMMARY

Sample ID: IA-2 **Laboratory ID:** JEI230028-02

Analyte	Result	Reporting Limit	Units	Method	Notes
1,2,4-Trimethylbenzene	1.11	0.10	µg/m3	EPA TO-15	
m+p-Xylene	0.52	0.10	µg/m3	EPA TO-15	
o-Xylene	0.21	0.10	µg/m3	EPA TO-15	

Sample ID: IA-3 **Laboratory ID:** JEI230028-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.46	0.10	µg/m3	EPA TO-15	
Carbon tetrachloride	6.33	0.10	µg/m3	EPA TO-15	
Cyclohexane	0.11	0.10	µg/m3	EPA TO-15	
Ethylbenzene	0.13	0.10	µg/m3	EPA TO-15	
Freon 11	1.36	0.10	µg/m3	EPA TO-15	
Freon 12	2.01	0.10	µg/m3	EPA TO-15	
Freon 113	0.67	0.10	µg/m3	EPA TO-15	
4-Isopropyltoluene	0.59	0.10	µg/m3	EPA TO-15	
Methylene chloride	0.55	0.10	µg/m3	EPA TO-15	
Naphthalene	0.59	0.50	µg/m3	EPA TO-15	
Toluene	0.70	0.10	µg/m3	EPA TO-15	
1,2,4-Trimethylbenzene	2.17	0.10	µg/m3	EPA TO-15	
o-Xylene	0.19	0.10	µg/m3	EPA TO-15	

Sample ID: IA-4 **Laboratory ID:** JEI230028-04

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.60	0.10	µg/m3	EPA TO-15	
Bromodichloromethane	0.13	0.10	µg/m3	EPA TO-15	
Carbon tetrachloride	6.46	0.10	µg/m3	EPA TO-15	
Chloroform	0.21	0.10	µg/m3	EPA TO-15	
Cyclohexane	0.22	0.10	µg/m3	EPA TO-15	

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Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

DETECTIONS SUMMARY

Sample ID: IA-4 **Laboratory ID:** JEI230028-04

Analyte	Result	Reporting Limit	Units	Method	Notes
1,4-Dichlorobenzene	0.55	0.10	µg/m3	EPA TO-15	
1,2-Dichloroethane	0.74	0.10	µg/m3	EPA TO-15	
Ethyl Acetate	2.46	0.50	µg/m3	EPA TO-15	
Ethylbenzene	0.76	0.10	µg/m3	EPA TO-15	
Freon 11	1.49	0.10	µg/m3	EPA TO-15	
Freon 12	2.11	0.10	µg/m3	EPA TO-15	
Freon 113	0.66	0.10	µg/m3	EPA TO-15	
4-Isopropyltoluene	0.79	0.10	µg/m3	EPA TO-15	
Methylene chloride	1.01	0.10	µg/m3	EPA TO-15	
Naphthalene	0.96	0.50	µg/m3	EPA TO-15	
Styrene	1.08	0.10	µg/m3	EPA TO-15	
Tetrachloroethene	0.11	0.10	µg/m3	EPA TO-15	
Toluene	19.0	2.00	µg/m3	EPA TO-15	
1,2,4-Trimethylbenzene	2.92	0.10	µg/m3	EPA TO-15	
1,3,5-Trimethylbenzene	0.15	0.10	µg/m3	EPA TO-15	
m+p-Xylene	1.78	0.10	µg/m3	EPA TO-15	
o-Xylene	0.74	0.10	µg/m3	EPA TO-15	

Sample ID: OA-1 **Laboratory ID:** JEI230028-05

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.48	0.10	µg/m3	EPA TO-15	
Carbon tetrachloride	5.80	0.10	µg/m3	EPA TO-15	
Cyclohexane	0.11	0.10	µg/m3	EPA TO-15	
Ethylbenzene	0.16	0.10	µg/m3	EPA TO-15	
Freon 11	1.35	0.10	µg/m3	EPA TO-15	
Freon 12	2.23	0.10	µg/m3	EPA TO-15	
Freon 113	0.63	0.10	µg/m3	EPA TO-15	

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

DETECTIONS SUMMARY

Sample ID: OA-1 **Laboratory ID:** JEI230028-05

Analyte	Result	Reporting Limit	Units	Method	Notes
4-Isopropyltoluene	0.18	0.10	µg/m3	EPA TO-15	
Methylene chloride	0.56	0.10	µg/m3	EPA TO-15	
Toluene	0.78	0.10	µg/m3	EPA TO-15	
1,2,4-Trimethylbenzene	0.83	0.10	µg/m3	EPA TO-15	
m+p-Xylene	0.61	0.10	µg/m3	EPA TO-15	
o-Xylene	0.26	0.10	µg/m3	EPA TO-15	

Sample ID: OA-2 **Laboratory ID:** JEI230028-06

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.63	0.10	µg/m3	EPA TO-15	
Carbon tetrachloride	6.00	0.10	µg/m3	EPA TO-15	
Cyclohexane	0.75	0.10	µg/m3	EPA TO-15	
Ethyl Acetate	6.58	0.50	µg/m3	EPA TO-15	
Ethylbenzene	0.44	0.10	µg/m3	EPA TO-15	
Freon 11	1.27	0.10	µg/m3	EPA TO-15	
Freon 12	2.25	0.10	µg/m3	EPA TO-15	
Freon 113	0.68	0.10	µg/m3	EPA TO-15	
4-Isopropyltoluene	0.24	0.10	µg/m3	EPA TO-15	
Methylene chloride	0.67	0.10	µg/m3	EPA TO-15	
Naphthalene	0.52	0.50	µg/m3	EPA TO-15	
n-Propylbenzene	0.10	0.10	µg/m3	EPA TO-15	
Styrene	0.34	0.10	µg/m3	EPA TO-15	
Tetrachloroethene	0.24	0.10	µg/m3	EPA TO-15	
Toluene	4.79	0.10	µg/m3	EPA TO-15	
Trichloroethene	0.11	0.10	µg/m3	EPA TO-15	
1,3,5-Trimethylbenzene	0.15	0.10	µg/m3	EPA TO-15	
m+p-Xylene	1.45	0.10	µg/m3	EPA TO-15	

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

DETECTIONS SUMMARY

Sample ID: OA-2 **Laboratory ID:** JEI230028-06

Analyte	Result	Reporting Limit	Units	Method	Notes
o-Xylene	0.56	0.10	µg/m3	EPA TO-15	

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

IA-1

JEI230028-01(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Benzene	0.47	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
Bromodichloromethane	ND	0.10	µg/m3	"	"		"	"	
Bromoform	ND	0.10	µg/m3	"	"		"	"	
n-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
sec-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
tert-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
Carbon tetrachloride	6.19	0.10	µg/m3	"	"		"	"	
Chlorobenzene	ND	0.10	µg/m3	"	"		"	"	
Chloroform	ND	0.10	µg/m3	"	"		"	"	
Carbon Disulfide	ND	0.10	µg/m3	"	"		"	"	
Cyclohexane	ND	0.10	µg/m3	"	"		"	"	
Dibromochloromethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	0.50	µg/m3	"	"		"	"	
1,4-Dioxane	ND	0.10	µg/m3	"	"		"	"	
1,2- Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,3-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,4-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
cis-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
trans-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
Ethyl Acetate	ND	0.50	µg/m3	"	"		"	"	
Ethylbenzene	0.12	0.10	µg/m3	"	"		"	"	
Freon 11	1.31	0.10	µg/m3	"	"		"	"	
Freon 12	2.04	0.10	µg/m3	"	"		"	"	
Freon 113	0.64	0.10	µg/m3	"	"		"	"	
Isopropylbenzene	ND	0.10	µg/m3	"	"		"	"	
4-Isopropyltoluene	0.40	0.10	µg/m3	"	"		"	"	
Methylene chloride	0.43	0.10	µg/m3	"	"		"	"	
Methylmethacrylate	ND	0.50	µg/m3	"	"		"	"	
Naphthalene	0.58	0.50	µg/m3	"	"		"	"	
n-Propylbenzene	ND	0.10	µg/m3	"	"		"	"	
Styrene	ND	0.10	µg/m3	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
Tetrachloroethene	0.10	0.10	µg/m3	"	"		"	"	
Toluene	1.52	0.10	µg/m3	"	"		"	"	

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Lab Director

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

IA-1
JEI230028-01(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Tetrahydrofuran	ND	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
1,1,1-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
Trichloroethene	ND	0.10	µg/m3	"	"		"	"	
1,2,4-Trimethylbenzene	1.10	0.10	µg/m3	"	"		"	"	
1,3,5-Trimethylbenzene	ND	0.10	µg/m3	"	"		"	"	
Vinyl Chloride	ND	0.10	µg/m3	"	"		"	"	
Vinyl Acetate	ND	0.20	µg/m3	"	"		"	"	
m+p-Xylene	0.46	0.10	µg/m3	"	"		"	"	
o-Xylene	0.19	0.10	µg/m3	"	"		"	"	
Surrogate: 4-Bromofluorobenzene	*103.56 %*	*80 - 120*							

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

IA-2

JEI230028-02(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Benzene	0.46	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
Bromodichloromethane	ND	0.10	µg/m3	"	"		"	"	
Bromoform	ND	0.10	µg/m3	"	"		"	"	
n-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
sec-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
tert-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
Carbon tetrachloride	6.22	0.10	µg/m3	"	"		"	"	
Chlorobenzene	ND	0.10	µg/m3	"	"		"	"	
Chloroform	ND	0.10	µg/m3	"	"		"	"	
Carbon Disulfide	ND	0.10	µg/m3	"	"		"	"	
Cyclohexane	ND	0.10	µg/m3	"	"		"	"	
Dibromochloromethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	0.50	µg/m3	"	"		"	"	
1,4-Dioxane	ND	0.10	µg/m3	"	"		"	"	
1,2- Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,3-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,4-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
cis-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
trans-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
Ethyl Acetate	ND	0.50	µg/m3	"	"		"	"	
Ethylbenzene	0.14	0.10	µg/m3	"	"		"	"	
Freon 11	1.35	0.10	µg/m3	"	"		"	"	
Freon 12	2.12	0.10	µg/m3	"	"		"	"	
Freon 113	0.65	0.10	µg/m3	"	"		"	"	
Isopropylbenzene	ND	0.10	µg/m3	"	"		"	"	
4-Isopropyltoluene	0.35	0.10	µg/m3	"	"		"	"	
Methylene chloride	0.46	0.10	µg/m3	"	"		"	"	
Methylmethacrylate	ND	0.50	µg/m3	"	"		"	"	
Naphthalene	0.53	0.50	µg/m3	"	"		"	"	
n-Propylbenzene	ND	0.10	µg/m3	"	"		"	"	
Styrene	ND	0.10	µg/m3	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
Tetrachloroethene	ND	0.10	µg/m3	"	"		"	"	
Toluene	0.71	0.10	µg/m3	"	"		"	"	

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Colby Wakeman
Lab Director

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SANTA FE SPRINGS, CA 90670
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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

IA-2

JEI230028-02(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Tetrahydrofuran	ND	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
1,1,1-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
Trichloroethene	ND	0.10	µg/m3	"	"		"	"	
1,2,4-Trimethylbenzene	1.11	0.10	µg/m3	"	"		"	"	
1,3,5-Trimethylbenzene	ND	0.10	µg/m3	"	"		"	"	
Vinyl Chloride	ND	0.10	µg/m3	"	"		"	"	
Vinyl Acetate	ND	0.20	µg/m3	"	"		"	"	
m+p-Xylene	0.52	0.10	µg/m3	"	"		"	"	
o-Xylene	0.21	0.10	µg/m3	"	"		"	"	
Surrogate: 4-Bromofluorobenzene	*105.33 %*	*80 - 120*							

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Lab Director

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

IA-3

JEI230028-03(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Benzene	0.46	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
Bromodichloromethane	ND	0.10	µg/m3	"	"		"	"	
Bromoform	ND	0.10	µg/m3	"	"		"	"	
n-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
sec-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
tert-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
Carbon tetrachloride	6.33	0.10	µg/m3	"	"		"	"	
Chlorobenzene	ND	0.10	µg/m3	"	"		"	"	
Chloroform	ND	0.10	µg/m3	"	"		"	"	
Carbon Disulfide	ND	0.10	µg/m3	"	"		"	"	
Cyclohexane	0.11	0.10	µg/m3	"	"		"	"	
Dibromochloromethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	0.50	µg/m3	"	"		"	"	
1,4-Dioxane	ND	0.10	µg/m3	"	"		"	"	
1,2- Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,3-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,4-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
cis-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
trans-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
Ethyl Acetate	ND	0.50	µg/m3	"	"		"	"	
Ethylbenzene	0.13	0.10	µg/m3	"	"		"	"	
Freon 11	1.36	0.10	µg/m3	"	"		"	"	
Freon 12	2.01	0.10	µg/m3	"	"		"	"	
Freon 113	0.67	0.10	µg/m3	"	"		"	"	
Isopropylbenzene	ND	0.10	µg/m3	"	"		"	"	
4-Isopropyltoluene	0.59	0.10	µg/m3	"	"		"	"	
Methylene chloride	0.55	0.10	µg/m3	"	"		"	"	
Methylmethacrylate	ND	0.50	µg/m3	"	"		"	"	
Naphthalene	0.59	0.50	µg/m3	"	"		"	"	
n-Propylbenzene	ND	0.10	µg/m3	"	"		"	"	
Styrene	ND	0.10	µg/m3	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
Tetrachloroethene	ND	0.10	µg/m3	"	"		"	"	
Toluene	0.70	0.10	µg/m3	"	"		"	"	

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

IA-3
JEI230028-03(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Tetrahydrofuran	ND	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
1,1,1-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
Trichloroethene	ND	0.10	µg/m3	"	"		"	"	
1,2,4-Trimethylbenzene	2.17	0.10	µg/m3	"	"		"	"	
1,3,5-Trimethylbenzene	ND	0.10	µg/m3	"	"		"	"	
Vinyl Chloride	ND	0.10	µg/m3	"	"		"	"	
Vinyl Acetate	ND	0.20	µg/m3	"	"		"	"	
m+p-Xylene	ND	0.10	µg/m3	"	"		"	"	
o-Xylene	0.19	0.10	µg/m3	"	"		"	"	
Surrogate: 4-Bromofluorobenzene	*107.40 %*	*80 - 120*							

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Colby Wakeman
Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

IA-4

JEI230028-04(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Benzene	0.60	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
Bromodichloromethane	0.13	0.10	µg/m3	"	"		"	"	
Bromoform	ND	0.10	µg/m3	"	"		"	"	
n-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
sec-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
tert-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
Carbon tetrachloride	6.46	0.10	µg/m3	"	"		"	"	
Chlorobenzene	ND	0.10	µg/m3	"	"		"	"	
Chloroform	0.21	0.10	µg/m3	"	"		"	"	
Carbon Disulfide	ND	0.10	µg/m3	"	"		"	"	
Cyclohexane	0.22	0.10	µg/m3	"	"		"	"	
Dibromochloromethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	0.50	µg/m3	"	"		"	"	
1,4-Dioxane	ND	0.10	µg/m3	"	"		"	"	
1,2- Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,3-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,4-Dichlorobenzene	0.55	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dichloroethane	0.74	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
cis-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
trans-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
Ethyl Acetate	2.46	0.50	µg/m3	"	"		"	"	
Ethylbenzene	0.76	0.10	µg/m3	"	"		"	"	
Freon 11	1.49	0.10	µg/m3	"	"		"	"	
Freon 12	2.11	0.10	µg/m3	"	"		"	"	
Freon 113	0.66	0.10	µg/m3	"	"		"	"	
Isopropylbenzene	ND	0.10	µg/m3	"	"		"	"	
4-Isopropyltoluene	0.79	0.10	µg/m3	"	"		"	"	
Methylene chloride	1.01	0.10	µg/m3	"	"		"	"	
Methylmethacrylate	ND	0.50	µg/m3	"	"		"	"	
Naphthalene	0.96	0.50	µg/m3	"	"		"	"	
n-Propylbenzene	ND	0.10	µg/m3	"	"		"	"	
Styrene	1.08	0.10	µg/m3	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
Tetrachloroethene	0.11	0.10	µg/m3	"	"		"	"	
Toluene	19.0	2.00	µg/m3	20	"		"	"	

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Colby Wakeman
Lab Director

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

IA-4

JEI230028-04(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Tetrahydrofuran	ND	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
1,1,1-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
Trichloroethene	ND	0.10	µg/m3	"	"		"	"	
1,2,4-Trimethylbenzene	2.92	0.10	µg/m3	"	"		"	"	
1,3,5-Trimethylbenzene	0.15	0.10	µg/m3	"	"		"	"	
Vinyl Chloride	ND	0.10	µg/m3	"	"		"	"	
Vinyl Acetate	ND	0.20	µg/m3	"	"		"	"	
m+p-Xylene	1.78	0.10	µg/m3	"	"		"	"	
o-Xylene	0.74	0.10	µg/m3	"	"		"	"	
Surrogate: 4-Bromofluorobenzene	*108.81 %*	*80 - 120*							

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

OA-1

JEI230028-05(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Benzene	0.48	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
Bromodichloromethane	ND	0.10	µg/m3	"	"		"	"	
Bromoform	ND	0.10	µg/m3	"	"		"	"	
n-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
sec-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
tert-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
Carbon tetrachloride	5.80	0.10	µg/m3	"	"		"	"	
Chlorobenzene	ND	0.10	µg/m3	"	"		"	"	
Chloroform	ND	0.10	µg/m3	"	"		"	"	
Carbon Disulfide	ND	0.10	µg/m3	"	"		"	"	
Cyclohexane	0.11	0.10	µg/m3	"	"		"	"	
Dibromochloromethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	0.50	µg/m3	"	"		"	"	
1,4-Dioxane	ND	0.10	µg/m3	"	"		"	"	
1,2- Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,3-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,4-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
cis-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
trans-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
Ethyl Acetate	ND	0.50	µg/m3	"	"		"	"	
Ethylbenzene	0.16	0.10	µg/m3	"	"		"	"	
Freon 11	1.35	0.10	µg/m3	"	"		"	"	
Freon 12	2.23	0.10	µg/m3	"	"		"	"	
Freon 113	0.63	0.10	µg/m3	"	"		"	"	
Isopropylbenzene	ND	0.10	µg/m3	"	"		"	"	
4-Isopropyltoluene	0.18	0.10	µg/m3	"	"		"	"	
Methylene chloride	0.56	0.10	µg/m3	"	"		"	"	
Methylmethacrylate	ND	0.50	µg/m3	"	"		"	"	
Naphthalene	ND	0.50	µg/m3	"	"		"	"	
n-Propylbenzene	ND	0.10	µg/m3	"	"		"	"	
Styrene	ND	0.10	µg/m3	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
Tetrachloroethene	ND	0.10	µg/m3	"	"		"	"	
Toluene	0.78	0.10	µg/m3	"	"		"	"	

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Colby Wakeman
Lab Director

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

OA-1

JEI230028-05(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Tetrahydrofuran	ND	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
1,1,1-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
Trichloroethene	ND	0.10	µg/m3	"	"		"	"	
1,2,4-Trimethylbenzene	0.83	0.10	µg/m3	"	"		"	"	
1,3,5-Trimethylbenzene	ND	0.10	µg/m3	"	"		"	"	
Vinyl Chloride	ND	0.10	µg/m3	"	"		"	"	
Vinyl Acetate	ND	0.20	µg/m3	"	"		"	"	
m+p-Xylene	0.61	0.10	µg/m3	"	"		"	"	
o-Xylene	0.26	0.10	µg/m3	"	"		"	"	
Surrogate: 4-Bromofluorobenzene	*105.43 %*	*80 - 120*							

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Lab Director

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

OA-2

JEI230028-06(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Benzene	0.63	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
Bromodichloromethane	ND	0.10	µg/m3	"	"		"	"	
Bromoform	ND	0.10	µg/m3	"	"		"	"	
n-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
sec-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
tert-Butylbenzene	ND	0.10	µg/m3	"	"		"	"	
Carbon tetrachloride	6.00	0.10	µg/m3	"	"		"	"	
Chlorobenzene	ND	0.10	µg/m3	"	"		"	"	
Chloroform	ND	0.10	µg/m3	"	"		"	"	
Carbon Disulfide	ND	0.10	µg/m3	"	"		"	"	
Cyclohexane	0.75	0.10	µg/m3	"	"		"	"	
Dibromochloromethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	0.50	µg/m3	"	"		"	"	
1,4-Dioxane	ND	0.10	µg/m3	"	"		"	"	
1,2- Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,3-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,4-Dichlorobenzene	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,2-Dichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
cis-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
trans-1,2-Dichloroethene	ND	0.10	µg/m3	"	"		"	"	
Ethyl Acetate	6.58	0.50	µg/m3	"	"		"	"	
Ethylbenzene	0.44	0.10	µg/m3	"	"		"	"	
Freon 11	1.27	0.10	µg/m3	"	"		"	"	
Freon 12	2.25	0.10	µg/m3	"	"		"	"	
Freon 113	0.68	0.10	µg/m3	"	"		"	"	
Isopropylbenzene	ND	0.10	µg/m3	"	"		"	"	
4-Isopropyltoluene	0.24	0.10	µg/m3	"	"		"	"	
Methylene chloride	0.67	0.10	µg/m3	"	"		"	"	
Methylmethacrylate	ND	0.50	µg/m3	"	"		"	"	
Naphthalene	0.52	0.50	µg/m3	"	"		"	"	
n-Propylbenzene	0.10	0.10	µg/m3	"	"		"	"	
Styrene	0.34	0.10	µg/m3	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	µg/m3	"	"		"	"	
Tetrachloroethene	0.24	0.10	µg/m3	"	"		"	"	
Toluene	4.79	0.10	µg/m3	"	"		"	"	

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

OA-2

JEI230028-06(Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA TO-15									
Tetrahydrofuran	ND	0.10	µg/m3	1	QC2301037		01/16/23	EPA TO-15	
1,1,1-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
1,1,2-Trichloroethane	ND	0.10	µg/m3	"	"		"	"	
Trichloroethene	0.11	0.10	µg/m3	"	"		"	"	
1,2,4-Trimethylbenzene	ND	0.10	µg/m3	"	"		"	"	
1,3,5-Trimethylbenzene	0.15	0.10	µg/m3	"	"		"	"	
Vinyl Chloride	ND	0.10	µg/m3	"	"		"	"	
Vinyl Acetate	ND	0.20	µg/m3	"	"		"	"	
m+p-Xylene	1.45	0.10	µg/m3	"	"		"	"	
o-Xylene	0.56	0.10	µg/m3	"	"		"	"	
Surrogate: 4-Bromofluorobenzene	*106.59 %*	*80 - 120*							

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

Volatile Organic Compounds by EPA TO-15 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2301037 - EPA TO-15										
LCS 1										
Benzene	0.412	0.10	%	0.5		82	70 - 130			
Chlorobenzene	0.434	0.10	%	0.5		87	70 - 130			
1,1-Dichloroethene	0.367	0.10	%	0.5		73	70 - 130			
cis-1,2-Dichloroethene	0.433	0.10	%	0.5		87	70 - 130			
Ethylbenzene	0.420	0.10	%	0.5		84	70 - 130			
Tetrachloroethene	0.407	0.10	%	0.5		81	70 - 130			
Toluene	0.404	0.10	%	0.5		81	70 - 130			
1,1,1-Trichloroethane	0.422	0.10	%	0.5		84	70 - 130			
Trichloroethene	0.392	0.10	%	0.5		78	70 - 130			
1,2,4-Trimethylbenzene	0.462	0.10	%	0.5		92	70 - 130			
Vinyl chloride	0.363	0.10	%	0.5		73	70 - 130			
Surrogate: 4-Bromofluorobenzene		*98.99 %*		*80 - 120*						
LCSD 1										
Benzene	0.416	0.10	%	0.5		83		1.05		
Chlorobenzene	0.426	0.10	%	0.5		85		1.79		
1,1-Dichloroethene	0.355	0.10	%	0.5		71		3.51		
cis-1,2-Dichloroethene	0.478	0.10	%	0.5		96		9.83		
Ethylbenzene	0.435	0.10	%	0.5		87		3.65		
Tetrachloroethene	0.385	0.10	%	0.5		77		5.55		
Toluene	0.404	0.10	%	0.5		81		0.01		
1,1,1-Trichloroethane	0.378	0.10	%	0.5		76		10.86		
Trichloroethene	0.438	0.10	%	0.5		88		11.05		
1,2,4-Trimethylbenzene	0.388	0.10	%	0.5		78		17.21		
Vinyl chloride	0.353	0.10	%	0.5		71		2.97		
Surrogate: 4-Bromofluorobenzene		*99.33 %*		*80 - 120*						
Method Blank 1										
Benzene	ND	0.10	µg/m3							
Bromodichloromethane	ND	0.10	µg/m3							

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

Volatile Organic Compounds by EPA TO-15 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2301037 - EPA TO-15										
Method Blank 1										
Bromoform	ND	0.10	µg/m3							
n-Butylbenzene	ND	0.10	µg/m3							
sec-Butylbenzene	ND	0.10	µg/m3							
tert-Butylbenzene	ND	0.10	µg/m3							
Carbon tetrachloride	ND	0.10	µg/m3							
Chlorobenzene	ND	0.10	µg/m3							
Chloroform	ND	0.10	µg/m3							
Carbon Disulfide	ND	0.10	µg/m3							
Cyclohexane	ND	0.10	µg/m3							
Dibromochloromethane	ND	0.10	µg/m3							
1,2-Dibromoethane (EDB)	ND	0.50	µg/m3							
1,4-Dioxane	ND	0.10	µg/m3							
1,2- Dichlorobenzene	ND	0.10	µg/m3							
1,3-Dichlorobenzene	ND	0.10	µg/m3							
1,4-Dichlorobenzene	ND	0.10	µg/m3							
1,1-Dichloroethane	ND	0.10	µg/m3							
1,2-Dichloroethane	ND	0.10	µg/m3							
1,1-Dichloroethene	ND	0.10	µg/m3							
cis-1,2-Dichloroethene	ND	0.10	µg/m3							
trans-1,2-Dichloroethene	ND	0.10	µg/m3							
Ethyl Acetate	ND	0.50	µg/m3							
Ethylbenzene	ND	0.10	µg/m3							
Freon 11	ND	0.10	µg/m3							
Freon 12	ND	0.10	µg/m3							
Freon 113	ND	0.10	µg/m3							
Isopropylbenzene	ND	0.10	µg/m3							
4-Isopropyltoluene	ND	0.10	µg/m3							
Methylene chloride	ND	0.10	µg/m3							
Methylmethacrylate	ND	0.50	µg/m3							
Naphthalene	ND	0.50	µg/m3							
n-Propylbenzene	ND	0.10	µg/m3							
Styrene	ND	0.10	µg/m3							
1,1,1,2-Tetrachloroethane	ND	0.10	µg/m3							
1,1,2,2-Tetrachloroethane	ND	0.10	µg/m3							
Tetrachloroethene	ND	0.10	µg/m3							
Toluene	ND	0.10	µg/m3							
Tetrahydrofuran	ND	0.10	µg/m3							

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Lab Director

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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

Volatile Organic Compounds by EPA TO-15 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2301037 - EPA TO-15										
Method Blank 1										
1,1,1-Trichloroethane	ND	0.10	µg/m3							
1,1,2-Trichloroethane	ND	0.10	µg/m3							
Trichloroethene	ND	0.10	µg/m3							
1,2,4-Trimethylbenzene	ND	0.10	µg/m3							
1,3,5-Trimethylbenzene	ND	0.10	µg/m3							
Vinyl Chloride	ND	0.10	µg/m3							
Vinyl Acetate	ND	0.20	µg/m3							
m+p-Xylene	ND	0.10	µg/m3							
o-Xylene	ND	0.10	µg/m3							
Surrogate: 4-Bromofluorobenzene		*99.88 %*		*80 - 120*						

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
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Converse Consultants	Project: WW-Midas	
222 E. Huntington Drive, Suite 211	Project Number: 16-42-196-17	Reported
Monrovia, CA 91016	Project Manager: Michael Van Fleet	01/17/23 10:40

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit

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Lab Director

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Air Chain-of-Custody Record

Lab Use Only
Jones Project # JEI230028
Page 1 of 1

Client: Converse
Client Address: 717 S. Myrtle Ave
Project Name: WW-Midas
Project Address: Prospect Rd. San Jose, CA
Report To: M Van Fleet
Email/Phone: mvanfleet@conversecontsultants.com
Sampler: MVF

Date: 1-12-23
Client Project #: 16-42-196-17

Purge Rate: ✓ cc/min
Shut In Test: Y / ~~N~~

Turn Around Requested
- ☐ Immediate Attention - 200%
- ☒ Rush 24 Hours - 100%
- ~~☒ Rush 48 Hours - 50%~~
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☐ Normal - No Surcharge

Tracer
- ☐ n-pentane
- ☐ n-hexane
- ☐ n-heptane
- ☐ Helium
- ☐ 1,1-DFA
- ☐ _____

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

Gasoline Range Organics
☐ Yes ☑ No

Summa Canister Size
☐ 1L ☐ 6L

Units Requested
☒ ug/m3 ☐ ug/L ☐ ppmV

Analysis Requested

Sample ID	Date Collected	Purge Number	Purge Volume	Laboratory Sample ID	Canister ID	Canister Start Pressure	Canister End Pressure	Flow Rate (cc/min)	Sampling Start Time	Sampling End Time	TO-15	8260B	Magnehelic Reading (in/H_2O)	Number of Containers
IA-1	1-12-23	–	–	JEI230028-01	~~H02~~ 01178	30	2		839	1608	X			1
IA-2	↓	–	–	JEI230028-02	B2664	30	2		840	1607	X			1
IA-3		–	–	JEI230028-03	B2660	28	3		836	1502	X			1
IA-4		–	–	JEI230028-04	B2480	30	7		930	1602	X			1
OA-1		–	–	JEI230028-05	B2670	30	2		842	1558	X			1
OA-2		–	–	JEI230028-06	1402	28	0		846	1435	X			1

Relinquished By (Signature): [signature] Date: 1-12-23
Company: Converse Consultants Time: 1630

Relinquished By (Signature): Fed Ex Date: ____
Company: Fed Ex Time: ____

Recieved By (Signature): ____ Date: ____
Company: Fed Ex Time: ____

Recieved By Laboratory (Signature): [signature] Date: 1/16/2023
Company: Jones E... Time: 1400

The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specificied above under the Terms and Conditions set forth