



ROSSO ENVIRONMENTAL, INC.
PHONE: 510.647.8107
PO Box 1923
Lafayette, CA | 94549-1923

July 24, 2015

Nick Rini
Nearon Enterprises, LLC
101 Ygnacio Valley Road, Suite 450
Walnut Creek, California 94569

Project No. 15-0030.00

Subject: Phase I Environmental Site Assessment and Limited Subsurface Investigation
455 Hickey Boulevard
Daly City, California

Dear Mr. Rini:

Rosso Environmental, Inc. is pleased to present the enclosed report regarding the Subject. We appreciate the opportunity to be of service. If you have any questions or need additional assistance, please contact me.

Sincerely,

Jon Rosso, P.E.
Principal
Rosso Environmental, Inc.
jrosso@rossoenv.com

Enclosure



ROSSO
ENVIRONMENTAL, INC.

***Phase I
Environmental Site Assessment***

455 Hickey Boulevard
Daly City, California

Prepared for
Nearon Enterprises, LLC
Walnut Creek, California

July 24, 2015
Project Number 15-0030.00

ASSESSMENT | INVESTIGATION | REMEDIATION | CONSULTING
PHONE: 510.647.8107 | PO Box 1923, Lafayette, CA | 94549-1923



CONTENTS

<u>Section</u>	<u>Page</u>
Executive Summary	v
1.0 INTRODUCTION	1
1.1 PURPOSE.....	1
1.2 METHODOLOGY	1
1.3 LIMITATIONS.....	1
2.0 RECONNAISSANCE	2
2.1 SUBJECT PROPERTY USE.....	2
2.1.1 Hazardous Substances and Petroleum Products	3
2.1.2 Underground Storage Tanks (USTs)	3
2.1.3 Aboveground Storage Tanks (ASTs).....	3
2.1.4 Liquid Waste.....	3
2.1.5 Solid Waste	3
2.1.6 Polychlorinated Biphenyls (PCBs)	3
2.1.7 Wells.....	4
2.2 ADJOINING PROPERTY AND SURROUNDING AREA USE.....	4
3.0 USER PROVIDED INFORMATION	4
4.0 INTERVIEWS	5
4.1 CURRENT OWNER, OPERATORS, OCCUPANTS	5
4.2 PAST OWNERS, OPERATORS, AND OCCUPANTS.....	5
4.3 NEARBY PROPERTY OWNERS AND OCCUPANTS	5
4.4 GOVERNMENT OFFICIALS.....	5
4.5 OTHER INTERVIEWS	6
5.0 RECORDS REVIEW	6
5.1 PHYSICAL SETTING	6
5.1.1 Physiography.....	6
5.1.2 Geology.....	6
5.1.3 Hydrology	6
5.2 FIRE INSURANCE MAPS.....	7
5.3 AERIAL PHOTOGRAPHS	7
5.4 TOPOGRAPHIC MAPS	8
5.5 LOCAL STREET DIRECTORIES.....	9
5.6 REGULATORY AGENCIES.....	9



CONTENTS (Continued)

5.6.1	Tax Assessor.....	9
5.6.2	Building Department.....	10
5.6.3	Fire Department	11
5.6.4	Environmental Health.....	11
5.6.5	Regional Water Quality Control Board.....	11
5.6.6	Department of Toxic Substances Control	11
5.7	ACTIVITY & USE LIMITATIONS (AULS).....	12
5.8	PREVIOUS ENVIRONMENTAL DOCUMENTATION.....	12
5.9	DATABASE REVIEW.....	12
6.0	LIMITED SUBSURFACE INVESTIGATION	14
6.1	PRE-FIELD ACTIVITIES.....	14
6.2	FIELD ACTIVITIES.....	14
6.3	SOIL CONDITIONS.....	15
6.4	LABORATORY ANALYSES.....	15
6.5	SOIL ANALYTICAL RESULTS	15
7.0	FINDINGS AND OPINIONS	16
8.0	CONCLUSIONS	18

Figures

- 1 Site Location
- 2 Site Plan
- 3 Former Gasoline Station Features and Boring Locations

Table

- 1 Soil Analytical Results – TPH, BTEX, and MTBE

Photographs

Appendices

- A Resumes
- B Sources Checked
- C User Questionnaire
- D Database Report



CONTENTS (Continued)

- E Soil Boring Logs
- F Chain-of-Custody Documentation and Certified Analytical Report

DRAFT



EXECUTIVE SUMMARY

Rosso Environmental, Inc. (REI), on behalf of Nearon Enterprises, LLC, conducted a Phase I Environmental Site Assessment (ESA) and Limited Subsurface Investigation (LSI) of the property located at 455 Hickey Boulevard in Daly City, San Mateo County, California (subject property or Site). During the course of this ESA, another subject property address was discovered: 459 Hickey Boulevard. Figure 1 shows the Site location.

REI conducted this ESA in conformance with ASTM Designation: E 1527-13 *Standard Practice for ESAs: Phase I ESA Process*; the ESA scope of work and terms and conditions are referenced in REI's proposal number 2015-0015 with signed authorization on June 5, 2015. The scope of work and terms and conditions for the LSI are referenced in REI's proposal number 2015-0026 with signed authorization on July 15, 2015. Exceptions and limitations encountered during this ESA and LSI are identified in the report.

The approximately 3.2-acre kidney-shaped subject property is located on a hillside (sloping down to the northeast), and is improved with a five-story administrative and medical office building, and a three-level parking garage with small annex located in the western portion of the parking garage. Telecommunications equipment are located on the roof of the building. Remaining portions of the subject property include landscaping, an exterior chiller pad, and paved parking. The subject property is bordered to the north by Hickey Boulevard, and is accessed by Serravista Avenue to the south; Montevista Lane, which is accessed from Serravista Avenue, runs on the subject property along the eastern border. Because of the hillside location, the 3rd floor of the building is approximately at street level with Serravista Avenue. Figure 2 shows the Site plan.

REI identified obvious subject property uses from the present back to 1943 at which time the subject property appeared undeveloped; the adjoining properties and surrounding area largely appeared undeveloped with some surface water drainage bodies. Major grading activities in preparation for development were evident on the subject property and vicinity in 1968. During the 1970s, the western portion of the subject property along with the western adjoining property appear to have been formerly developed with a gas station and car wash. A portion of the former gas station canopy and car wash recirculation system were located on the subject property for less than 10 years until the subject property was extensively excavated (up to 16 feet deep) for current development. An LSI of these former features is discussed in Section 6.0. The subject property was developed with the current office building and parking garage in 1982; past tenants included administrative offices, and current tenants include various administrative and medical offices.

This ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property.



1.0 INTRODUCTION

Rosso Environmental, Inc. (REI), on behalf of Nearon Enterprises, LLC, conducted a Phase I Environmental Site Assessment (ESA) and Limited Subsurface Investigation (LSI) of the property located at 455 Hickey Boulevard in Daly City, San Mateo County, California (subject property or Site). During the course of this ESA, another subject property address was discovered: 459 Hickey Boulevard. Figure 1 shows the approximate subject property location.

1.1 PURPOSE

One purpose of this ESA is to permit a user to satisfy one of the requirements to qualify for landowner liability protections (under the CERCLA). This ESA may also help a user better understand business environmental risks. Towards these ends and consistent with good commercial and customary practice, this ESA is designed to identify recognized environmental conditions (RECs) as well as *de minimis* conditions in connection with the subject property by performing all appropriate inquiry into subject property ownership and use as well as into uses of adjoining properties and surrounding areas within approximate minimum search distances from the subject property.

1.2 METHODOLOGY

REI conducted this ESA in conformance with ASTM Designation: E 1527-13 *Standard Practice for ESAs: Phase I ESA Process*; the ESA scope of work and terms and conditions are referenced in REI's proposal number 2015-0015 with signed authorization on June 5, 2015. The scope of work and terms and conditions for the LSI are referenced in REI's proposal number 2015-0026 with signed authorization on July 15, 2015. Exceptions and limitations encountered during this ESA and LSI are identified in the report. Qualified personnel working under the responsible charge of an environmental professional conducted this ESA and LSI (Appendix A). This ESA includes the following parts: reconnaissance, interviews, records review, and evaluation.

1.3 LIMITATIONS

REI obtained information for this ESA from various sources (Appendix B), and to the extent it was relied on to form our opinion, this information is assumed to be correct and complete. REI is not responsible for the quality or content of information from these sources. REI encountered the following data gaps or limitations:

- Large portions of the subject property (surface and structure parking areas) were covered by automobiles during the site reconnaissance limiting visibility of the ground surface; *de minimis* and typical staining on asphalt was observed in accessible and visible areas. This is not a significant data gap as those portions of the subject property with *de minimis* and typical staining are on concrete pavement and only appear to be utilized for automobile parking.
- Some older records at the building department were of poor quality, and in few cases were not legible. This is not a significant data gap, as other records were reviewed during the course of this ESA that provided historical information.



- Access was not available to several office tenant suites located within the building during reconnaissance. This is not a significant data gap as other information reviewed during this ESA indicated that the use is limited to office space.
- Access was not available to Implant Dental Center (Suite 403) during reconnaissance. The suite is used as a dental office, and based on records reviewed, it does not appear that significant quantities of hazardous materials or petroleum products are stored within this suite. This does not, therefore, appear to be a significant data gap.
- The lower floor of 459 Hickey Boulevard is used for storage by various tenants, portions of which were fenced and locked, and thus inaccessible during reconnaissance; stored materials (eg, office equipment, furniture, and holiday decorations) observed through the fence obscured visual observation of the floor. This is a limitation to the reconnaissance; however, does not appear to be significant as Mr. Rudy Mahan indicated hazardous materials are not stored in the area.
- REI identified obvious subject property uses from the present back to 1943, when it appeared to be vacant. This constitutes data failure because REI did not establish the history of subject property use since 1940 or first development, whichever is earlier. This is not a significant data gap because the surrounding area was vacant land in 1943; uses prior to that were likely either agricultural, rural residential or undeveloped land, which do not present significant environmental concerns.

The information and opinions rendered in this report are exclusively for use by Nearon Enterprises, LLC. REI will not distribute or publish this report without consent except as required by law or court order. The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by REI in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

2.0 RECONNAISSANCE

On June 8, 2015, Erick Leif of REI performed visual reconnaissance of the subject property, adjoining properties, and surrounding areas to ascertain current and historic uses. Mr. Leif was accompanied by Rudy Mahan, Facilities Manager, during the on-site reconnaissance. The subject property was systematically traversed on foot; adjoining properties and surrounding areas were observed from the subject property and from public thoroughfares. Photographs are appended. Figure 2 depicts a Site plan.

2.1 SUBJECT PROPERTY USE

The approximately 3.2-acre kidney-shaped subject property is located on a hillside (sloping down to the northeast), and is improved with a five-story administrative and medical office building, and a three-level parking garage with a small annex located in the western portion of the parking garage. Telecommunications equipment are located on the roof of the building. Remaining portions of the subject property include landscaping, an exterior chiller pad, and paved parking. The subject property is bordered to the north by Hickey Boulevard, and is accessed by Serravista Avenue to the south; Montevista Lane, which is accessed from Serravista Avenue, runs on the subject property along the



eastern border. Because of the hillside location, the 3rd floor of the building is approximately at street level with Serravista Avenue.

2.1.1 Hazardous Substances and Petroleum Products

REI observed the subject property for indications of the use, storage, or disposal of hazardous substances and petroleum products (e.g., manufacturing activities, drums, containers, stressed vegetation, stains, sheen, heating/cooling systems). REI observed no such indications, except four cans of paint located in recently renovated suites and storage areas, typical janitorial/maintenance chemicals, and several small (5-gallon) containers of hydraulic oil located in elevator equipment rooms. These materials appeared to be in closed containers with no indication of a release. Minor oily staining was observed within the vicinity of a compressor located in the boiler room. A drain was located in the vicinity, but the staining did not appear to enter the drain. In addition, radioactive materials were observed within Health Diagnostics (suite 200) associated with MRI and medical equipment. Staff of Health Diagnostics indicated that the materials are permitted by the State of California, that Cardinal Health delivers and removes the materials, and there have been no issues related to the use and storage of these materials.

2.1.2 Underground Storage Tanks (USTs)

REI observed the subject property for indications of USTs (e.g., vent piping, dispensing equipment, pavement variations, fill ports). REI observed no such indications.

2.1.3 Aboveground Storage Tanks (ASTs)

REI observed the subject property for indications of ASTs (e.g., pavement bolts, containers, reservoirs, generators). REI observed no such indications.

2.1.4 Liquid Waste

REI observed the subject property for indications of liquid waste discharge sources (e.g., sumps, drains, clarifiers, pools of liquid, pits, ponds, lagoons, septic systems, wastewater, storm water). REI observed no such indications, except typical restroom and storm drains at the subject property.

2.1.5 Solid Waste

REI observed the subject property for indications of solid waste disposal (e.g., mounding, depressions, fill material, bins, debris). REI observed no such indications, except for typical office waste and small amounts of medical waste generated by dentist and medical tenants.

2.1.6 Polychlorinated Biphenyls (PCBs)

REI observed the subject property for indications of PCBs (e.g., transformers, capacitors, elevators, lifts). REI observed no such indications, except for the following:

- Three elevator corridors with five hydraulic elevators are located within the building (two elevators in the northwest, two in the center, and one in the southeast). The elevators are maintained by



Thyssen Krupp Elevator. The elevator equipment was observed to be in good condition, with no evidence of spills noted.

- One Pacific Gas and Electric (PG&E) pad-mounted transformer was observed in the southern portion of the subject property. The transformer appeared to be in good condition, with no evidence of leaks or spills observed.

2.1.7 Wells

REI observed the subject property for indications of supply, irrigation, monitor, injection, dry, abandoned, or other wells (e.g., protruding pipes, cover plates, pumps, small sheds, large water storage containers, mounded grout). REI observed no such indications on the subject property.

2.2 ADJOINING PROPERTY AND SURROUNDING AREA USE

REI observed adjoining property and surrounding area uses to be primarily commercial and residential. Those uses include the following:

- North: North: Shopping Center, including Bank of America (391 Gellert Boulevard), Moonstar (383 Gellert Boulevard), and Cielas Mexican Restaurant (379 Gellert Boulevard)
Northeast: Onramps with Interstate 280 located beyond
- South: Residential homes beyond Serravista Avenue
- East: Onramps with Interstate 280, beyond which are commercial properties (including a Chevron gas station about 550 feet away at 410 Hickey Boulevard) and residences.
- West: Citibank (495 Hickey Boulevard)
- Southwest: 7-11 (411 Gellert Boulevard), Almost Mortgage (415 Gellert Boulevard), Star Express Karaoke & Video (417 Gellert Boulevard), Dr. Malabed-Riformo Dentist (419 Gellert Boulevard), Merlas Hair design (421 Gellert Boulevard), Manila Express Restaurant (425 Gellert Boulevard), Fung Wong Chinese Restaurant (427 Gellert Boulevard), and Serravista Avenue, with residences located beyond.

3.0 USER PROVIDED INFORMATION

ASTM E 1527 defines "user" as the party seeking to use Practice E 1527 to complete an ESA of the subject property. Mr. Nick Rini of Nearon Enterprises, LLC and 455 Hickey Holdings, LLC completed the Questionnaire on June 17, 2015. The questionnaire indicates that no awareness or knowledge of environmental liens, activity and use limitations (AULs), or other environmental issues associated with the subject property. The subject property is described as an office building and parking lot. This Phase I ESA is being conducted to assess business risk in association with a real estate transaction. The user questionnaire is attached as Appendix C.



4.0 INTERVIEWS

REI conducted or attempted to conduct interviews at various times during June 2015. Unless otherwise noted, interviewed persons were generally forthcoming.

4.1 CURRENT OWNER, OPERATORS, OCCUPANTS

On June 8, 2015, Mr. Leif conducted the following Interviews:

- Mr. Rudy Mahan, facility manager, has been associated with the subject property for approximately 12 weeks. Mr. Mahan, was not aware of any significant chemical use or storage at the subject property. Mr. Mahan indicated that only small quantities of maintenance chemicals are stored onsite, and any significant maintenance/repairs are conducted by outside contractors. In addition, several medical office tenants likely use small quantities of medicines and generate related medical wastes. Mr. Mahan was not aware of any spills, releases, underground tanks, sumps, clarifiers, or in ground features, except for the elevators.
- Ms. Sarah Andrews of Nearon (property owner), has been associated with the subject property since approximately 2011. According to Ms. Andrews, the subject property was constructed in 1982, and she was not aware of any previous uses. Ms. Andrews, was not aware of any significant chemical use or storage at the subject property. Ms. Andrews indicated that only small quantities of maintenance chemicals are stored onsite, and any significant maintenance/repairs are conducted by outside contractors. Ms. Andrews was not aware of any spills, releases, underground tanks, wells, septic systems, sumps, clarifiers, or in ground features, except for the elevators. To the best of her knowledge, Ms. Andrews was not aware of any AULs, environmental issues, litigation, administrative violations, or liens against the subject property.

Ms. Andrews indicated the following utilities are provided to the subject property as follows:

- Power: PG&E
- Sewer: Daly City
- Water: Daly City

4.2 PAST OWNERS, OPERATORS, AND OCCUPANTS

REI identified no past subject property owners, operators, and occupants.

4.3 NEARBY PROPERTY OWNERS AND OCCUPANTS

The subject property is not abandoned. Therefore, REI did not interview nearby property owners and occupants.

4.4 GOVERNMENT OFFICIALS

REI interviewed Ms. Cindy Connolly with the Daly City Fire Department on June 2, 2015. Ms. Connolly indicated that all records related to hazardous materials, spills, and releases are on file with the San



Mateo County Department of Environmental Health (Section 5.6.4); however, they do have limited records related to USTs. Ms. Connolly stated the department does not have any records related to USTs at the subject property.

REI interviewed Ms. Miranda Martin with the San Mateo County Tax Assessors Office during June 2015. Ms. Martin indicated that 495 Hickey Boulevard, the current western adjoining property, was assigned parcel 091-341-090. This parcel was split into the current parcels 091-341-150 (495 Hickey Boulevard, adjoining west) and 091-341-140 (the subject property).

4.5 OTHER INTERVIEWS

REI did not perform additional interviews.

5.0 RECORDS REVIEW

REI reviewed records pertaining to the subject property. In addition, where practicable, REI reviewed records indicating uses at adjoining properties and nearby properties or surrounding areas within approximate minimum search distances from the subject property.

5.1 PHYSICAL SETTING

5.1.1 Physiography

REI reviewed the United States Geological Survey's (USGS) 1995 7.5-Minute Series San Francisco South, California Quadrangle Topographic Map. The ground surface elevation at the subject property is approximately 300-400 feet above mean sea level (amsl) with a steep downward slope to the north-northeast. The nearest surface waterbody is an unidentified creek or channel located approximately 1 mile to the east. Pacific Ocean is located approximately 1.5 miles west of the subject property.

5.1.2 Geology

REI reviewed a 1979 *Geotechnical Investigation*, prepared by Lowney and Associates conducted at the subject property; this report was on file with the Daly City Building Department. A total of 15 borings were advanced at the subject property to depths between 15.9 and 50.8 feet below ground surface (bgs). According to this report, soil at the subject property was described as fill material (medium dense sand silt mixture) in the upper 8.5 to 16 feet bgs, underlain by dense weathered sandstone of the Merced formation. Reportedly, groundwater was not encountered during the Geotechnical Investigation (greater than 50 feet bgs).

5.1.3 Hydrology

Site specific groundwater/hydrology information was not discovered other than groundwater was not encountered at depths of 50.8 feet bgs during the 1979 geotechnical investigation.

REI reviewed *Case Closure Memorandum, City of Daly City Fire Station No. 94, 444 Gellert Boulevard, Daly City, California* prepared by Enviromatrix and dated October 24, 2010; this property is located approximately 400 feet southwest of the subject property. According to this report, groundwater was



measured in groundwater monitoring wells at depths between approximately 10 and 22 feet bgs with a flow direction towards the east-northeast.

5.2 FIRE INSURANCE MAPS

REI requested fire insurance maps of the subject property, adjoining properties, and surrounding area from the Environmental Data Resources, Inc. (EDR) collection. According to EDR, no maps are available for this area.

5.3 AERIAL PHOTOGRAPHS

REI reviewed aerial photographs of the subject property, adjoining properties, and surrounding area from the EDR collection. Photograph summaries follow:

- **1943; Scale: 1"= 500'**

The subject property and vicinity generally appear vacant, with no structures present. Some trees are present in the vicinity; the tree patterns suggest the presence of nearby surface water creeks.

- **1946; Scale: 1"= 500'**

The subject property, adjoining properties and general area generally appear unchanged, except some development is present in the vicinity (west).

- **1956; Scale: 1"= 500'**

The subject property, adjoining properties and general area generally appear as they did in the 1946 aerial photograph, except several dirt roads and ground disturbance is present north of the subject property.

- **1968; Scale: 1"= 500'**

The subject property, adjoining properties and general area appear graded in preparation for development. Interstate 280 is present east of the subject property, and Hickey Boulevard appears to be under construction.

- **1974; Scale: 1"= 500'**

The subject property appears vacant and sparsely covered with vegetation, except for the northwest portion, which appears to be paved and include portions of two small structures associated with the western adjoining property. Hickey Boulevard is present in its existing alignment, and the onramp to Interstate 280 is present east of the subject property. The areas south of the subject property appear developed with the existing residential neighborhood. The areas north of Hickey Boulevard appear to be under construction, with one of the existing structures finished.

- **1982; Scale: 1"= 500'**

The subject property and adjoining properties now appear to be developed with the existing structures. The two small structures on the subject property and western adjoining property are no longer present.



- **1993, 1998, 2005, 2009, 2010 and 2012; Scale: 1"= 500'**

The subject property, adjoining properties and general area generally appear unchanged.

5.4 TOPOGRAPHIC MAPS

REI reviewed USGS topographic maps of the subject property, adjoining properties, and surrounding area from the EDR collection. Map summaries follow.

- **1899 USGS 15-Minute Series San Mateo Quadrangle Map; Scale: 1: 62,500**

The subject property and adjoining properties are depicted as vacant. A creek or surface water drainage is in the general vicinity of the subject property.

- **1947 USGS 15-Minute Series San Francisco North Quadrangle Map; Scale: 1: 24,000**

The subject property and surrounding area generally appear unchanged.

- **1950 USGS 7.5-Minute Series San Francisco South Quadrangle Map; Scale: 1: 24,000**

The subject property and surrounding area generally appear unchanged, except increased development is present in the vicinity.

- **1956 USGS 7.5-Minute Series San Francisco South Quadrangle Map; Scale: 1: 24,000**

The subject property and surrounding area generally appear unchanged, except the northern portion of the subject property is partially shaded green, indicating vegetation, which extends north toward the surface water drainage.

- **1968 (Photorevised 1956) USGS 7.5-Minute Series San Francisco South Quadrangle Map; Scale: 1: 24,000**

The subject property and surrounding area generally appear unchanged, except Hickey Boulevard now borders the subject property to the north, and Highway 280/Junipero Serra Freeway is present east of the subject property. The surface water drainage is no longer depicted north of the subject property, and increased development is present in the vicinity.

- **1973 (Photorevised 1956) USGS 7.5-Minute Series San Francisco South Quadrangle Map; Scale: 1: 24,000**

The subject property and surrounding area generally appear unchanged, an L-shaped structure is present on the western adjoining property, and extending onto the subject property. A road generally resembling Serravista Avenue is present south of the subject property, and the existing onramp to Interstate 280 borders the subject property to the northeast. The area south, beyond Serravista Avenue, is shaded pink indicating urban development. Several structures are present north, beyond Hickey Boulevard.



- **1980 (Photorevised 1956) USGS 7.5-Minute Series San Francisco South Quadrangle Map; Scale: 1: 24,000**

The subject property and surrounding area generally appear unchanged, except an additional structure is present west of the subject property and generally resembles the existing shopping center.

- **1993 and 1995 USGS 7.5-Minute Series San Francisco South Quadrangle Map; Scale: 1: 24,000**

The subject property and surrounding area are shaded grey, indicating urban development.

5.5 LOCAL STREET DIRECTORIES

REI reviewed local street directory entries for the subject property and adjoining/nearby properties that EDR researched in approximately five-year intervals between the years 1970 and 2013. The subject property addresses were identified as follows:

455 Hickey Boulevard Street

- 1985, 1992: 1st Nationwide Bank, Citizens Insurance Services
- 1995, 1999, 2003: AAA California State Automobile.
- 2008, 2013: Numerous tenants, including AAA, financial institution, healthcare services, Dentists, law offices and real-estate companies

459 Hickey Boulevard

- 2008: Denoga Individual Agent
- 2013: House of Prayer Work and Families

Nearby and surrounding property uses between 1970 and 2013 were identified, based on name only, as residential and commercial, including banks, restaurants, and residences.. Off-Site properties of potential environmental significance include:

- 410 Hickey Boulevard Chevron (1985 1992 1995 2003, 2008) smog check 2013, located northwest of the subject property.
- 495 Hickey Boulevard Exxon Car Wash (1977), the western adjoining property.

5.6 REGULATORY AGENCIES

5.6.1 Tax Assessor

REI contacted the San Mateo County Tax Assessor's Office on June 2, 2015. According to reviewed records, the subject property is identified with the assessor parcel number (APN) 091-341-140 comprising approximately 3.2-acres, is addressed 455 Hickey Boulevard, and is currently owned by 455 Hickey Holdings, LLC.



5.6.2 Building Department

REI contacted the Daly City Building Department (BD) on June 8, 2015 for available records associated with the subject property. Numerous records are on file for the subject property addresses; these are generally associated with building construction and tenant improvements between 1981 and 2014. The quality of some of the older permits, which have been scanned, was not legible. Records indicate the subject property was developed with the existing structures in 1982, with numerous subsequent tenant improvements for the office, dentist, and light medical tenants, and for cellular communications carriers. Notable records are summarized below.

455 Hickey Boulevard

- 1979: Geotechnical Investigation prepared by Lowney and Associates. This investigation was conducted in preparation of the existing development on a larger property that included the western adjoining property. The property is on a hillside, and the elevation in the western portion is noted as 375 feet amsl, and 340 feet amsl in the eastern portion. The property was noted as vacant, with limited lumber storage related to a nearby project. A total of 15 borings were advanced to depths between 15.9 and 50.8 feet bgs. Fill material consisting of medium dense sand silt mixture was noted across the site. An area of note requiring special attention for future construction (currently on the western adjacent property) "where the previously existing tanks were removed and replaced with compacted soil" was noted. Field density tests indicated that the compaction was not satisfactory.
- 1981: Plans depicting the parking structure (459 Hickey Boulevard), note a plate camera room, photo processing, freight lift, and printing area in the lower area of the annex. The tenant was noted as Citizens Savings.
- 1982: Geotechnical Investigation prepared by Lowney and Associates. This investigation including 4 borings in the area of the parking lot. Subsurface observations were similar to the 1979 investigation; however, there was no mention of tanks.
- 1992: Tenant improvement for AAA, which notes that the building was vacant.
- 2004: Notification that the address 459 Hickey Boulevard will be assigned to the parking structure and annex area.
- 2006: Permit for Suite 410, Leuna and Abaya Dental, notes a compressor. No gas (nitrous) will be stored onsite, and they will have a mercury collection system.
- 2010: Permit for Health Diagnostics to install a new MRI machine, and adding lead lined walls for radioactive materials.

459 Hickey Boulevard

- 2004: Notification that the address 459 Hickey Boulevard will be assigned to the parking structure and annex area.
- 2004-2005: Signage permits for Caldwell Banker.



5.6.3 Fire Department

REI contacted the Daly City Fire Department (FD) on June 2, 2015 regarding the subject property. According to Ms. Cindy Connolly, with the FD, all records related to hazardous materials, spills, and releases are on file with the San Mateo County Department of Environmental Health (Section 5.6.4); however, they do have limited records related to USTs. Ms. Connolly stated the FD does not have any records related to USTs on the subject property.

5.6.4 Environmental Health

REI contacted the San Mateo County Department of Environmental Health (EH) on June 4 and June 8, 2015. According the EH, there are no records on file for 495 Hickey Boulevard. Records on file for 455 Hickey Boulevard are summarized as follows:

- 2005-2015: AT&T Mobility, permit to store hazardous materials (lead acid batteries). No material violations, USTs, or ASTs are noted.
- 2009-2014: T-Mobil, permit to store motor vehicle fuels or waste only. A 2011 email from T-Mobil to EH indicating that the amount of hazardous materials is below threshold amounts. According to Hazardous Materials facility information, hazardous materials are noted as the storage of batteries. No USTs or ASTs are noted.
- 2009-2013: Health Diagnostics of California (Suite 200), small quantity generator (lab waste with blood) with off-site treatment. 2011 inspection did not note any violations. Nuclear waste is stored in "hot lab" until background radiation level is reached"
- 2011-2013: Calcare Home Health Care and Hospice (Suite 505), limited quantities of medical waste (sharps)
- 2011-2013: ANX Home Health Care (Suite 415), limited quantities of medical waste (sharps)

5.6.5 Regional Water Quality Control Board

REI submitted a written request for file review pertaining to the subject property to Ms. Melinda Wong at the Regional Water Quality Control Board (RWQCB) on June 4 and 8, 2015. Ms. Wong responded on June 12, 2015 that the RWQCB has no records on file for the subject property.

5.6.6 Department of Toxic Substances Control

REI submitted a written request for a file review pertaining to the subject property to the Department of Toxic Substances Control (DTSC) on June 4, 2015. The DTSC responded on June 8, 2015 and indicated they have no records on file associated with the subject property.

REI also reviewed records of hazardous waste disposal for the subject property address available online through the DTSC Hazardous Waste Tracking System database. The subject property addresses of 459 Hickey Boulevard was not identified. The subject property address of 455 Hickey Boulevard was listed as follows:



- Neuron (*sic*) Enterprises, noted as entered on December 3, 2004 and inactive on June 21, 2005. No manifests were noted.
- 455 Hickey Holdings LLC, noted as entered on February 7, 2005 and inactive on August 7, 2005. No manifests were noted.
- Ca St Auto Associates Inter-Insurance Bureau, noted as entered on August 4, 1995, and inactive by June 30, 1999. No manifests were noted.

5.7 ACTIVITY & USE LIMITATIONS (AULS)

REI reviewed a report of title and judicial records prepared by Nationwide Environmental Title Research (NETR) for indications of environmental liens and AULs recorded against the subject property. No environmental liens or AULs were identified as of June 4, 2015.

5.8 PREVIOUS ENVIRONMENTAL DOCUMENTATION

REI was provided with a copy of the following report:

- *Phase I Environmental Site Assessment, 455 Hickey Boulevard, Daly City, California* prepared by AEI Consultants (AEI) and dated December 22, 2003. At the time of this assessment the subject property was developed with the existing building and parking lot. The office building was occupied by California State Automobile Association, and the annex was occupied by First Nationwide Bank. During the course of this ESA, AEI reviewed a Phase I ESA, prepared by McLaren Hart, dated May 1991 (REI was not provided a copy of this report). No RECs were identified by AEI. The following potential issues were noted.
 - Staining was observed within a maintenance room near a compressor in the vicinity of a drain. This finding was *de minimis*.
 - Records reviewed during this assessment indicated that a printing facility was to be developed in the annex by First Nationwide Bank. According to the 1991 Phase I ESA reviewed by AEI, Nationwide had been a tenant since the building was constructed, and interviewed Mr. Duncan Finlayson, who was present at the time of construction, and indicated that there was a photo processing area, but did not operate as a printing facility. In addition, no records regarding hazardous materials storage were reportedly available at the time from San Mateo County agencies.
 - According to the previous Phase I ESA reviewed by AEI, a gas station was formerly located on the western adjoining property. AEI concluded that although fuel tanks likely would have been present, based on the estimated depth to groundwater (greater than 50 feet bgs), the potential for impact to groundwater and migration to the subject property was considered low.

5.9 DATABASE REVIEW

REI reviewed a regulatory agency database search report prepared by EDR for information pertinent to the subject property and offsite facilities located within ASTM-specified search distances from the subject



property (Appendix D). The database report identifies about 58 facilities as well as the accessed databases. The subject property was identified in the researched databases as follows:

- AT&T Mobility I-280 Hickey, 455 Hickey Boulevard, was identified in the San Mateo Co. BI and FINDS database. The listings indicate a permit for the storage of hazardous materials.
- T-Mobile West Corp, 455 Hickey Boulevard, was identified in the San Mateo Co. BI and FINDS database. The listings indicate a permit for the storage of hazardous materials (MV Fuels or Waste Only).

Summarized below are adjoining properties and nearby properties of potential environmental significance to the subject property, based on proximity, nature of database listing, or hydrogeologic location (ie, up-to-crossgradient):

- Shell Station/Jesse Perkins Shell at 398 Gellert Boulevard, 277 feet northwest, was listed in the RCRA-SQG, FINDS, CA FID UST, HIST UST, EDR HIST Auto Station, UST, HIST CORTESE, LUST, SWEEPS UST, and San Mateo Co. BI databases. This facility was noted as having a release of waste oil/motor /hydraulic/Lubricating in 1992. The LUST case was issued closure and the release impacted soil only.
- Fire Station 94, at 444 Gellert Boulevard, 320 feet southwest, was listed in the HIST CORTESE, LUST, San Mateo Co. BL., CA FID UST, SWEEPS UST, and ENF databases. This facility was listed as having a release from a UST which impacted groundwater. The case was issued closure on January 30, 2014. REI reviewed available information on GeoTracker, including a Case Closure Memorandum. Based on available information, a 1,000 gallon gasoline UST was installed in 1972 and removed in 1998. Several rounds of investigation occurred, including soil borings and installation and sampling of groundwater monitoring wells. Groundwater samples did not contain concentrations of total petroleum hydrocarbons (TPH) as gasoline (TPH-g), benzene, toluene, xylenes, or ethylbenzene (BTEX collectively). TPH as diesel (TPH-d) and Methyl tert-butyl ether (MTBE) was detected in several wells; however, not in wells located between the release and the subject property.

The database report does not identify the adjoining property address of 495 Hickey Boulevard. This property, as well as portions of the subject property, appeared to be developed with two small structures based on aerial photographs, and that address was identified as Exxon Car Wash in 1977 city directories. Prior ESAs reported a gas station located on the adjoining property. REI gathered further information about this address by contacting regulatory agencies. No records were found at EH, FD, RWQCB, and DTSC. On June 23, 2015 REI reviewed records for this address at BD; many of the available records were scanned documents of poor quality and not legible, and several records related to other properties in the area were in the file. Legible BD records reviewed included several permits and plans related to the subject property address, as well as several records related to 355 Gellert Boulevard. Records of environmental significance are summarized below:

- 1971 Permit for Humble Oil Station, Enco Service Station and Carwash, noting a sand interceptor.
- 1971 Permit for Humble Oil Station, for pump islands, canopy and center



- 1971 Plans showing a carwash building, which includes a conveyor-type carwash system, lounge, sales office, restrooms, and machine room for car wash equipment. In addition, located just southeast of the building are two 2,500-gallon recirculation tanks, and a 1,250-gallon three stage clarifier.
- 1972 Sign permit for Exxon, removing Enco sign
- 1974 Plans to install new driveways depict a canopy, and car wash, with three USTs located near the intersection of Gellert and Hickey Boulevards. The plan notes the presence of two recirculation tanks, but does not depict them graphically.
- 1978 Permit to remove existing gas station and carwash
- 1979-80 records indicating construction of the existing bank building

6.0 LIMITED SUBSURFACE INVESTIGATION

Based on the presence of former on-Site gas station/carwash features including a canopy and carwash structure and associated equipment, REI recommended a limited subsurface investigation (LSI) be conducted at the subject property to investigate these features. The LSI included advancement of 2 borings (RS-1 and RS-2) in basement areas as shown on Figure 3. As presented on Figure 3, the majority area of the former recirculation tanks and clarifier and portions of the canopy appear to have been excavated to approximately 16 feet bgs during construction of the existing parking garage. Due to drilling limitations and construction of the parking garage (post tension slab), and presence of staircase features, boring RS-1 was advanced downhill (downgradient) of the approximate location of the former recirculation tanks and clarifier features; RS-2 was advanced within the approximate former canopy footprint near the reported northern dispenser island.

6.1 PRE-FIELD ACTIVITIES

REI prepared a Site-specific health and safety plan (SHSP), obtained the necessary drilling permit from City of Daly City Department of Water and Wastewater Resources (Permit No. 7-15-46439), marked the boring locations and notified Underground Service Alert (USA) and retained OHJ Subsurface of Oakland, California to locate and scan the work areas of potential underground utilities for private utility clearance.

6.2 FIELD ACTIVITIES

Prior to boring advancement, REI retained a concrete coring company, (Osborne's Concrete Coring of Fremont, California) to core through the concrete slab at each boring location. REI retained a licensed C-57 drilling contractor, Environmental Control Associates (ECA) of Aptos, California, to complete the subsurface investigation. Drilling operations were performed on July 17, 2015 using limited access direct-push equipment.

RS-1 was advanced north of the former car wash structure, recirculation tanks and clarifier on the topographic downslope side of the subject property from these features. RS-2 was advanced within the former canopy footprint, and generally downgradient of the former canopy features (Figure 3). Borings were advanced within the basement level of the parking garage in the storage area beneath the annex.



Boring RS-1 was attempted to be advanced to a depth of 16 feet bgs; however, drilling refusal was encountered at approximately 4 feet bgs, the apparent bedrock interface. One soil sample was collected for laboratory analyses from RS-1 at a depth of 3.5-4.0 feet bgs (apparent bedrock interface). Boring RS-2 was advanced to the proposed depth of 16 feet bgs and two soil samples were collected for laboratory analyses at depths of 5.0-5.5 feet bgs and 15.0-15.5 feet bgs.

During drilling, soil cores were collected from the boreholes for soil logging purposes. Recovered soil cores and samples were field screened for indications of possible contamination and for the presence of volatile and ionizable compounds using a photoionization detector (PID). The PID records total ionizable compounds but cannot identify or quantify specific compounds. Each boring was logged for lithological content using the Unified Soil Classification System as a guide, and for relative moisture content, competency, and other observable characteristics (e.g., color changes, staining, debris, odors). No staining, discoloration, odors or elevated PID reading were noted. The soil lithology descriptions were recorded on soil boring logs presented in Appendix E.

Soil cores were obtained using a hollow core barrel sampler containing a plastic liner that retained a relatively undisturbed soil core from which soil samples were collected. The retrieved sample sleeves were cut from plastic liners, sealed with Teflon tape and plastic end caps, labeled with identifying information, and stored in a pre-chilled ice-chest awaiting transportation to the laboratory. Soil samples selected for chemical analysis were recorded on chain-of-custody documentation that accompanied the soil samples from the point of collection to the analytical laboratory.

6.3 SOIL CONDITIONS

The concrete slab was approximately 6 inches thick, followed by approximately 6 inches of gravel base material. Soil from RS-1 generally consisted of tan sand, from apparent sandstone bedrock to the maximum depth drilled of 4 feet bgs, the apparent bedrock interface. Soil from RS-2 generally consisted of clay to the maximum boring depth of 16 feet bgs. Groundwater was not encountered during the investigation.

6.4 LABORATORY ANALYSES

Three soil samples were submitted to Curtis & Tompkins Laboratories, of Berkeley, California, a state-certified laboratory, for chemical analyses using the following USEPA Methods:

- Total petroleum hydrocarbons (TPH) as gasoline (TPH-g), benzene, toluene, ethyl benzene, xylenes (BTEX) and methyl tert-butyl ether (MTBE) by USEPA Method 8015M/8021
- TPH as diesel (TPH-d) and motor oil (TPH-mo) by USEPA Method 8015M using silica gel cleanup (SGCU)

Chain of custody documentation and certified analytical reports are provided in Appendix F.

6.5 SOIL ANALYTICAL RESULTS

Soil analytical results are presented in Table 1 and summarized below.



- Concentrations of TPH-g, MTBE, and BTEX were not detected above laboratory reporting limits in soil samples analyzed.
- Low level concentrations of TPH-d were detected in both samples collected from RS-2 between 1.3 milligrams per kilogram (mg/kg) and 4.9 mg/kg; these detections did not exceed the Tier 1 ESL of 100 mg/kg. Both detections, which were compared to a fresh diesel standard, did not match the TPH-d standard. TPH-d was not detected above laboratory reporting limits in the RS-1 sample.
- Low level concentrations of TPH-mo were detected in both samples collected from RS-2 between 4.0 mg/kg and 12 mg/kg; these detections did not exceed the Tier 1 ESL of 100 mg/kg. TPH-mo was not detected above laboratory reporting limits in the RS-1 sample.

7.0 FINDINGS AND OPINIONS

REI identified obvious subject property uses from the present back to 1943 at which time the subject property appeared undeveloped; the adjoining properties and surrounding area largely appeared undeveloped with some surface water drainage bodies. Major grading activities in preparation for development were evident on the subject property and vicinity in 1968. During the 1970s, the western portion of the subject property along with the western adjoining property appear to have been developed with a gas station and car wash. The subject property was developed with the current office building and parking garage in 1982; past tenants included administrative offices, and current tenants include various administrative and medical offices. This ESA revealed the following findings for which REI presents opinions regarding RECs:

- A gas station and carwash operated on the western portion of the subject property and on the western adjoining property between approximately 1971 and 1978. Figure 3 presents the current subject property boundary and satellite image overlain with an estimation for location of former gas station / carwash facilities based on building department records. In addition, the figure shows the former on-Site facilities including portions of the former canopy, about half of the former car wash structure, and the two 2,500-gallon recirculation tanks and 1,250-gallon three-stage clarifier. The fuel USTs were located on the western adjoining property approximately 80 feet from the subject property.

The construction of the current on-Site parking garage involved a relatively deep (approximately 16 foot) excavation into the hillside that likely would have removed recirculation system features associated with the former carwash. The former gas station / carwash was removed 35 years ago and present for less than 10 years, which generally reduces the opportunity for releases of hazardous substances and petroleum products.

Soil samples were collected from the vicinity of the canopy and carwash recirculation system features. Concentrations of TPH-g, methyl tertiary butyl ether (MTBE), benzene, toluene, ethylbenzene, and xylenes (BTEX), were not detected above laboratory reporting limits in the soil samples analyzed. Only low detections of TPH-d and TPH-mo, up to 12 mg/kg, were detected from the boring advanced in the vicinity of the former canopy. These detections were below the regulatory screening levels. Based on the limited duration of gas station / carwash use, no readily apparent



documented releases, extensive site excavation and results of the LSI, this finding appears to be a *de minimis* condition.

- In 1979, fill material comprising a medium dense sand silt mixture was observed in the upper 8.5 to 16 feet bgs. While the origin of this fill is unknown, the site is covered with structures/pavement and the fill may have been removed during construction of the current building and parking garage (as a result of the relatively deep excavation into the hillside), and potential exposures to remaining fill appear mitigated by the building / garage foundations and paved parking. Therefore, this finding represents a *de minimis* condition.
- Records reviewed at the building department note the presence of a freight lift, darkrooms, and printing areas within 459 Hickey Boulevard. According to a 1991 Phase I ESA, Mr. Duncan Finlayson, who was present at the time of construction, indicated that there was a photo processing area, but not a printing facility. In addition, no records regarding hazardous materials storage were on file with EH. Therefore, this finding represents a *de minimis* condition.
- The subject property has five hydraulic elevators, one pad-mounted transformer, and small quantities of hazardous materials (eg, paints, janitorial / maintenance, medical). The elevator equipment, transformer, and hazardous materials use and storage areas were observed to be in good condition, with no evidence of release. Interviewees are not aware of any maintenance issues associated with the elevators, which are regularly maintained, and the transformer is owned and operated by a third party (PG&E). Therefore, this finding represents a *de minimis* condition.
- Except as noted in this section, the plotted and orphan facilities that were identified in the database search report are not expected to present an environmental concern to the subject property because: i) they only hold an operating permit (which does not imply a problem); ii) they are not required to perform further action; iii) the nature of the identified environmental concern does not suggest that the subject property would be impacted; or iv) based upon REI's review, are too distant and/or hydraulically downgradient or crossgradient relative to the subject property to reasonably affect it. Therefore, this finding represents a *de minimis* condition.



8.0 CONCLUSIONS

REI conducted a Phase I ESA in conformance with ASTM Designation: E 1527-13 and limited subsurface investigation of the subject property located at 455 Hickey Boulevard, San Mateo, California. This ESA has revealed no evidence of RECs in connection with the subject property.

This report prepared by:

DRAFT

Erick W. Leif, R.E.P.A.
Project Manager
Rosso Environmental, Inc.
eleif@rossoenv.com

This report reviewed by:

DRAFT

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

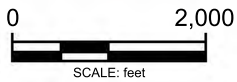
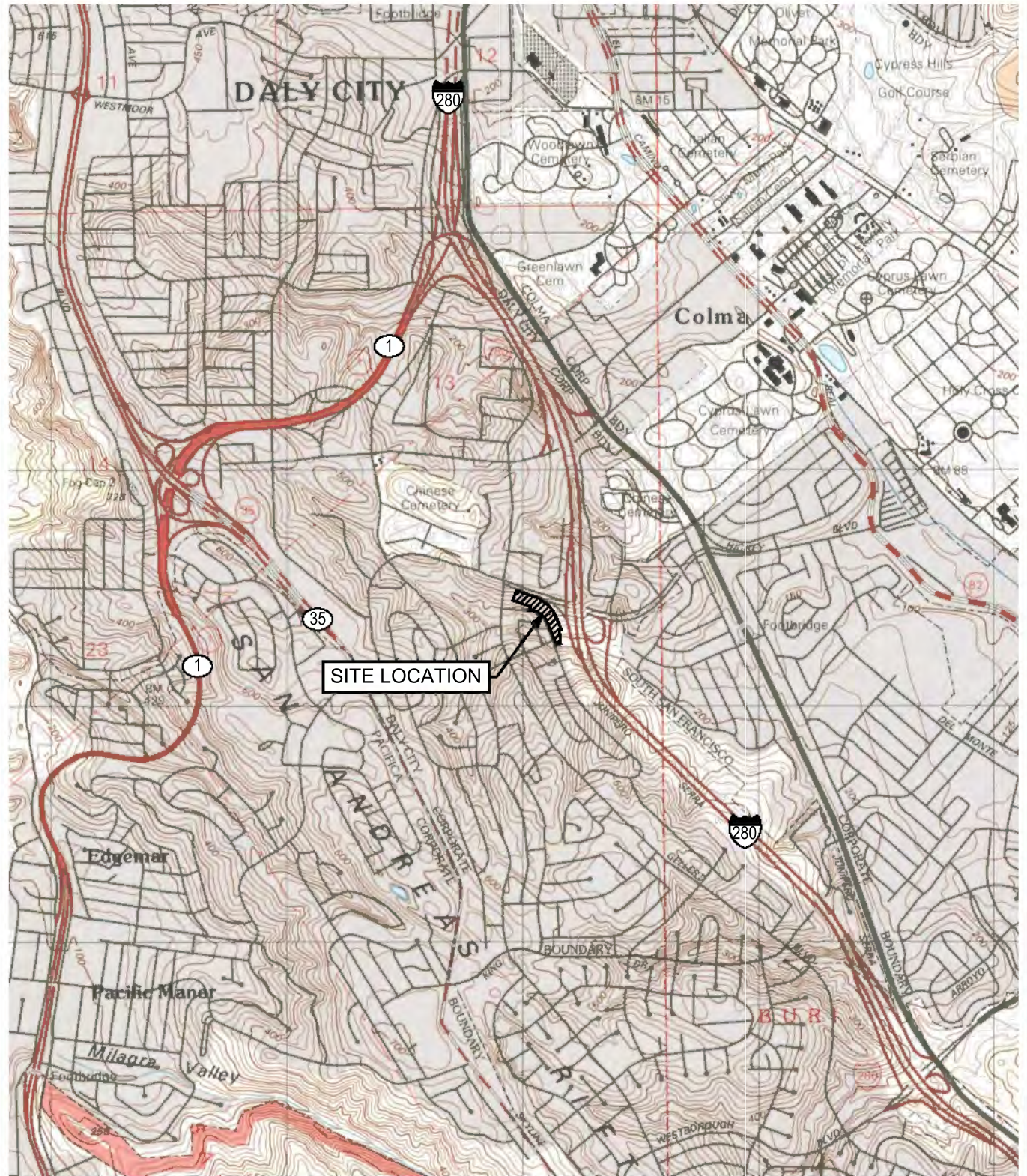
Jon A. Rosso, P.E.
Principal
Rosso Environmental, Inc.
jrosso@rossoenv.com

July 24, 2015
Project No. 15-0030.00

DRAFT

FIGURES

06/11/2015, 19:14, R:\RossoEnv\15-0030.00\SITE0615.dwg, Tab: Fig1



SITE LOCATION MAP

455 AND 459 HICKEY BOULEVARD, DALY CITY, CALIFORNIA

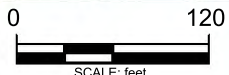
 **ROSSO
ENVIRONMENTAL, INC.**


Figure
1



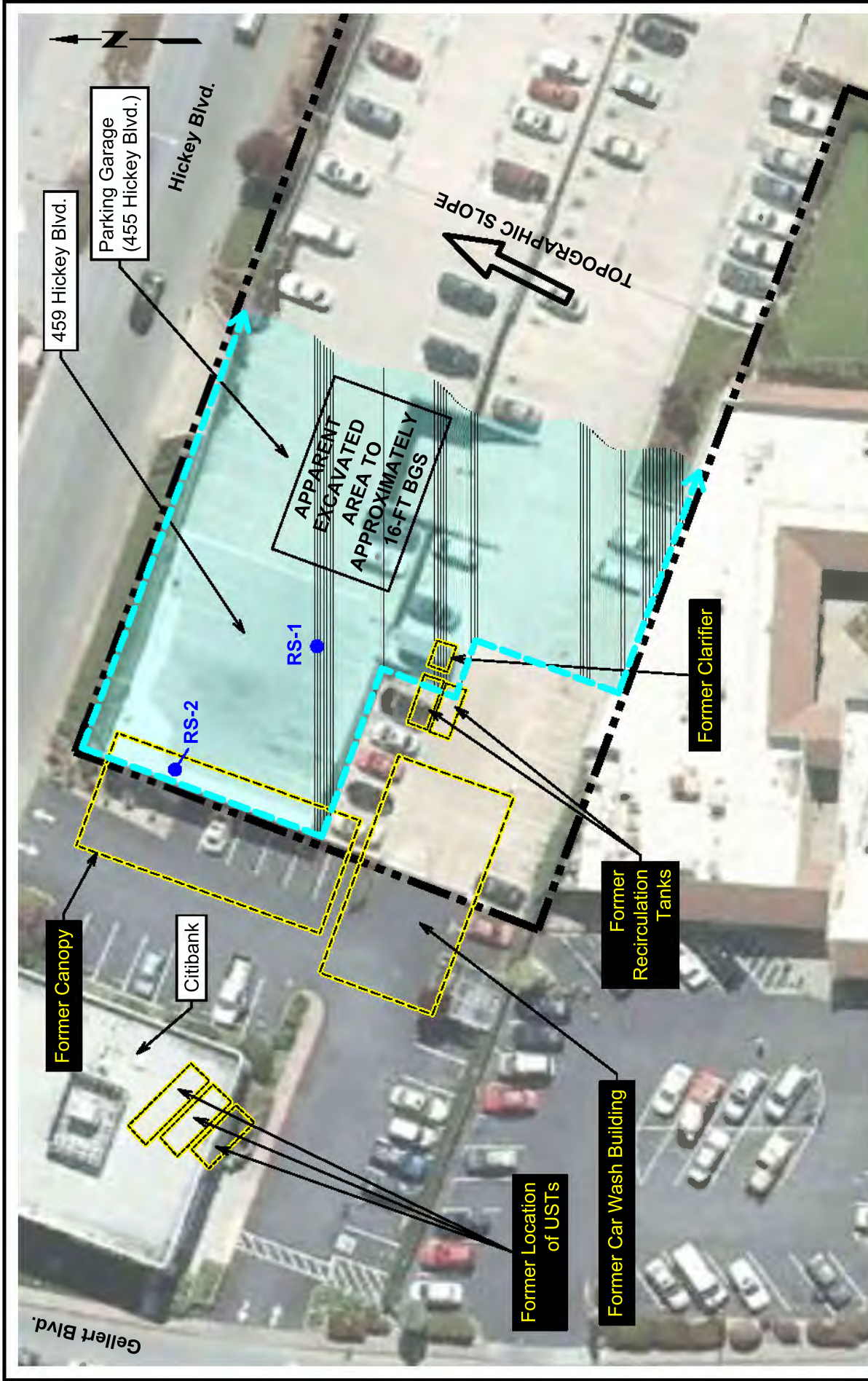
Gellert Blvd.

Serravista Square Mall
 7-11 (411 Gellert Bl.)
 Atmost Mortgage (415 Gellert Bl.)
 Star Express Karroke & Video (417 Gellert Bl.)
 Dr. E Malabed Dentist (419 Gellert Bl.)
 Merlas Hair Design (421 Gellert Bl.)
 Manila Express Restaurant (425 Gellert Bl.)
 Fung Wong Chinese Restaurant (427 Gellert Bl.)



SITE MAP	
455 AND 459 HICKEY BOULEVARD, DALY CITY, CALIFORNIA	
 ROSSO ENVIRONMENTAL, INC.	Figure 2

06/11/2015, 19:13, R:\RossoEnv\15-0030.00\SITE0615.dwg, Tab: Fig2



FORMER GASOLINE STATION FEATURES AND BORING LOCATIONS
 455 AND 459 HICKEY BOULEVARD, DALY CITY, CALIFORNIA

ROSSO ENVIRONMENTAL, INC.

Figure **3**



- Legend:**
- **RS-1** Boring Location
 - Approximate Locations of Former Features

DRAFT

TABLE



TABLE 1
Soil Analytical Results - TPH, BTEX and MTBE

455 Hickey Boulevard, Daly City, California
 Project No. 15-0030.00

Boring Identification	RS-1	RS-2	R-2	RWQCB ESL - Tier 1 (mg/kg)
Sample Depth (feet bgs)	3.5' - 4.0'	5.0' - 5.5'	15.0' - 15.5'	
Sample Date	7/17/2015	7/17/2015	7/17/2015	
TPH-g	<0.96	<1.1	<1.0	100
TPH-d	<1.0	4.9 Y	1.3 Y	100
TPH-mo	<5.0	12	4.0	100
Benzene	<0.0048	<0.0055	<0.0051	0.044
Toluene	<0.0048	<0.0055	<0.0051	2.9
Ethyl Benzene	<0.0048	<0.0055	<0.0051	3.3
Xylenes	<0.0048	<0.0055	<0.0051	2.3
MTBE	<0.019	<0.022	<0.020	0.023

Notes:

Results reported in milligrams per kilogram (mg/kg)

<# = not detected above laboratory analytical reporting limit indicated

TPH = total petroleum hydrocarbons

TPH-g = TPH quantified as gasoline

TPH-d = TPH quantified as diesel

TPH-mo = TPH quantified as motor oil

MTBE = Methyl tert butyl ether

TPH-d and TPH-mo analyzed by USEPA Method 8015M with silica gel clean-up

TPH-g, BTEX and MTBE analyzed by USEPA Method 8015M/8021

RWQCB ESLs - Regional Water Quality Control Board, San Francisco Bay Region, Environmental Screening Levels, Tier 1 (December 2013)

bgs = below ground surface

Bold = Concentrations exceeding laboratory reporting limits

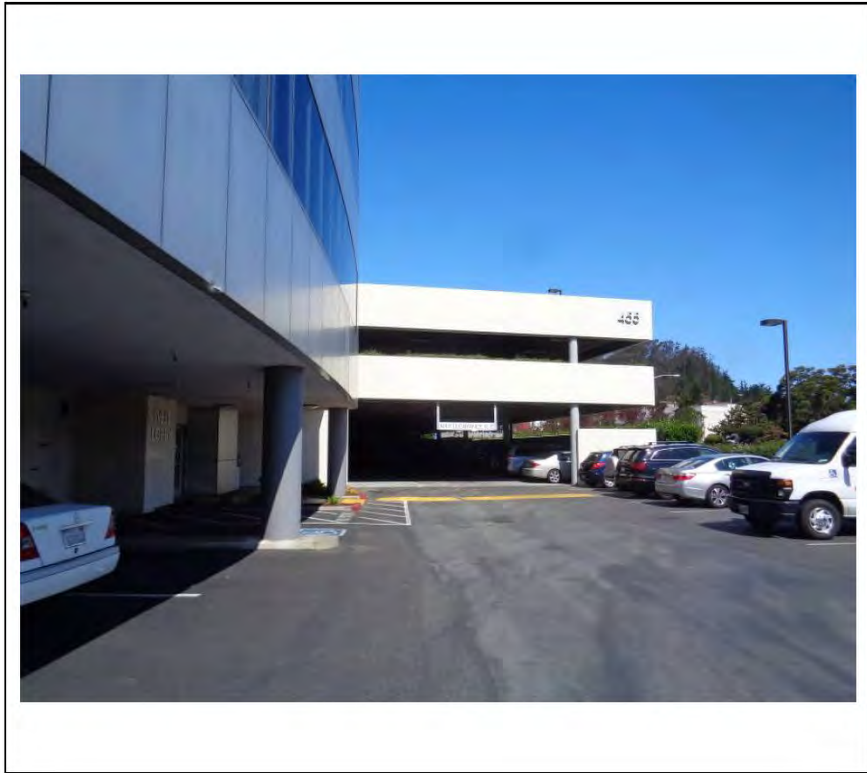
Y = Sample exhibits chromatographic pattern which does not resemble standard

DRAFT

PHOTOGRAPHS



Project No. 2015-0030.00	Description	Subject property view from the southeast.	1
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Northern portion of subject property.	2
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



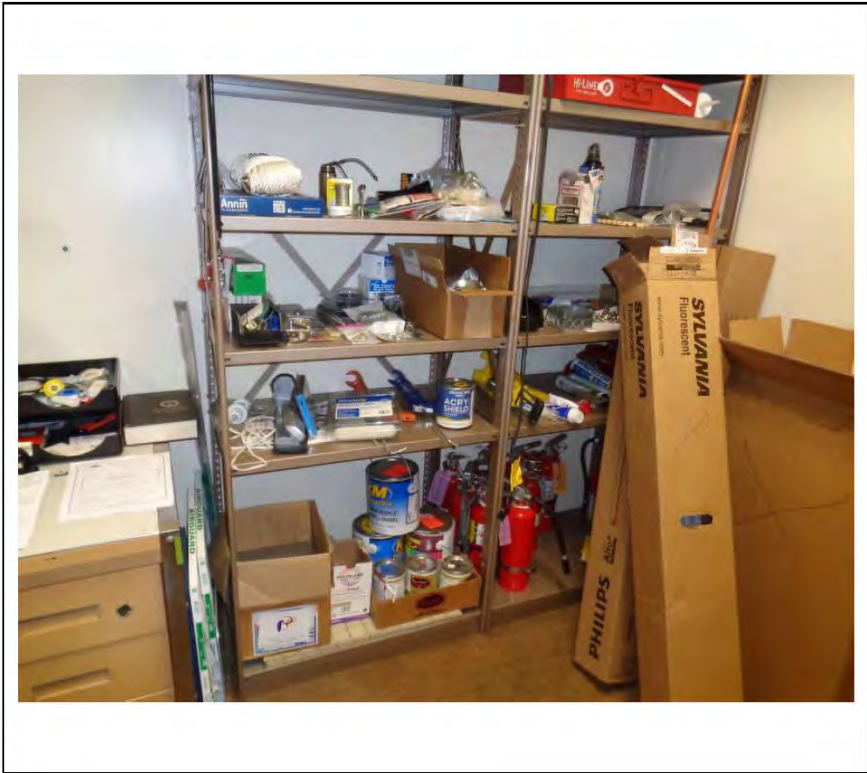
Project No. 2015-0030.00	Description	Chiller unit.	3
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Batteries associated with telecommunications equipment on the roof.	4
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Compressor in the maintenance room.	5
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Typical maintenance chemical/paint storage.	6
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Central elevator equipment	7
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



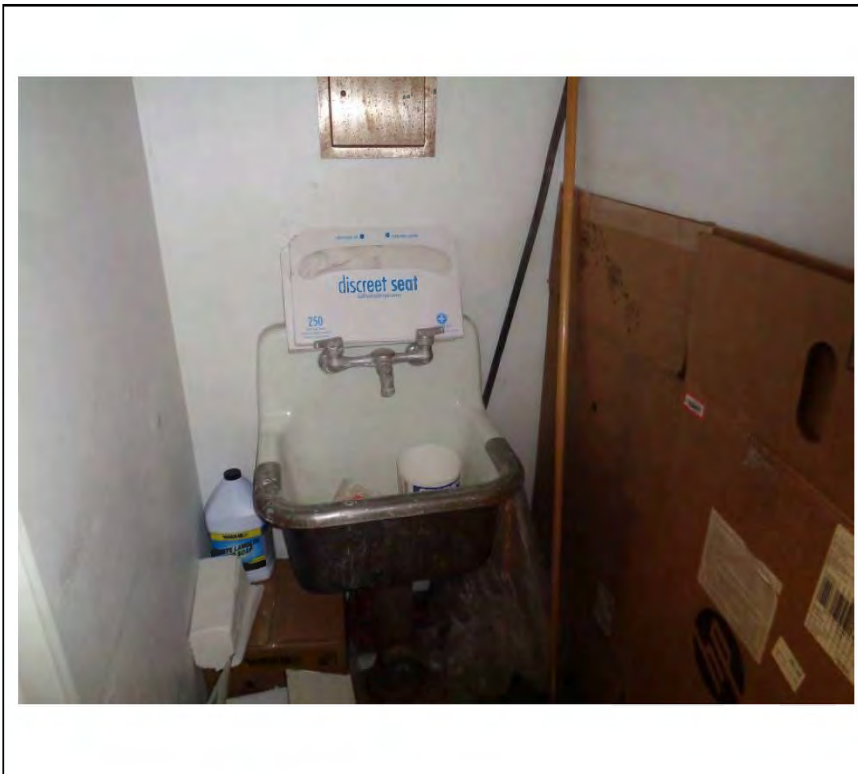
Project No. 2015-0030.00	Description	Northern elevator equipment room	8
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



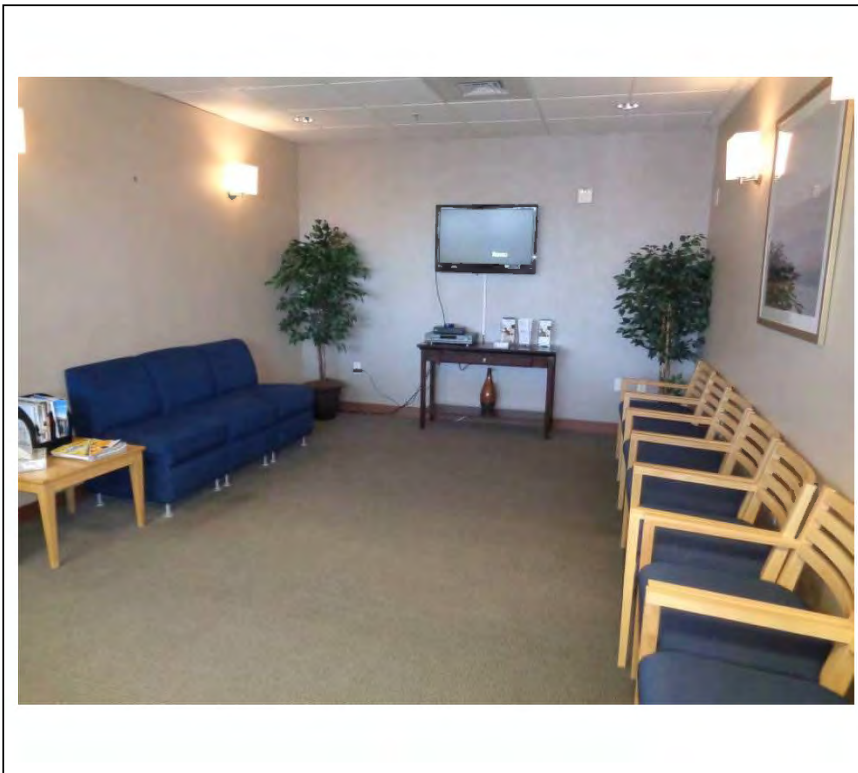
Project No. 2015-0030.00	Description	Southern elevator equipment room.	9
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Typical office conference room on the first floor	10
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



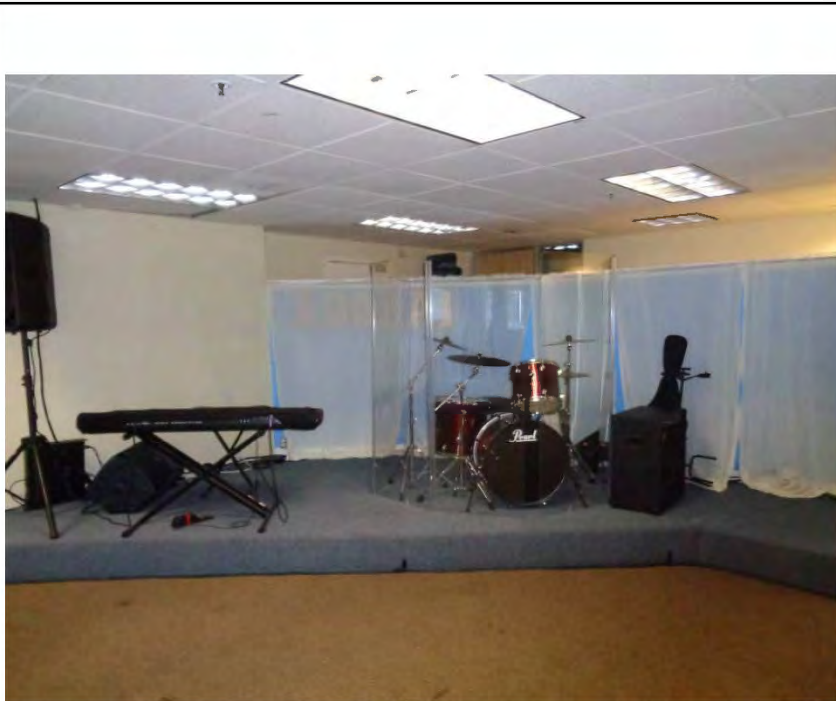
Project No. 2015-0030.00	Description	Typical janitorial closet.	11
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



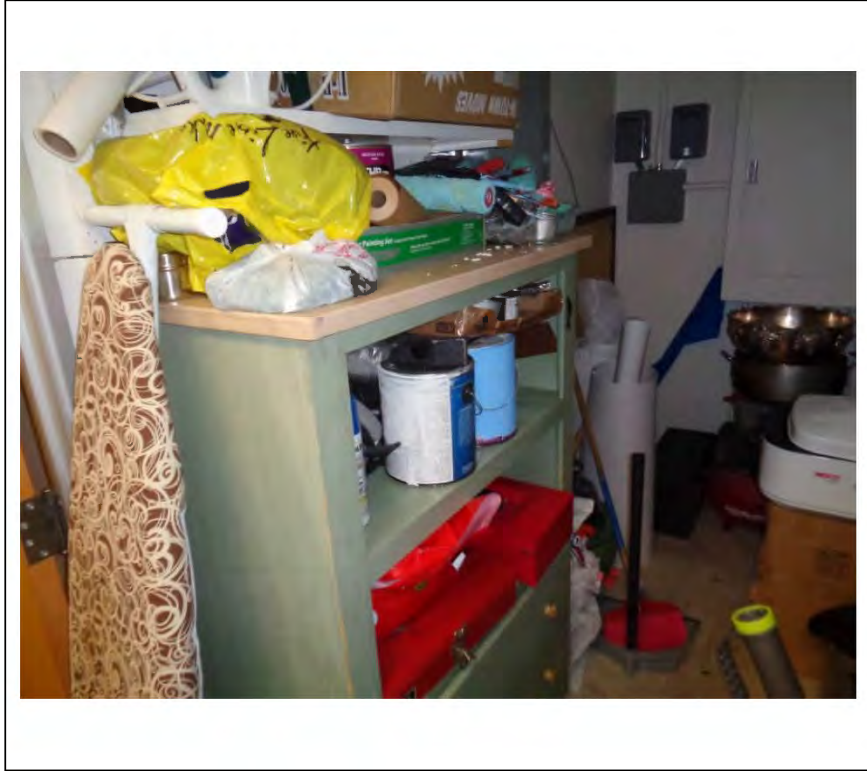
Project No. 2015-0030.00	Description	Typical office area.	12
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Typical office area.	13
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



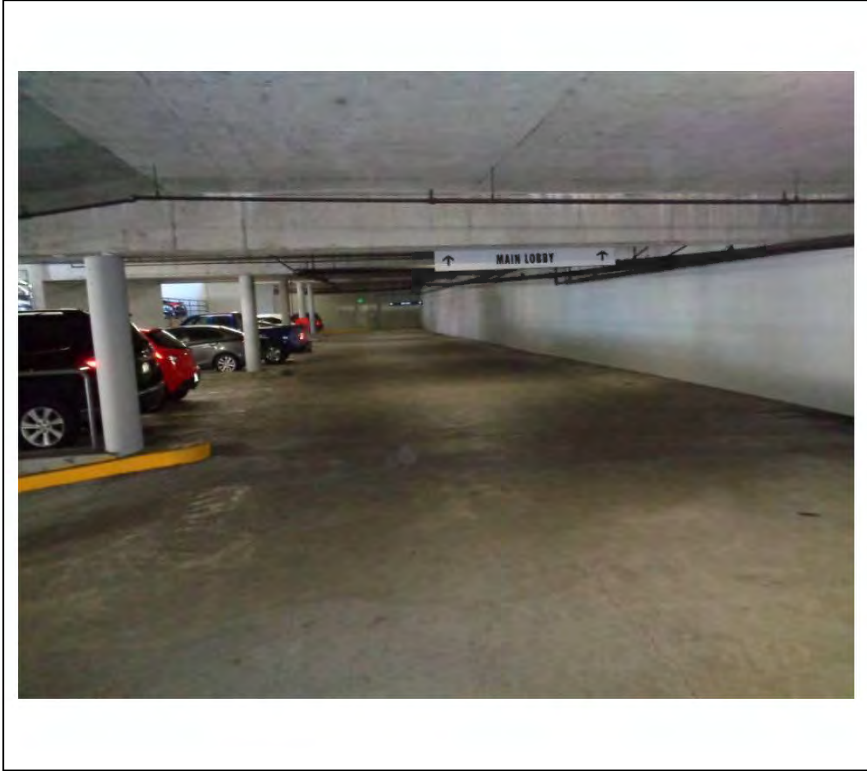
Project No. 2015-0030.00	Description	459 Hickey Boulevard, top floor.	14
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Typical chemical storage in 459 Hickey Boulevard, top floor.	15
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Storage area (inaccessible fence), bottom floor 459 Hickey Boulevard.	16
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Parking structure interior.	17
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



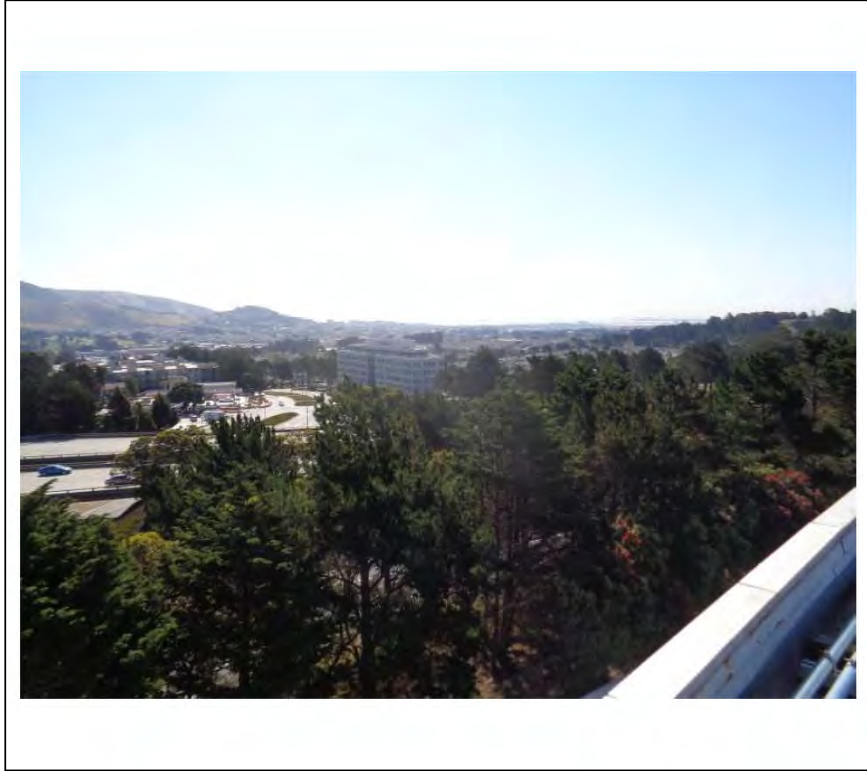
Project No. 2015-0030.00	Description	Parking structure exterior.	18
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Southeastern portion of subject property.	19
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Pad mounted transformer south of the building.	20
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



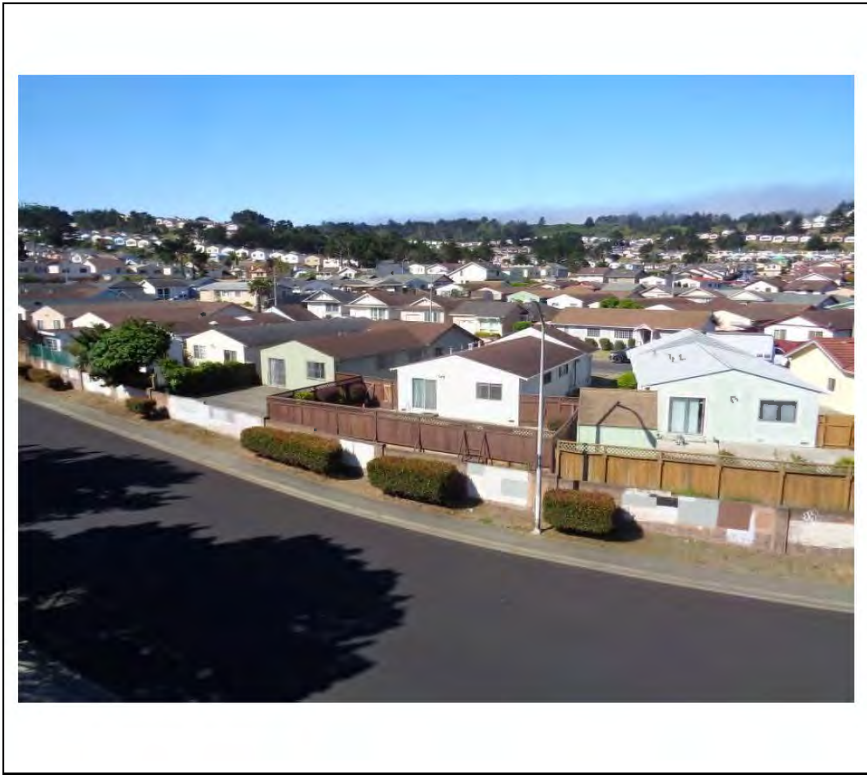
Project No. 2015-0030.00	Description	Eastern adjoining property.	21
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Northern adjoining property	22
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Western adjoining property.	23
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015



Project No. 2015-0030.00	Description	Southern adjoining property	24
	Name	455 & 459 Hickey Boulevard, Daly City, California	Photo Date June 8, 2015

DRAFT

APPENDIX A
RESUMES

DRAFT

APPENDIX B
SOURCES AND REFERENCES

SOURCES AND REFERENCES

Agency and division/source: Nearon Enterprises Inc.
Name/title of representative: Mr. Nick Rini
Location: 101 Ygnacio Valley Road, Suite 450
Agency telephone number: 510-743-3300

Agency and division/source: San Mateo County Assessor
Name/title of representative: Staff
Location of Agency: 555 County Center Redwood City, CA
Agency Telephone Number: 650-363-4500

Agency and division/source: Daly City Building Department
Name/title of representative: Staff
Location of Agency: 333 90th St Daly City, CA
Agency Telephone Number: 650-991-8061

Agency and division/source: Regional Water Quality Control Board
Name/title of representative: Ms. Melinda Wong – Records Clerk and David Barr
Location of Agency: Oakland, California
Agency Telephone Number: 510-622-2430

Agency and division/source: California Department of Toxic Substances Control
Name/title of representative: Records Clerk
Location of Agency: Berkeley, California
Agency Telephone Number: 510-540-2122

Agency and division/source: Daly City Fire Department
Name/title of representative: Staff
Location of Agency: 10 Wembley Drive, Daly City, CA 94015
Agency Telephone Number: 650-991-8138

Agency and division/source: San Mateo County Department of Environmental Health
Name/title of representative: Staff
Location of Agency: 2000 Alameda de las Pulgas #100 San Mateo, CA
Agency Telephone Number: 650-372-6200

SOURCES AND REFERENCES

REFERENCES:

Name of publication: EDR Radius Map with Geocheck
Author of publication: Environmental Data Resources, Inc. (EDR)
Date of publication: June 4, 2015

Name of publication: EDR Topographic Map Report
Author of publication: Environmental Data Resources, Inc. (EDR)
Date of publication: June 4, 2015

Name of publication: EDR Sanborn Map Report
Author of publication: Environmental Data Resources, Inc. (EDR)
Date of publication: June 3, 2015

Name of publication: EDR Aerial Photo Report
Author of publication: Environmental Data Resources, Inc. (EDR)
Date of publication: June 8, 2015

Name of publication: EDR City Directory Abstract
Author of publication: Environmental Data Resources, Inc. (EDR)
Date of publication: June 4, 2015

Name of publication: NETR Environmental Lien and AUL Report
Author of publication: Nationwide Environmental Title Research (NETR)
Date of publication: June 4, 2015

Name of publication: Phase I Environmental Site Assessment, 455 Hickey Boulevard, Daly City, California.
Author of publication: AEI Consultants
Date of publication: December 22, 2003

Name of publication: Case Closure Memorandum, City of Daly City Fire Station No. 94, 444 Gellert Boulevard, Daly City, California
Author of publication: Enviromatrix
Date of publication: October 24, 2010

Name of publication: Geotechnical Investigation, 455 Hickey Boulevard, Daly City, California
Author of publication: Lowney and Associates
Date of publication: 1979

DRAFT

APPENDIX C
USER QUESTIONNAIRE

DRAFT

APPENDIX D
DATABASE REPORT

DRAFT

**APPENDIX E
BORING LOGS**



ROSSO ENVIRONMENTAL, INC.

LOG OF SOIL BORING

- Encountered Groundwater Depth
- Static Groundwater Depth
- Sample Collected
- Sample Analyzed

Project No.: 15-0030.01
 Project Name: Nearon Daly City
 Location: 455-459 Hickey Blvd.
 Logged By: E. Leif

BORING NO.
RS-1

Start Date: 7/17/15 Start Time: 1114 Elevation (ft, msl): n/a
 Finish Date: 7/17/15 Finish Time: 1147 Boring Diameter (in) 2"

Driller: ECA Drill Method: Geoprobe
 Hammer Weight: n/a Drop: n/a

Borehole Completion Data: Neat cement grout to grade.

Depth To <input type="checkbox"/> (ft)	n/a	Depth To <input type="checkbox"/> (ft)	n/a
Time:	n/a	Time:	n/a
Date:	n/a	Date:	n/a

SAMPLE INTERVAL	SAMPLE RECOVERY (in)	SAMPLE ID	PID READING (ppm)	TIME	DEPTH (ft)	SAMPLE GRAPHIC LOG	USCS	DESCRIPTION
X			0.0	1114	0		GP	Concrete (6").
			0.0		1		GP	Pea Gravel (6").
			0.0		2		SP	SAND; tan, fine grained, medium dense, dry, no odor.
			0.0		3			
	36	4.0	0.0	1142	4			Refusal. Boring terminated at 4' bgs.
					5			
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			



ROSSO ENVIRONMENTAL, INC.

Project No.: 15-0030.01
 Project Name: Nearon Daly City
 Location: 455-459 Hickey Blvd.
 Logged By: E. Leif

BORING NO.
RS-2

Start Date: 7/17/15 Start Time: 1158 Elevation (ft, msl): n/a
 Finish Date: 7/17/15 Finish Time: 1240 Boring Diameter (in) 2"

Driller: ECA Drill Method: Direct Push
 Hammer Weight: n/a Drop: n/a

Borehole Completion Data: Neat cement grout to grade.

Depth To ∇ (ft)	n/a	Depth To ∇ (ft)	n/a
Time:	n/a	Time:	n/a
Date:	n/a	Date:	n/a

LOG OF SOIL BORING

- ∇ Encountered Groundwater Depth
- ∇ Static Groundwater Depth
- Sample Collected
- Sample Analyzed

SAMPLE INTERVAL	SAMPLE RECOVERY (in)	SAMPLE ID	PID READING (ppm)	TIME	DEPTH (ft)	SAMPLE GRAPHIC LOG	USCS	DESCRIPTION
				1158				
					1		GP	Concrete (6").
					1		GP	Pea Gravel (6").
					2		CL	CLAY; dark gray, trace clay, medium stiff, no odor.
					3			
					4			
	36	4.0	0.0	1202	4			
					5			
	24	5.0	0.0	1210	5			
					6			
					7			
	24		0.0		8			
					9			
					10			
					11			
	48		0.0		12			
					13			
					14			
					15			
	48	15.0	0.0	1236	15			
					16			
					16			EOB at 16' bgs.
					17			
					18			
					19			

APPENDIX F

**CHAIN-OF-CUSTODY DOCUMENTATION AND
CERTIFIED ANALYTICAL REPORTS**



ct Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878



Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878

2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

Laboratory Job Number 268288
ANALYTICAL REPORT

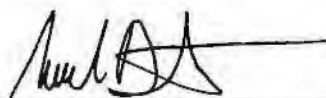
Rosso Environmental, Inc.
PO Box 1923
Lafayette, CA 94549

Project : 15-0030.01
Location : Daly City
Level : II

<u>Sample ID</u>	<u>Lab ID</u>
RS-1-3.5'-4.0'	268288-001
RS-2-5.0'-5.5'	268288-002
RS-2-15.0'-15.5'	268288-003
RS-2-3.5'-4.0'	268288-004

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signature. The results contained in this report meet all requirements of NELAC and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

Signature: _____


Mike Dahlquist
Project Manager
mike.dahlquist@ctberk.com

Date: 07/20/2015

CA ELAP# 2896, NELAP# 4044-001

CASE NARRATIVE

Laboratory number: 268288
Client: Rosso Environmental, Inc.
Project: 15-0030.01
Location: Daly City
Request Date: 07/17/15
Samples Received: 07/17/15

This data package contains sample and QC results for three soil samples, requested for the above referenced project on 07/17/15. The samples were received cold and intact.

TPH-Purgeables and/or BTXE by GC (EPA 8015B and EPA 8021B):

No analytical problems were encountered.

TPH-Extractables by GC (EPA 8015B):

Matrix spikes QC796047, QC796048 (batch 225220) were not reported because the parent sample required a dilution that would have diluted out the spikes. No other analytical problems were encountered.

Curtis & Tompkins, Ltd.
 Analytical Laboratory Since 1878
 2323 Fifth Street
 Berkeley, CA 94710
 (510)486-0900 Phone
 (510)486-0532 Fax

CHAIN OF CUSTODY

C&T LOGIN # 268288

Project No: 15-0030.01
Project Name: Daly City
EDD Format: _____ **Rpt Level:** X II III IV **Company :** Rosso Environmental
Turnaround Time: X RUSH _____ 24 hr Standar **Telephone:** (415) 583-9067
Sampler: E. Leif
Report To: Jeremy Wilson
Email: jwilson@rossoenv.com

Lab No.	Sample ID.	Sampling		Matrix			# of Container	Chemical Preservative									
		Date	Time	Water	Soil			HCl	H ₂ SO ₄	HNO ₃	NaOH	None					
1	RS-1-3.5'-4.0'	7/17/2015	1142	X			1										
2	RS-2-5.0'-5.5'		1210	X			1										
3	RS-2-15.0'-15.5'		1236	X			1										
4	RS-2-3.5'-4.0'		1202	X			1										

Analytical Request																						
TPH-g, BTEX, MTBE (USEPA Method 8015M/8021) using silica gel cleanup (SGCL)	TPH-d, TPH-mo (USEPA Method 8015M) using SGCL																					
X	X																					
X	X																					
X	X																					

Notes:	SAMPLE RECEIPT <input type="checkbox"/> Intact <input type="checkbox"/> Cold <input type="checkbox"/> On Ice <input type="checkbox"/> Ambient		RELINQUISHED BY:				RECEIVED BY:			
			[Signature] 7/17/15 16:05 DATE/TIME		[Signature] 7/17/15 1605 DATE/TIME		[Signature] 7/17/15 1732 DATE/TIME		[Signature] 7/17/15 1732 DATE/TIME	
			DATE/TIME		DATE/TIME		DATE/TIME		DATE/TIME	

COOLER RECEIPT CHECKLIST



Login # 268288 Date Received 7/17/15 Number of coolers 1
 Client Rosco Project Daly City
 Date Opened 7/17 By (print) BL (sign) [Signature]
 Date Logged in ✓ By (print) ✓ (sign) ✓

1. Did cooler come with a shipping slip (airbill, etc) _____ YES NO
- Shipping info _____
- 2A. Were custody seals present? YES (circle) on cooler on samples NO
 How many _____ Name _____ Date _____
- 2B. Were custody seals intact upon arrival? _____ YES NO N/A
3. Were custody papers dry and intact when received? _____ YES NO
4. Were custody papers filled out properly (ink, signed, etc)? _____ YES NO
5. Is the project identifiable from custody papers? (If so fill out top of form) _____ YES NO
6. Indicate the packing in cooler: (if other, describe) _____
 Bubble Wrap Foam blocks Bags None
 Cloth material Cardboard Styrofoam Paper towels
7. Temperature documentation: * Notify PM if temperature exceeds 6°C
 Type of ice used: Wet Blue/Gel None Temp(°C) _____
 Samples Received on ice & cold without a temperature blank; temp. taken with IR gun
 Samples received on ice directly from the field. Cooling process had begun
8. Were Method 5035 sampling containers present? _____ YES NO
 If YES, what time were they transferred to freezer? _____
9. Did all bottles arrive unbroken/unopened? _____ YES NO
10. Are there any missing / extra samples? _____ YES NO
11. Are samples in the appropriate containers for indicated tests? _____ YES NO
12. Are sample labels present, in good condition and complete? _____ YES NO
13. Do the sample labels agree with custody papers? _____ YES NO
14. Was sufficient amount of sample sent for tests requested? _____ YES NO
15. Are the samples appropriately preserved? _____ YES NO N/A
16. Did you check preservatives for all bottles for each sample? _____ YES NO N/A
17. Did you document your preservative check? _____ YES NO N/A
18. Did you change the hold time in LIMS for unpreserved VOAs? _____ YES NO N/A
19. Did you change the hold time in LIMS for preserved terracores? _____ YES NO N/A
20. Are bubbles > 6mm absent in VOA samples? _____ YES NO N/A
21. Was the client contacted concerning this sample delivery? _____ YES NO
 If YES, Who was called? _____ By _____ Date: _____

COMMENTS

Detections Summary for 268288

Results for any subcontracted analyses are not included in this summary.

 Client : Rosso Environmental, Inc.
 Project : 15-0030.01
 Location : Daly City

Client Sample ID : RS-1-3.5'-4.0' Laboratory Sample ID : 268288-001

No Detections

Client Sample ID : RS-2-5.0'-5.5' Laboratory Sample ID : 268288-002

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Diesel C10-C24	4.9	Y	0.99	mg/Kg	As Recd	1.000	EPA 8015B	EPA 3550B
Motor Oil C24-C36	12		5.0	mg/Kg	As Recd	1.000	EPA 8015B	EPA 3550B

Client Sample ID : RS-2-15.0'-15.5' Laboratory Sample ID : 268288-003

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Diesel C10-C24	1.3	Y	0.62	mg/Kg	As Recd	1.000	EPA 8015B	EPA 3550B
Motor Oil C24-C36	4.0		3.1	mg/Kg	As Recd	1.000	EPA 8015B	EPA 3550B

Y = Sample exhibits chromatographic pattern which does not resemble standard

Curtis & Tompkins Laboratories Analytical Report

Lab #:	268288	Location:	Daly City
Client:	Rosso Environmental, Inc.	Prep:	EPA 5030B
Project#:	15-0030.01		
Matrix:	Soil	Batch#:	225201
Basis:	as received	Sampled:	07/17/15
Diln Fac:	1.000	Received:	07/17/15

Field ID: RS-1-3.5'-4.0' Lab ID: 268288-001
 Type: SAMPLE Analyzed: 07/18/15

Analyte	Result	RL	Units	Analysis
Gasoline C7-C12	ND	0.96	mg/Kg	EPA 8015B
MTBE	ND	19	ug/Kg	EPA 8021B
Benzene	ND	4.8	ug/Kg	EPA 8021B
Toluene	ND	4.8	ug/Kg	EPA 8021B
Ethylbenzene	ND	4.8	ug/Kg	EPA 8021B
m,p-Xylenes	ND	4.8	ug/Kg	EPA 8021B
o-Xylene	ND	4.8	ug/Kg	EPA 8021B

Surrogate	%REC	Limits	Analysis
Bromofluorobenzene (FID)	110	78-138	EPA 8015B
Bromofluorobenzene (PID)	105	70-137	EPA 8021B

Field ID: RS-2-5.0'-5.5' Lab ID: 268288-002
 Type: SAMPLE Analyzed: 07/18/15

Analyte	Result	RL	Units	Analysis
Gasoline C7-C12	ND	1.1	mg/Kg	EPA 8015B
MTBE	ND	22	ug/Kg	EPA 8021B
Benzene	ND	5.5	ug/Kg	EPA 8021B
Toluene	ND	5.5	ug/Kg	EPA 8021B
Ethylbenzene	ND	5.5	ug/Kg	EPA 8021B
m,p-Xylenes	ND	5.5	ug/Kg	EPA 8021B
o-Xylene	ND	5.5	ug/Kg	EPA 8021B

Surrogate	%REC	Limits	Analysis
Bromofluorobenzene (FID)	101	78-138	EPA 8015B
Bromofluorobenzene (PID)	96	70-137	EPA 8021B

ND= Not Detected
 RL= Reporting Limit

Curtis & Tompkins Laboratories Analytical Report

Lab #:	268288	Location:	Daly City
Client:	Rosso Environmental, Inc.	Prep:	EPA 5030B
Project#:	15-0030.01		
Matrix:	Soil	Batch#:	225201
Basis:	as received	Sampled:	07/17/15
Diln Fac:	1.000	Received:	07/17/15

Field ID: RS-2-15.0'-15.5' Lab ID: 268288-003
 Type: SAMPLE Analyzed: 07/18/15

Analyte	Result	RL	Units	Analysis
Gasoline C7-C12	ND	1.0	mg/Kg	EPA 8015B
MTBE	ND	20	ug/Kg	EPA 8021B
Benzene	ND	5.1	ug/Kg	EPA 8021B
Toluene	ND	5.1	ug/Kg	EPA 8021B
Ethylbenzene	ND	5.1	ug/Kg	EPA 8021B
m,p-Xylenes	ND	5.1	ug/Kg	EPA 8021B
o-Xylene	ND	5.1	ug/Kg	EPA 8021B

Surrogate	%REC	Limits	Analysis
Bromofluorobenzene (FID)	109	78-138	EPA 8015B
Bromofluorobenzene (PID)	103	70-137	EPA 8021B

Type: BLANK Analyzed: 07/17/15
 Lab ID: QC795972

Analyte	Result	RL	Units	Analysis
Gasoline C7-C12	ND	0.20	mg/Kg	EPA 8015B
MTBE	ND	4.0	ug/Kg	EPA 8021B
Benzene	ND	1.0	ug/Kg	EPA 8021B
Toluene	ND	1.0	ug/Kg	EPA 8021B
Ethylbenzene	ND	1.0	ug/Kg	EPA 8021B
m,p-Xylenes	ND	1.0	ug/Kg	EPA 8021B
o-Xylene	ND	1.0	ug/Kg	EPA 8021B

Surrogate	%REC	Limits	Analysis
Bromofluorobenzene (FID)	110	78-138	EPA 8015B
Bromofluorobenzene (PID)	106	70-137	EPA 8021B

ND= Not Detected
 RL= Reporting Limit

Batch QC Report

Curtis & Tompkins Laboratories Analytical Report

Lab #:	268288	Location:	Daly City
Client:	Rosso Environmental, Inc.	Prep:	EPA 5030B
Project#:	15-0030.01	Analysis:	EPA 8015B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC795973	Batch#:	225201
Matrix:	Soil	Analyzed:	07/17/15
Units:	mg/Kg		

Analyte	Spiked	Result	%REC	Limits
Gasoline C7-C12	1.000	1.085	108	80-121

Surrogate	%REC	Limits
Bromofluorobenzene (FID)	113	78-138

Batch QC Report

Curtis & Tompkins Laboratories Analytical Report

Lab #:	268288	Location:	Daly City
Client:	Rosso Environmental, Inc.	Prep:	EPA 5030B
Project#:	15-0030.01	Analysis:	EPA 8015B
Field ID:	ZZZZZZZZZZ	Diln Fac:	1.000
MSS Lab ID:	268251-003	Batch#:	225201
Matrix:	Soil	Sampled:	07/16/15
Units:	mg/Kg	Received:	07/16/15
Basis:	as received	Analyzed:	07/17/15

Type: MS Lab ID: QC795974

Analyte	MSS Result	Spiked	Result	%REC	Limits
Gasoline C7-C12	0.1188	10.87	10.00	91	50-120

Surrogate	%REC	Limits
Bromofluorobenzene (FID)	110	78-138

Type: MSD Lab ID: QC795975

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Gasoline C7-C12	10.53	9.084	85	50-120	6	31

Surrogate	%REC	Limits
Bromofluorobenzene (FID)	106	78-138

RPD= Relative Percent Difference

Batch QC Report

Curtis & Tompkins Laboratories Analytical Report

Lab #:	268288	Location:	Daly City
Client:	Rosso Environmental, Inc.	Prep:	EPA 5030B
Project#:	15-0030.01	Analysis:	EPA 8021B
Matrix:	Soil	Batch#:	225201
Units:	ug/Kg	Analyzed:	07/17/15
Diln Fac:	1.000		

Type: BS Lab ID: QC796127

Analyte	Spiked	Result	%REC	Limits
MTBE	20.00	22.80	114	65-141
Benzene	20.00	20.56	103	80-120
Toluene	20.00	20.14	101	80-120
Ethylbenzene	20.00	20.94	105	80-120
m,p-Xylenes	20.00	20.21	101	80-120
o-Xylene	20.00	20.23	101	80-120

Surrogate	%REC	Limits
Bromofluorobenzene (PID)	107	70-137

Type: BSD Lab ID: QC796128

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
MTBE	20.00	22.03	110	65-141	3	46
Benzene	20.00	19.76	99	80-120	4	20
Toluene	20.00	19.32	97	80-120	4	20
Ethylbenzene	20.00	19.99	100	80-120	5	20
m,p-Xylenes	20.00	19.50	97	80-120	4	20
o-Xylene	20.00	19.36	97	80-120	4	20

Surrogate	%REC	Limits
Bromofluorobenzene (PID)	94	70-137

RPD= Relative Percent Difference

Total Extractable Hydrocarbons

Lab #:	268288	Location:	Daly City
Client:	Rosso Environmental, Inc.	Prep:	EPA 3550B
Project#:	15-0030.01	Analysis:	EPA 8015B
Matrix:	Soil	Batch#:	225220
Units:	mg/Kg	Sampled:	07/17/15
Basis:	as received	Received:	07/17/15
Diln Fac:	1.000	Prepared:	07/17/15

Field ID: RS-1-3.5'-4.0' Analyzed: 07/19/15
 Type: SAMPLE Cleanup Method: EPA 3630C
 Lab ID: 268288-001

Analyte	Result	RL
Diesel C10-C24	ND	1.0
Motor Oil C24-C36	ND	5.0

Surrogate	%REC	Limits
o-Terphenyl	84	59-140

Field ID: RS-2-5.0'-5.5' Analyzed: 07/19/15
 Type: SAMPLE Cleanup Method: EPA 3630C
 Lab ID: 268288-002

Analyte	Result	RL
Diesel C10-C24	4.9 Y	0.99
Motor Oil C24-C36	12	5.0

Surrogate	%REC	Limits
o-Terphenyl	110	59-140

Field ID: RS-2-15.0'-15.5' Analyzed: 07/19/15
 Type: SAMPLE Cleanup Method: EPA 3630C
 Lab ID: 268288-003

Analyte	Result	RL
Diesel C10-C24	1.3 Y	0.62
Motor Oil C24-C36	4.0	3.1

Surrogate	%REC	Limits
o-Terphenyl	74	59-140

Type: BLANK Analyzed: 07/18/15
 Lab ID: QC796045 Cleanup Method: EPA 3630C

Analyte	Result	RL
Diesel C10-C24	ND	1.0
Motor Oil C24-C36	ND	5.0

Surrogate	%REC	Limits
o-Terphenyl	83	59-140

Y= Sample exhibits chromatographic pattern which does not resemble standard
 ND= Not Detected
 RL= Reporting Limit

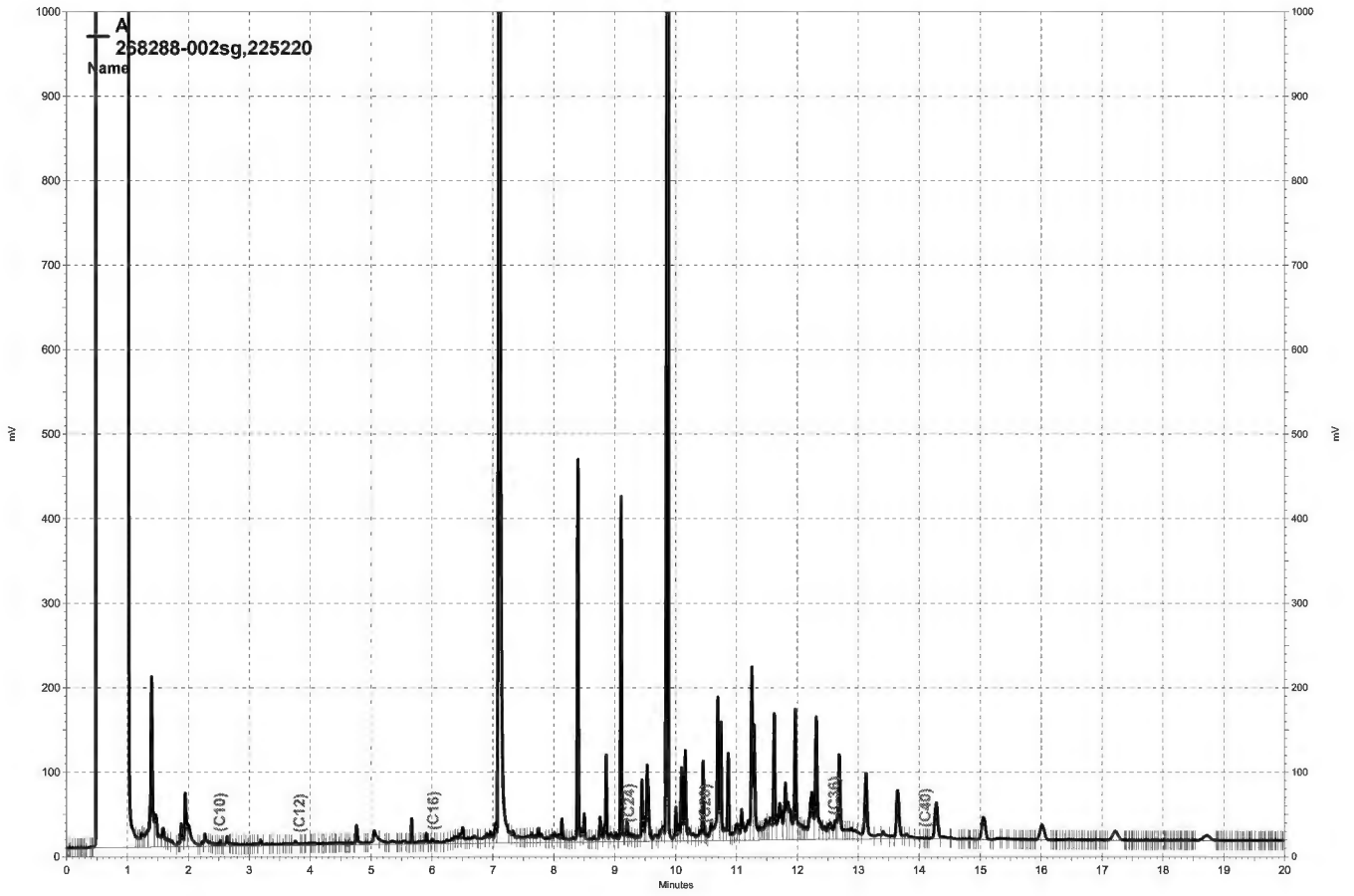
Batch QC Report

Total Extractable Hydrocarbons			
Lab #:	268288	Location:	Daly City
Client:	Rosso Environmental, Inc.	Prep:	EPA 3550B
Project#:	15-0030.01	Analysis:	EPA 8015B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC796046	Batch#:	225220
Matrix:	Soil	Prepared:	07/17/15
Units:	mg/Kg	Analyzed:	07/18/15

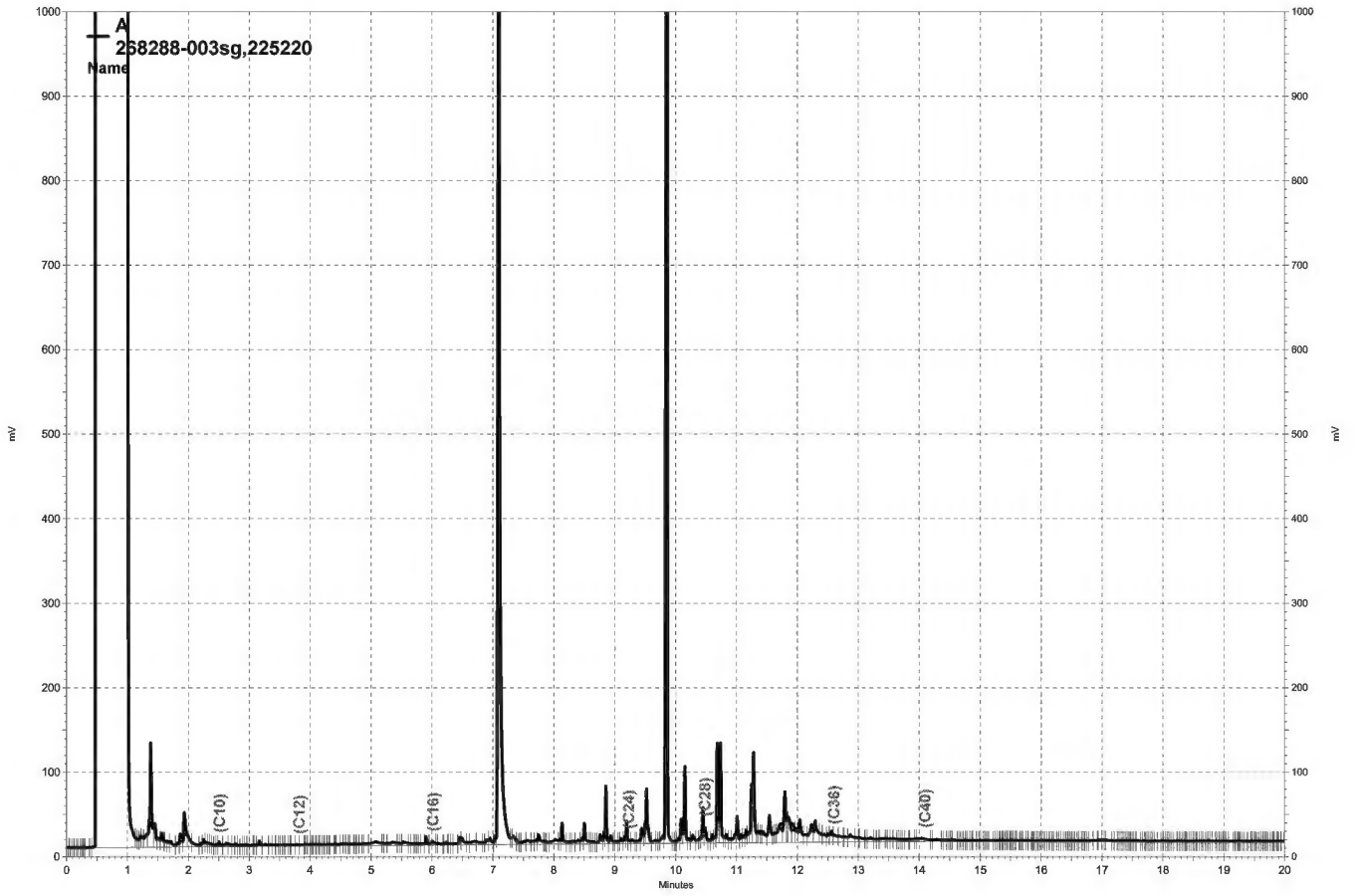
Cleanup Method: EPA 3630C

Analyte	Spiked	Result	%REC	Limits
Diesel C10-C24	50.16	39.33	78	58-137

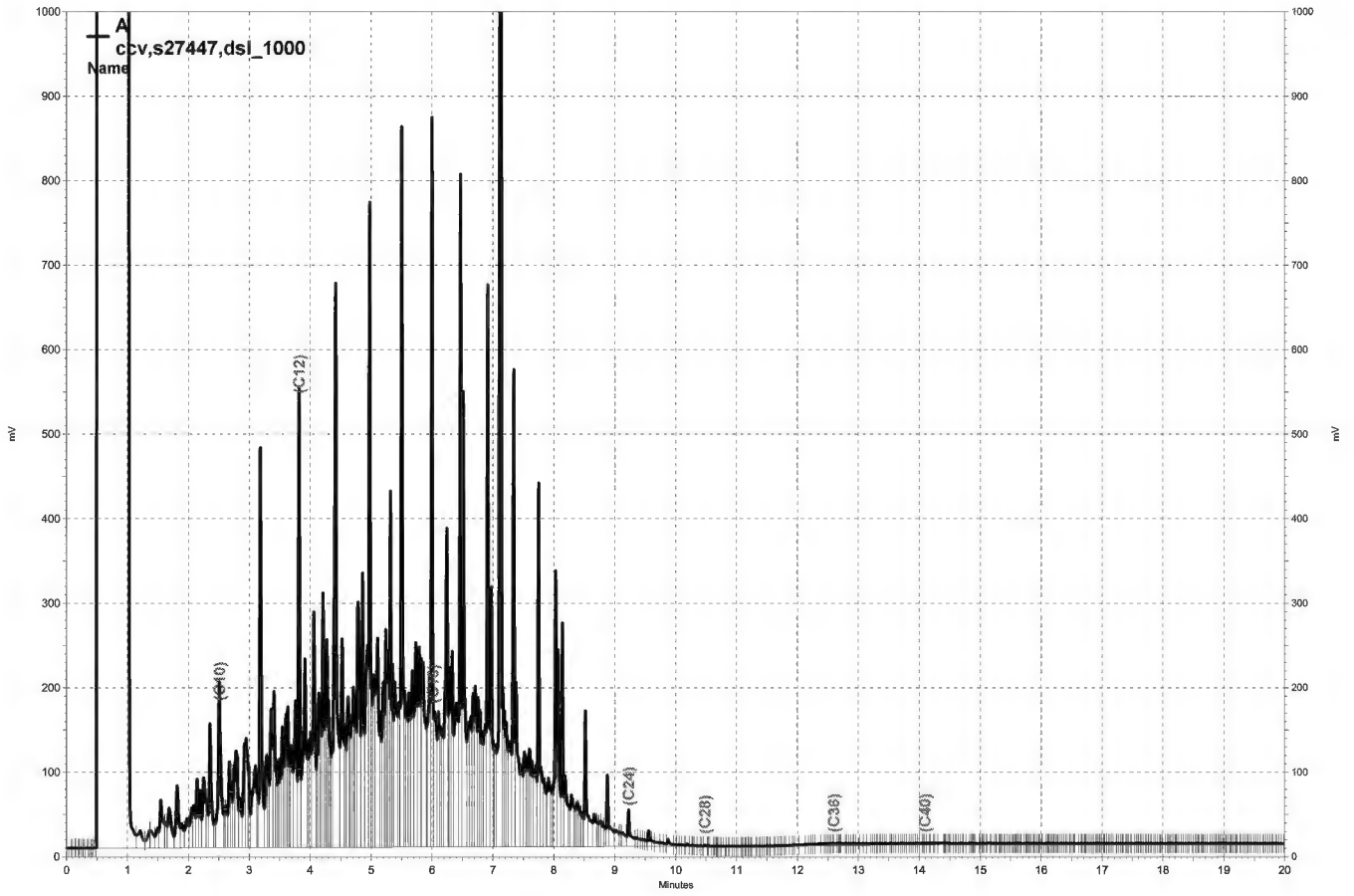
Surrogate	%REC	Limits
o-Terphenyl	85	59-140



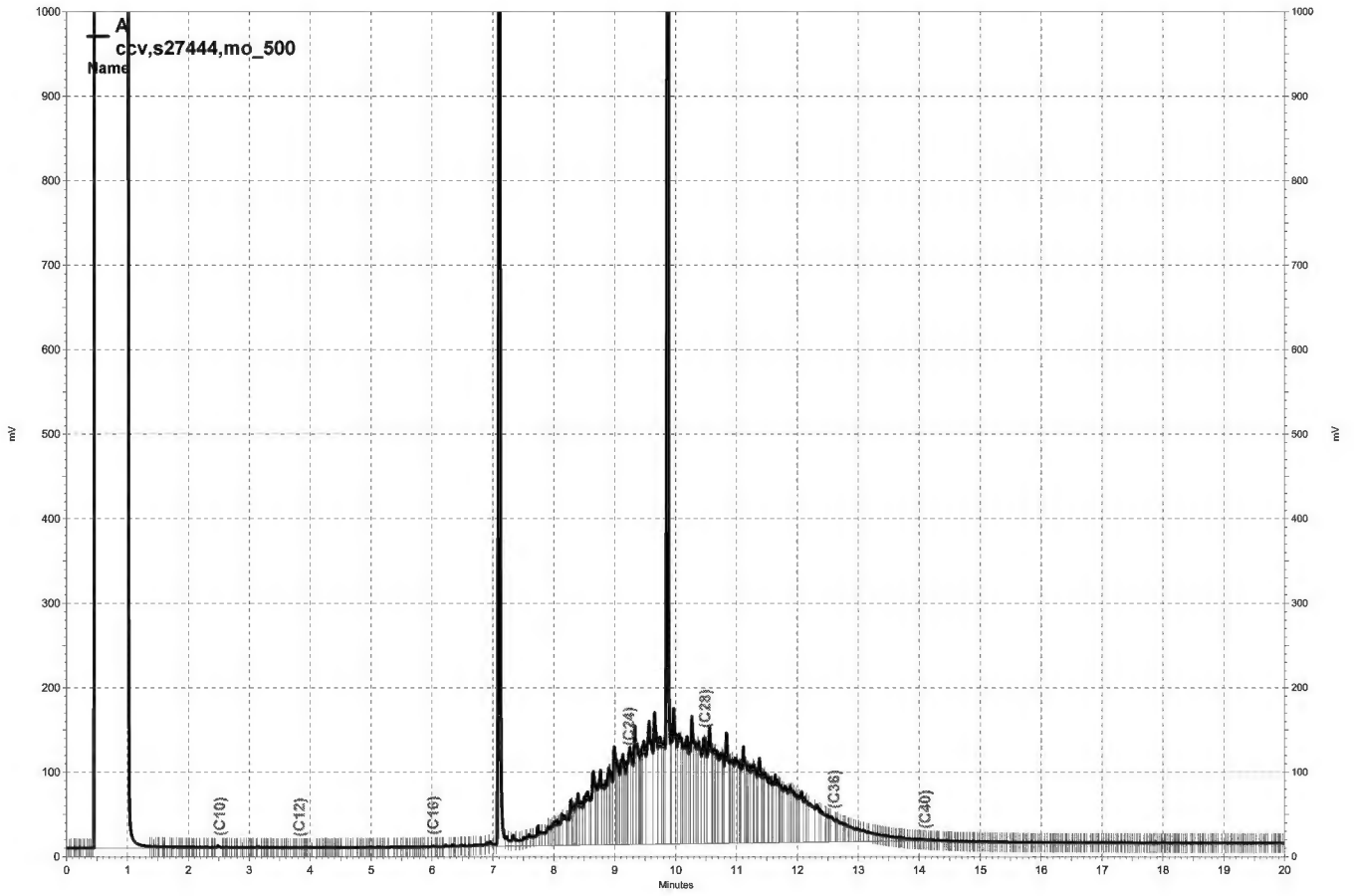
— \\Lims\gdrive\ezchrom\Projects\GC17A\Data\199a036, A



— \\Lims\gdrive\ezchrom\Projects\GC17A\Data\199a037, A



— \\Lims\gdrive\ezchrom\Projects\GC17A\Data\199a004, A



— \\Lims\gdrive\ezchrom\Projects\GC17A\Data\199a003, A